

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-04

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-2025-04 River Run Farm  
6490 Lake Alapaha Blvd (0259 029C/029F)  
C-C & CON to R-21 & CON  
County Water & Septic, ~15.3 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from C-C (Crossroads Commercial) and CON (Conservation District) zoning to R-21 (Medium Density Residential) and CON (Conservation District) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been split zoned C-N (Neighborhood Commercial), R-15 (Medium Density Residential), and F-H (Flood Hazard) since its conception in the late-eighties.

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, the location of the wetlands and flood plains, and the unique shape of the property, and therefore recommends approval of the request for R-21 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: \_\_\_\_\_