

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-07

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 29, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2024-07 Hester Property,  
A portion of (0103 062), ~2.5ac,  
E-A to R-A, Well and Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into a conforming lot for an individual residence. The subject property possesses road frontage on Skipper Bridge Road and Franklinville Road, both locally maintained County Roads, and is within the Rural Service Area and Agricultural/Forestry Character Area.

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 neighboring zoning patterns and existing population density, the development potential based on well and septic criteria, the potential environmental impacts, and therefore recommends approval of the request for R-A zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_