

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-11

DATE OF MEETING: June 9<sup>th</sup> 2015

BUDGET IMPACT:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2015-11 The Orchard at Stone Creek, Tillman Crossing Rd  
R-10 to PD (Non-Residential), County Water and Sewer, ~24 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Suburban Density Residential (R-10) zoning to Non-Residential Planned Development (PD) zoning. The motivation for the zoning change is aimed at allowing a 96 unit assisted living facility. The subject property possesses road frontage on Tillman Crossing Rd. Tillman Crossing Rd is a County maintained minor collector. Typical traffic flow capacity of a minor collector road is between 1,500 to 3,000 AADT. Per GDOT definition the 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. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as within a Suburban Area Character Area. Per Comprehensive Plan guidance PD zoning is listed as an appropriate zoning district within a Suburban Area Character Area. With this request the following factors should be considered: when compared to the currently approved R-10 zoning<sup>1</sup> staff believes that this development will result in less traffic on Tillman Crossing, Improvements to portions of Old US 41 N have been approved by the LCBOC and are in the process of being bid out, this proposed development could have additional Emergency Medical Services (EMS) traffic when compared to the existing zoning, this proposed development will have additional delivery truck traffic when compared to the existing zoning, this development will likely have additional garbage truck traffic when compared to the existing zoning due to their proposed use of dumpsters to service the facility, this development may have additional lighting when compared to the existing zoning, the location of the proposed improvements when compared to the location of adjacent residences, the railroad tract to the east, the small cemetery notation on the subject property (The applicant/developer hired an Archeologist to address this concern), the utilization and location of County water and sewer, the financial investment and attraction of additional investment in the area, and that the current proposal limits the development to the site plan e.g. 96 units, max sqft's, O-I zoning umbrella, 0 single-family dwellings, etc., and that a portion of the eastern subject property is within the 41 N Corridor Road Overlay (Generally ULDC Section 4.02.01). The TRC reviewed this application and overall found it consistent with the Comprehensive Plan and recommended approval.

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<sup>1</sup> The current zoning was approved February 24<sup>th</sup> 2015. It was approved by the LCBOC for R-10 zoning with 5 conditions. The conditions required that all lots shall front interior roads, minimum 13,000 sqft lots, minimum 1,800 sqft one-story houses, minimum 2,000 sqft two-story houses, and minimum 2,200 sqft for houses along Tillman Crossing. Before consideration of the conditions of approval the proposed site expected to be developed with ~57 residential lots.

The GLPC heard this request at their May regular meeting and ultimately recommended for its approval with 5 conditions by a 7-0 vote. One of the applicants, their architect, and their engineer spoke for the request and no one spoke against it. There was a healthy amount of discussion and questioning amongst the GLPC, those in favor of the request, and staff.


- Condition #1. Western most entrance to the development (Secondary Entrance) be gated and limited to only homeowners and emergency trucks.
- Condition #2. No allowance within PD for congregate personal care homes.
- Condition #3. There be established and maintained a 40' vegetative buffer interior to the development along Tillman Crossing Road.
- Condition #4. All lighting within the development will be downward and inward facing.
- Condition #5. There be in place decorative fencing along the boundary of the road.

OPTIONS:

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

RECOMMENDED ACTION: TRC Option #1 / GLPC Option #2

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_