

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-22 John Sineath, 3895 US HWY 41 North, 0.63 acres R-1 to C-G, County Utilities

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-21 John Sineath, 3895 US HWY 41 North, 0.63 acres R-1 to C-G, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low-Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation, in this case, is a speculative commercial use of the subject property. For reference, a chart showing the allowable uses in C-G zoning is attached. Access to and from the subject property is proposed to be off of Old US 41 N., a County maintained arterial road on the east side of the property, and Stewart Circle to the west, a County maintained collector road. It should be noted that this section of Old US 41 N is undergoing widening. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance, C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is within the Old US 41, North Corridor Road Overlay District (COR), 2. The previous approval of the last section of this property's redevelopment for a floor covering facility, and 3. The future interconnections associated with existing and future developments.

The TRC reviewed this application and had no objectionable comments, and the GLPC recommended approval by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

