

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154
Val Del Road, P-D to R-A, Well & Septic, ~2.9 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- () Annual
- () Capital
- (X) N/A
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154 Val Del Road,
P-D to R-A, Well & Septic, ~2.9 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Planned Development (P-D) zoning to Residential Agricultural (R-A) zoning. This parcel was originally included in the rezoning case of 2020 (REZ-2020-03), but has since been removed from the site plan of The Landings that was amended in July as part of REZ-2021-11. The general motivation in this case is to remove the P-D standards of The Landings Subdivision and return this parcel to its previous zoning of R-A.

Access to and from the subject property is off Val Del Rd., a County maintained major collector road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Rural Residential Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Rural Residential Character Area.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC considered the request and had no objectionable comments, and the Planning Commission recommends approval by unanimous vote (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: