

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-10 Ballard, Madison Hwy (0097-032)E-
A to C-C and R-A, County Water and Septic, ~4.1 acres

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-10 Ballard, Madison Hwy (0097-032)
E-A to C-C and R-A, County Water and Septic, ~4.1 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning and Residential Agricultural (R-A) zoning. The general motivation in this case is for the development of approximately one acre of the subject property for the establishment of a new boat/trailer repair business and the remaining to be for the applicant's residential use. For reference, a comparison chart of the various commercial zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on Madison Highway, a State-maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Urban Service Area and depicted as in an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance, C-C zoning is listed as a permitted zoning within an Agricultural/Forestry Character Area.

In addition to the above information, the following factors should be considered: 1. The commercial zoning to the north and south, 2. The frontage on an arterial road, and 3. The subject property's service by County water.

The GLPC heard this request at its June regular meeting and recommended for its approval by a 9-0 vote. For reference, no one spoke in favor of nor against the request at the public hearing.

The TRC considered the request and had no objectionable comments. Additionally, Staff found the request overall consistent with the Comprehensive Plan.

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: