

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.

Commissioner Bailey asked if the size of the lots in the MAZ III zoned area is sufficient, and asked for verification that the total number of lots had increased with regard to the additional point of ingress/egress. Mr. Dillard confirmed. The maximum number of lots before an additional point of ingress/egress has increased to 80 lots, and 2.5 acres is the minimum lot size required for MAZ III zoning.

There being no further questions for staff, Vice-Chairman Miller opened the Public Hearing portion of the case.

No one spoke in favor of nor in opposition to the request.

Vice-Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #4

REZ-2025-06 Bailey Property, Sumner Rd., 0067 073, ~4.2 ac.
Current Zoning: E-A (Estate Agricultural) and R-1 (Low Density Residential)
Proposed Zoning: R-1 (Low Density Residential)

Mr. Dillard presented the case in which the applicant is requesting 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.