

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-19 Tripp Talley, 4088 Old Bemiss Rd., R-21 to R-10,
County Utilities, ~0.8 acres

DATE OF MEETING: December 13, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-19 Tripp Talley, 4088 Old Bemiss Rd., R-21 to R-10, County Utilities, ~0.8 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 0.8 acres from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning, in order for the property to be subdivided into two ULDC conforming lots. Per the letter of intent and previous communications, the aim for the 2 lots would be for the construction of 2 duplex units (1 duplex unit on each lot). The existing residence on the subject property is slated to be removed.

The subject property is in the Urban Service Area and Neighborhood Activity Center Character Area. The subject property has a unique shape with frontage on Old Bemiss (Minor Collector), Bemiss Knights Academy (Minor Collector), and the Cater Parrott Railroad. As a courtesy, the applicant has submitted a conceptual site plan. It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County.

The neighboring land uses are mostly developed or developing single-family residential dwellings at the R-10 density level. To the west and north are a couple of undeveloped properties and then a mixture of lot sizes with seemingly older residences. Further west is the commercial Bemiss Rd corridor. Consideration has been given, with debate, about whether this density of duplexes on a lot with this size and configuration is appropriate. Ultimately, staff believes the proposed development can work but with some hesitancy because of the very slim margin for error.

The TRC had no technical objections, and staff finds the request overall consistent with the Comprehensive Plan. The GLPC heard from the applicant in support of the request, and no one spoke in opposition, and therefore recommends Approval (8-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: