

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-11 Quarterman Estates Ph. 5 4448, 4450, 4454
Whitewater Rd. ~3.66ac,R-1 & R-21 to R-10, County Utilities

DATE OF MEETING: May 14, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-11 Quarterman Estates Ph. 5 4448, 4450,
4454 Whitewater Rd. ~3.66ac,R-1 & R-21 to R-10, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) and R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning. The general motivation in this case is for the applicant to unify the zoning for the Quarterman Estates Subdivision. The subject property possesses road frontage on Whitewater Road, a major collector County Road, and is within the Urban Service Area and Suburban Character Area.

The subject parcels were originally rezoned in 2005 and 2006 to R-15 zoning, which was replaced with R-21 and R-1 zonings in 2006 with the adoption of the ULDC and the updated zoning classifications.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the adjoining suburban land uses and zoning patterns, the availability of County utilities, and the wetland and recharge areas, and therefore recommends approval of the request for R-10 zoning.

At the GLPC meeting, the applicant's representative spoke in favor of the request, and hearing no opposition, voted unanimously (8-0) to recommend approval.

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

RECOMMENDED ACTION: Approve
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard