

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-08 River Road, 4374 River Road, ~15ac, R-21 to P-D, County Utilities

DATE OF MEETING: May 14, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2024-08 River Road, 4374 River Road, ~15ac, R-21 to P-D, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) to P-D (Planned Development) zoning to develop a 54-lot subdivision. In 2022, a request to rezone the property from R-21 to R-A was denied by the LCBOC (3-2). The subject property possesses road frontage on River Road, a major collector County Road, and is within the Urban Service Area and Suburban Character Area on the Future Land Use map.

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 rural residential character of the area, the existing low-density land uses and zoning patterns, the availability of County utilities, the topography of the subject property, and the proposed site plan, and therefore recommends approval of the request for P-D with the following conditions:

TRC Conditions:

1. Duplexes (Two-family dwellings) are not allowed
2. Side yard setbacks on all lots – 8'
3. Lot 42 and 54 driveway access from Western property line only
4. When the dwellings are within sixteen (16) feet of each other, fences are not allowed to be constructed in the side yards between them
5. Accessory structures allowed per lot: No more than 2 structures totaling no more than 400sf combined, located in the rear yard only, and no less than 5' from the side and rear property lines
6. Landscaping/Buffering – Consistent with ULDC 4.07.00, a landscaped buffer of a minimum of four (4) shade trees per 100 linear feet shall be planted around the North, East, and West exterior boundaries, and the Western lot line of Lot 55 (interior green space)
7. No on-street parking allowed

At the GLPC meeting, the applicant spoke in favor of the request, citing population growth, economic