

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-20

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 25, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2024-20 Wilson Estate Property

5917 Thunder Bowl Rd. ~1.7ac,

E-A to R-1, Well & 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-1 (Low Density Residential) zoning. The general motivation for the rezoning is to allow the property to be subdivided into a conforming residential lot. The subject property contains ~22 acres in total, possesses road frontage on Thunder Bowl Road and Vickers Drive, both County maintained local roads, is within the Rural Service Area, and Rural Residential Character Area, which recommend R-1 zoning as appropriate.

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 land use and lot sizes, the lack of availability of County utilities, the viability of wells and septic systems, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

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