

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-04 River Run Farm, 6490 River Run, ~27ac., C-C to R-21, County Water & Septic

DATE OF MEETING: February 11, 2025

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-04 River Run Farm, 6490 River Run, ~27ac., C-C & CON to R-21 & CON, County Water & Septic

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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) zoning to R-21 (Medium Density Residential) zoning. The portion of the property zoned CON (Conservation) is proposed to remain zoned CON. 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.

During the Planning Commission meeting, the applicant spoke in support of the request, broadly outlining his initial and long term plans to develop lots above the minimum standards and potentially join the existing Lake Alapaha HOA. Several neighbors spoke in opposition to the request, citing concerns about the stormwater drainage along Lake Alapaha Boulevard, the ability of the existing water system to support new growth, and the hydrant flow rates, citing Georgia EPD and County reports on the water in the area. The Planning Commission then motioned to approve the request for R-21, with the condition that no more than nine (9) lots be developed. The motion carried (6-3).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny