

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 7.5 acres from C-H (Highway Commercial) and C-C (Crossroads Commercial) zonings to P-D (Planned Development) zoning, in order for a multi-family housing complex to be constructed.

The subject property is part of the Urban Service and Community Activity Center Character Area, with access to and from the property along Union Road, a major collector road. Per Comprehensive Plan guidance, P-D zoning is listed as permitted zoning within the character area.

The proposed site plan meets the ULDC standards and objectives for Planned Developments

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land-use patterns of the area, and the GLPC recommends Approval of the request by unanimous vote (9-0).

- OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: