

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2019-07 Lake Park CFA, Lakes Blvd. C-H & R-10 to C-H,  
Water/Sewer, ~2.68 acres

Work Session/Regular Session

DATE OF MEETING: May 14, 2019

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TPLOST

COUNTY ACTION REQUESTED ON: GLPC Recommendation: Option #1 - Approve

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of approximately .422 acres of a 2.68 acres property, from R-10 (Suburban Density Residential) zoning to C-H (Highway Commercial) zoning. The motivation behind this request is to redevelop a portion of an existing motel and a closed restaurant and for consistency in the zoning within the parcels. Access to and from the subject property is off SR 376 (Lakes Blvd.), a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Regional Activity Center. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning district within a Regional Activity Center Character Area.

In addition to the above information the following factors should also be considered: 1) the adjacent C-H zoning, 2) the frontage on a major collector road, 3) the subject property's service by County water and sewer, 4) and the desire for future development to focus on redevelopment opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

The GLPC heard this request at their April regular meeting and recommended for its approval by a 10-0 vote. For reference, the applicant's agent was present to answer any questions and no one spoke against the request at the public hearing.

The TRC considered this request and had no objectionable comments.

Staff found the request overall consistent with the Comprehensive Plan.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

GLPC Recommendation: Option #1 - Approve