

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County
Utilities

DATE OF MEETING: March 12, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County
Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning, in order to develop a 110-lot subdivision. The subject property possesses road frontage on Clyattstone Road and Rocky Hill Church Road, a County owned Collector and local road respectively, and lies within the Urban Service Area and Suburban Character Area.

In 2020, the adjoining property to the east was rezoned to an R-10 site plan with conditions that included lots abutting Clyattstone Road be no less than 0.5 acres in size, lots fronting interior roads, the inclusion of sidewalks, and neighborhood amenities.

In keeping with the Comprehensive Plan's guidance, new development should be master-planned at a moderate density in these areas, with a greater focus on traditional neighborhood residential subdivisions, including compatible architecture styles to maintain the regional character of the area, and as a way to capitalize on the recent investment in water and sewer infrastructure.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and finds the request consistent with the Comprehensive Plan and land use patterns, and therefore recommends approval with conditions that lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size. At the GLPC meeting, the applicant and a representative from the neighboring Meadow Woods subdivision spoke in support of the request, noting that house sizes and materials would be addressed in covenant restrictions, after which time the GLPC voted unanimously to recommend approval of the staff condition (6-0).

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