

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-14 LAR Properties of Lake Park 5359 Mill Store Road,  
Lake Park P-D to C-H

Work Session/Regular Session

DATE OF MEETING: September 14, 2021

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-14 LAR Properties of Lake Park 5359 Mill Store Road, Lake Park P-D to C-H

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Planned Development (P-D) zoning to Highway Commercial (C-H) zoning. The general motivation, in this case, is to obtain a single commercial zoning on the subject property for expansion of an existing commercial (recreational vehicle sales) operation.

The property was rezoned in 2002 from C-H to R-C (Residential Cluster) in order to create the Hidden Oaks subdivision, which became an approved subdivision plat in 2005. In 2006, a Vested Rights case and a Rezoning case were approved to overcome a discrepancy between the recorded plat from 2005 and the rezoning case from 2002 that caused a portion of the subject property to change from C-H to P-D. Phase 2 of the Hidden Oaks subdivision never materialized, thus resulting in the split zoning.

Access to and from the subject property is proposed to be from Mill Store Rd, a minor collector in the Lowndes County Thoroughfare Plan, with a predicted 1,500 to 3,000 annual average daily traffic (AADT) count. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Urban Service Area and depicted as a Regional Activity Center Character Area. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning within a Regional Activity Center Character Area. 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 to the east, and 4. The adjacent C-H zoning.

The TRC considered the request and recommended/noted the need to maintain a permanent easement to access the County Utilities in the northernmost corner of the property. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land-use patterns of the area.

The GLPC considered the request at their August meeting and recommended approval of the request via a unanimous vote of (7-0).

- OPTIONS: 1. Approve  
2. Approve with Conditions