

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-16

DATE OF MEETING: September 13th 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2016-16 Livingston Properties
Bemiss Knights Academy Rd and Merriman Ct
E-A & R-21 to R-10, Water/Sewer, 6.25 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on ~6 acres from Estate Agricultural (E-A) and Medium Density Residential (R-21) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the development of a residential subdivision. Access to and from the property is currently off of Bemiss Knights Academy Rd. Bemiss Knights Academy Rd is a county-maintained minor collector. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. It should also be noted that the subject property could have access to and from Merriman Court. Merriman Court is currently a county-maintained local road. 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 within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance R-10 is listed as a permitted zoning within that character area. With this request the following factors should be considered: the difference in density to the south, the difference in developed density to the west, the rezoning history on all or portions of the subject property¹, the precedent set with the potential approval of this request for the adjacent property to the north, the investment in the subject property, and the utilization and extension of County water and sewer. Ultimately, Planning found this request consistent with the Comprehensive Plan and the TRC recommends for its approval. The GLPC reviewed this request at their August regular meeting and recommended for its approval with 1 condition by a 5-0 vote. One of the developers spoke for the request and no one spoke against it.

¹ There have been two previous rezoning cases dealing with all or portions of the subject property. LO-96-08 affected the southern strip of R-21 zoning and was ultimately approved with two conditions. One condition resulted in a minimum square footage of 1600 sqft per house and the other condition resulted in the subdivision having an entrance and an exit onto only Bemiss-Knights Academy. REZ-2006-65 affected the portion of the subject property zoned E-A. It was a ULDC adoption appeal case and was originally zoned R-1 before the appeal changed it to E-A.

GLPC Recommended Condition:

1. Have local road (Merriman Ct) extend to Bemiss Knights Academy Rd.

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

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

DIVISION: Planning

County Planner: Jason Davenport *JD*


County Manager

Action by the Board: _____