

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a ±10 acre portion of a ~21-acre property from Estate Agriculture (E-A) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the development of a 25 lot residential subdivision. Access to and from the property is gained off of Bemiss Knights Academy Road. Bemiss Knights Academy Road is a county-maintained minor collector road. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Per [GDOT definition](#) the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance R-10 zoning is currently listed as a permitted zoning within that area. With this request the following factors should be considered: the development of adjacent properties to the north and east, the similar residential densities to the north, east, and south, the investment in the subject property, and the utilization and extension of County water and sewer. Ultimately, Planning found this request consistent with the Comprehensive Plan and the GLPC recommends approval by a unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: