

**GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM**

SUBJECT: Rezoning Case REZ-2025-01

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

DATE OF MEETING: January 27, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2025-01 Hurtado Property
Bethany Drive (0070 063)
R-A to R-1, County Water and Septic, ~6.4 acres

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 Bethany Drive and Val Del Road, a local and collector County maintained road respectively, is within the Rural Service Area and Rural Residential Character Area, which recommend R-1 zoning.

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 uses and lot sizes, the availability of County water, the viability of septic systems, and the unique shape of the property, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

Zoning District	Minimum Lot Area (sq. ft.)		Minimum Lot width (feet)		Maximum Impervious surface Ratio (Percent)
	With Individual Well Water	With Central Water System	With Individual Well Water	With Central Water System	
R-A	108,900	108,900	150	100	20
R-1	43,560	43,560	120	100	30

Zoning district	Minimum Setbacks from Centerline of Street			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
R-A	80	70	60	20	40	35
R-1	80	70	60	20	40	35

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____