

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-04 (Districts 2 & 4) Two Oaks Cottages,  
Mac Rd. R-A to P-D, County Water & Sewer, ~3.38 acres

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: 0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-04 Two Oaks Cottages, Mac Rd.  
R-A to P-D, County Water and Sewer, ~3.38 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation for the request is so the subject property can be developed at a greater density, not to exceed 25 residential lots. Access to and from the property is off Mac Road, a private road off Bemiss Road, and Case Pointe, a local county-maintained road. Mac Road is proposed to be improved and requested for acceptance of infrastructure by Lowndes County. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Neighborhood Activity Center Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The trend of P-D zoned subdivisions in the area which include the Glen Laurel Subdivision adjacent to the northwest, the Two Oaks Subdivision adjacent to the northeast, and the nearby Coventry, Coventry Villas and Barrington Planned Developments, 2) County water and sewer connectivity, 3) Current growth trends in the area, 4) Proximity to Moody Air Force Base, and 5) the easternmost portion of the parcel lies within the Bemiss Corridor.

Due to COVID-19 gathering restriction recommendations, the GLPC did not meet for its previously scheduled regular May meeting, and thus did not hear this case or provide a recommendation on the request. The TRC did consider the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan.

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