

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-27

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 29, 2021

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2021-27 Flythe, Val Tech Rd
C-H to R-1, Well & Septic, 16.2 Acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 16.2 acres from C-H (Highway Commercial) zoning to R-1 (Low-Density Residential) zoning, in order for an additional single-family home to be constructed.

Historically, the subject property was zoned A-U, F-H, and C-H, and then changed to R-1, CON, and C-H upon the adoption of the ULDC. In 2006, the applicants requested an appeal to the R-1 zoning in favor of R-A, to better align with the previous A-U zoning.

The subject property is part of the Urban Service Area and Institutional Character Area, with access to and from the property off Val Tech Road, a local County maintained road. Per Comprehensive Plan guidance, R-1 zoning is not specifically listed as a permitted zoning, however, other residential zonings of greater density are recommended. Any major development of the property, either commercially or residentially would be unlikely due to the multiple water bodies and wetlands on the property, in conjunction with the groundwater recharge areas.

The TRC reviewed the request and found it overall compliant with the Comprehensive Plan and existing low density land use patterns of the area, noting that future development will be required to County Water.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION:

DIVISION: Planning & Zoning

Staff: JD Dillard

Planning & Zoning Staff

Recommendation by the Commission: _____