

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 27, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-03 Linville Property
4888 Break Thru Rd (0218 019/020b/ 021a)
R-1 to E-A, Well and Septic, ~16.3 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to combine the properties into conforming lots for use agriculturally. The subject property possesses road frontage on Break Thru Road and Johnston Road, both locally maintained County roads, is within the Rural Service Area and Agricultural/Forestry Character Area, which recommend E-A 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 lack of availability of County Utilities, the viability of well and septic systems, and the unique shape of the property, and therefore recommends approval of the request for E-A 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: _____