

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-28 Windy Hill S/D, 7532 Miller Bridge Road, ~34 acres,
E-A to R-1, Community Well & Septic (WITHDRAWN)

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-28 Windy Hill S/D, 7532 Miller Bridge Road, ~34 acres, E-A to R-1, Community Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Low-Density Residential (R-1), in order to develop a 21-lot subdivision. The subject property is located off Miller Bridge Road, a County maintained paved minor collector, with proposed lot sizes ranging from 1.25 acres to 1.74 acres, due to the medium pollution susceptibility of the groundwater recharge area, in accordance with Section 3.03.04(A) of the ULDC. Follow-up communication with staff and our consultant regarding the Land Use Criteria within the Groundwater Recharge Protection Area (Section 3.03.04(A)) resulted in staff's interpretation that Table 4.01.01(G) Standards for Lot Sizes, the Board of Health's evaluation, and the Medium Pollution Susceptibility increase of 125 percent of the minimum lot size, are all guiding factors in determining a minimum lot size that adequately mitigates septic tank/drain field systems effluent, and is not to be used in a straight formulaic approach. At this time, no site evaluation by the Board of Health has been conducted.

Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural Service Area and depicted as part of an Agriculture/Forestry Character Area. The development strategy for the Agriculture/Forestry area states: "The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting the use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." The most recent nearby subdivision development is the Shiloh Ridge subdivision, located approximately 0.75 miles south of the subject property, which was rezoned to P-D in 1999, with an average lot size of 3 acres, and the majority of the development in conservation and passive recreational use.

Per Comprehensive Plan guidance, R-1 zoning is not listed as a recommended district within an Agriculture/Forestry Character Area, and is inconsistent with the Future Land Use Map and existing land use pattern. The TRC found no additional technical objections in the proposed site plan, noting that with lots large enough to accommodate individual wells, a community water system may not be necessary.

The Planning Commission heard the request at their November meeting, and after a lengthy discussion with