

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-08

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-2024-08 4374 River Road, ~15ac,  
R-21 to P-D, County Utilities

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**HISTORY, FACTS AND ISSUES:**

This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) to P-D (Planned Development) zoning to develop a 54-lot subdivision. In 2022, a request to rezone the property from R-21 to R-A was denied by the LCBOC (3-2). The subject property possesses road frontage on River Road, a major collector County Road, and is within the Urban Service Area and Suburban Character Area on the Future Land Use map.

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 rural residential character of the area, the low-density land uses and zoning patterns, the availability of County utilities, the topography of the subject property, and therefore recommends approval of the request for P-D with the following conditions:

**Conditions:**

1. Duplexes (Two-family dwellings) are not allowed
2. Front yard setbacks on all lots – 35’ from centerline of street, and  
Secondary Front yard setbacks for Corner lots – 28’ from centerline of street (Lots 41, 42, 54)
3. Rear yard setbacks: Exterior lots – 30’ and Interior lots – 20’
4. Side yard setbacks on all lots – 8’
5. Lot 42 and 54 driveway access from Western property line only
6. When the dwellings are within sixteen (16) feet of each other fences are not allowed to be constructed in the side yards between them
7. Accessory structures allowed per lot: No more than 2 structures totaling no more than 400sf combined, located in the rear yard only, and no less than 5’ from the side and rear property lines
8. Landscaping/Buffering – Consistent with ULDC 4.07.00, a landscaped buffer of a minimum of four (4) shade trees per 100 linear feet shall be planted around the North, East, and West exterior boundaries, and the Western lot line of Lot 55 (interior green space)
9. No on-street parking allowed
10. Pedestrian and bicycle connection requirements must be satisfied (ULDC 4.06.02(F))
11. Unless otherwise noted and/or depicted future development shall be governed by the standards within R-10 zoning

**Additional considerations include:**

1. This is the first substantive attempt to develop a suburban density neighborhood that utilizes water and sewer in the River Road community
2. Setting a minimum lot size greater than what is currently depicted to allow for the subject property to better fit into the existing community e.g. 8,000 sqft lots
3. Additional emergency ingress/egress be added through the western stub out along River Rd
4. Existing houses on R-21 lots connection to County Utilities