

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-13 Hunter Property, Madison Hwy, E-A to C-C, County  
Water & Septic, ~7ac

DATE OF MEETING: July 12, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-13 Hunter Property, Madison Hwy, E-A to C-C, County Water &  
Septic, ~7ac

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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. The general motivation, in this case, is for the development of approximately two acres of the subject property for "future commercial use," per the letter of intent. The subject property possesses road frontage on Madison Hwy, 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 an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance, C-C zoning is listed as a recommended zoning within an Agriculture/Forestry Character Area.

In addition to the above information, the following factors should also be considered: 1) the commercial zoning to the north and south, 2) the frontage on an arterial road; access should be discussed with GA DOT 3) and the subject property's service by County water.

The TRC considered the request and had no objectionable comments given the speculative nature, and if approved, a more detailed analysis of commercial plans would be required. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land-use patterns of the area, and the Planning Commission recommends approval (7-0).

[Typical traffic flow capacity of an arterial road is greater than 6,000 AADT. Per the GDOT 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.](#)

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: