

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-19 Trillium Creek 3435 Bemiss Knights Academy
(0146B 099) R-A to R-10, Water & Sewer, ~36.4 acres

Work Session/Regular Session

DATE OF MEETING: December 8, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-19 Trillium Creek 3435 Bemiss Knights Academy Road (0146B 099) R-A to R-10, Water & Sewer, ~36.4 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-A (Residential Agriculture) to R-10 (Suburban Residential) zoning. The general motivation in this case is for the applicant to develop the infrastructure for a subdivision similar to the adjoining property to the north, better known as Crestwood Subdivision, per the applicant's letter of intent.

In 2019, approximately 14 acres of the subject property was rezoned from R-21 to R-A in order to remedy a split zoned parcel, while 3 of the 4 Variances requested by the applicant at that time were denied by the Zoning Board of Appeals, as part of an effort to establish an outdoor recreation facility.

The subject property is within the Urban Service Area and part of the Suburban Character Area, and possesses road frontage on Bemiss Knights Academy Road, a County maintained minor collector road. Per Comprehensive Plan guidance, R-10 zoning is a recommended classification in a Suburban Character Area, and is consistent with land use patterns of properties along Bemiss Knights Academy Road.

The TRC reviewed the application and noted that a secondary ingress/egress point was needed for emergency access to the western portion of the proposed lots. An updated site plan has been requested from the applicant.

Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

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