

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-11

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-2024-11 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, the wetland and recharge areas, and therefore recommends approval of the request for R-10 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____