

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2019-08 Joshua Knudson, 3435 Bemiss Knights Academy  
Road  
R-A/R-21 to R-A, County Water/Sewer, ~36.46 acres

Work Session/Regular Session

DATE OF MEETING: June 11, 2019

BUDGET IMPACT:

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TPLOST

COUNTY ACTION REQUESTED ON:

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HISTORY, FACTS AND ISSUES: This request represents a change in the zoning of approximately 14 acres from R-21 to R-A within the 36+ acres subject property. The motivation in this case is so that the applicant can have one cohesive, single-zoned parcel instead of a split-zoned parcel, enabling him to utilize the entire parcel when considering buffering, landscaping and parking requirements for a prospective outdoor recreational facility. For reference, a comparison chart of the R-A and R-21 zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on Bemiss Knights Academy Road, a minor collector road . Concerning the Comprehensive Plan Future Development Map, the subject property is in the Suburban Character Area and depicted as in an Urban Service Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Suburban Character Area.

With this request, the following factors should be considered: 1) The established residential subdivision adjacent to the north, 2) The existing R-A zoning that currently makes up the majority of the subject property, 3) The R-A zoning adjacent to the south and east, 4) Freedom Park to the west, beyond the Central of Georgia rail line, 5) and the proposed use.

The GLPC heard this request at their May regular meeting. For reference, three citizens spoke in opposition to the request and the applicant was present to speak in favor of the request and to answer questions. The comments from the three citizens speaking in opposition to the request were primarily concerning the proposed use and concerns that it could adversely affect property values in the Crestwood Subdivision and increase traffic and crime rates in the area. After considerable discussion, the GLPC ultimately voted to table the request by a 5-1 vote until their regular June meeting. Commissioner Bailey opposed the motion to table.

The TRC considered this request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan.

Typical traffic flow capacity of a minor collector road is 1,500 to 3,000 AADT. Per the GDOT Annual Average

Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: