

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-06

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-2025-06 Bailey Property

~4.2ac, Sumner Road

E-A & R-1 to R-1, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) and R-1(Low Density Residential) zoning to R-1 zoning. The general motivation in this case is for the applicant to unify the zoning across the subject property. The subject property possesses road frontage on Sumner Road, a local County Road, and is within the Rural Service Area and Agricultural Forestry Character area.

The subject property was recently reconfigured at the applicant's request, and consequently rendered the parcel lines and zoning boundaries at odds with the ULDC Standards. The subject property contains two existing homes, under the same ownership, which is allowed in both the current and proposed zoning. While the Future Land Use map depicts area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

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 viability of Well & Septic systems, and the ability to consistently apply the standards of the ULDC for split zoned properties, 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: _____