

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-18 Hilton's, Chug A Lug Rd (Part of 0033 023B) E-A to R-A, Well & Septic, 8.29 acres

DATE OF MEETING: December 13, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-18 Hilton's, Chug A Lug Rd (Part of 0033 023B) E-A to R-A, Well & Septic, 8.29 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on 8.29 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided into three new ULDC conforming lots.

Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and within an Agriculture/Forestry Character Area. The property fronts on both Chug A Lug Road (Paved Minor Collector) and Hardee Road (Unimproved Local). The property is also within a groundwater recharge area protection district (Medium pollution susceptibility – ULDC Section 3.03.03).

The surrounding land uses are a mixture of large tracts of timber, farmland, and low-density residential lots with zoning that dates back to at least 1993. Of the 107 lots within a ½ mile radius of the subject property, the lot size ranges are as follows:

- 0 (0%) less than 10,000 sf
- 13 (12%) are 10,001 - 21,000 sf
- 31 (29%) are 21,001 - 43,560 sf
- 32 (30%) are 43,561 – 108,900 sf
- 31 (29%) are 108,901 sf or greater

Staff finds the request consistent with the existing land use pattern, the Comprehensive Plan and, having no other technical concerns from the TRC, recommends approval of the request. The GLPC heard the request at their November meeting, and hearing from no one in opposition, agreed with Staff's recommendation of Approval (8-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny