

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-17 Evans Property, 4836 Bemiss Rd, ~1.4ac, R-1
to C-H, County Utilities

DATE OF MEETING: November 12, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-17 Evans Property, 4836 Bemiss Rd, ~1.4ac,
R-1 to C-H, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) zoning to C-H (Highway Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. The subject property possesses road frontage on Bemiss Road, a State Highway, is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend C-H zoning as appropriate.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use and zoning pattern, the availability of County utilities, and therefore recommends approval of the request for C-H zoning.

The GLPC heard the request at their October meeting, and hearing no one speak in favor or opposition to the request, voted unanimously (8-0) to recommend approval.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: