

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 31, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-05 Creasy Property

~19.8ac, Cindy St. Ext. & Creasy Drive

R-A & MAZ-3 to R-10 & MAZ- 3, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-A (Residential Agricultural) and MAZ-3 (Moody Activity Zone) zoning to R-10 (Suburban Density Residential) and MAZ-3 zoning. The general motivation in this case is for the applicant to combine and then subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Cindy Street Extension and Creasy Drive, both local County Roads, is within the Urban Service Area and Neighborhood Activity Center Character Area and Moody Activity Zone, which recommend R-10 & MAZ zoning respectively.

The subject property abuts Commercial Highway Zoning and the Georgia and Florida Railroad along its western boundary, historically Agricultural Use zoning and currently MAZ-3 zoning to its north, a blend of R-A, R-1 (Low Density Residential), and R-21 (Medium Density Residential) zonings to its east and south, served by a mixture of private utilities and individual well and septic systems. County Utilities are available along Bemiss Road, and will require boring under the railroad to serve the property.

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 Utilities, and the unique shape of the property, and therefore recommends approval of the request for R-10 & MAZ-3 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: _____