

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-12

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-2024-12 Vicky King,  
4829 Carter Lane, ~2.98ac,  
R-A to R-1, Well and Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Carter Lane, a locally maintained County Road, and is within the Urban Service Area and Rural Residential 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 R-1 land use and zoning pattern and the requirements for lots in groundwater recharge areas, and therefore recommends approval of the request for R-1 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

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