

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-19

DATE OF MEETING: December 8<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-2015-19 The Orchard at Stone Creek, Tillman Crossing Rd  
PD (Non-Residential) to R-1 and PD (Non-Residential), County Water and Sewer, ~17 acres

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HISTORY, FACTS AND ISSUES:

This case represents the following two main requests:

1. A change in zoning on ~7 acres of property from Planned Development (PD) (Non-Residential) to Low Density Residential (R-1) and
2. A request for an updated site plan for the remaining ~17 acres that is proposed to remain zoned PD (Non-Residential).

The main motivations behind the changes are to allow the developers additional options related to the financing of the subject property by reducing the overall development footprint (~24 acres to ~17 acres) and allowing for specialized subdivisions of property within the overall boundaries (~7 lots shown around the proposed buildings). 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. It should be noted that since the approval of the development earlier this year in June (REZ-2015-11) major traffic improvements to the area have been completed i.e. the addition of an extended left turn lane and the signalization of two intersections. 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 both PD and R-1 zoning are listed as appropriate zoning districts within a Suburban Area Character Area. For additional reference the following information has also been provided: notes on the previous GLPC recommendation<sup>1</sup>, a detailed comparison between the proposed site plan and the previously approved site plan prepared by the Applicant's engineer, and the approval documents from the previous case (REZ-2015-11). The TRC reviewed this application and overall found it consistent with the Comprehensive Plan and recommended approval. The GLPC reviewed this application at their November regular meeting and ultimately

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<sup>1</sup> The GLPC heard this request at their May 2015 regular meeting and 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. The 5 GLPC recommended conditions were the following: 1. Western most entrance to the development (Secondary Entrance) be gated and limited to only homeowners and emergency trucks. 2. No allowance within PD for congregate personal care homes. 3. There be established and maintained a 40' vegetative buffer interior to the development along Tillman Crossing Road. 4. All lighting within the development will be downward and inward facing. 5. There be in place decorative fencing along the boundary of the road.

recommended for its approval. During the public hearing portion of the request both applicant's spoke for the request and no one spoke against it.

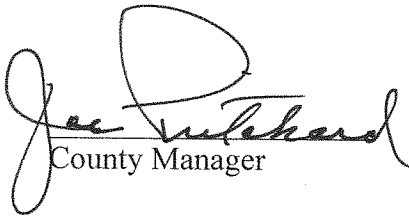
OPTIONS:

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

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport JD

  
County Manager

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