

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Medium Density Residential zoning (R-21) zoning to Highway Commercial (C-H) zoning. The general motivation, in this case, is to obtain single commercial zoning on the subject property for speculative commercial marketing. For reference, a chart showing the allowable uses in C-H zoning is attached. Access to and from the subject property is off of US Hwy 84 W, a State maintained arterial road¹. Concerning the Comprehensive Plan Character Area Map the subject property is within the Urban Service Area and depicted as a Community Activity Center Character Area. Per Comprehensive Plan Guidance C-H zoning is listed as permitted zoning within a Community Activity Center Character Area, and a Petition of Support from the neighbors has been included with the request.

Aspects of this case worthy of consideration include the following: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The residential zoning adjacent to the north, east, and west, and 4. The nearby C-H zoning along the south side of US Hwy 84 W.

Overall, staff finds this request inconsistent with the existing land use patterns, and consistent with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard the request at their regular June meeting, and recommend approval of the request by a vote of 7-2.

OPTIONS: 1. Board's Pleasure
2. Approve
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard