

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Road, E-A to P-D, Well & Septic, ~23 acres

DATE OF MEETING: March 28, 2023

Recommendation

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Road, E-A to P-D, Well & Septic, ~23 acres

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HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to change the zoning of ~23 acres for the development of a Transitional Care Facility. The Unified Land Development Code (ULDC) defines a Transitional Care Facility as the following:

A building or buildings in which is provided long-term, but not permanent living accommodations for one or more persons who are in need of short-term or long-term housing assistance, and in which may also be provided meals and social services including physical therapy, social therapy, emotional therapy, counseling, rehabilitation, or substance abuse recovery assistance.

This potential facility is not currently licensed for substance abuse recovery assistance. Beyond a support group or outside visit from a licensed counselor, clients with substance abuse needs will be referred to other facilities, organizations, or counselors licensed for such care. The rezoning is necessary because Transitional Care Facilities are not an allowable use in Estate Agricultural (E-A) zoning. For reference, the subject property has frontage on Howell Road, a County-maintained major collector (3,000 to 6,000 vehicles per day). The current uses along this portion of Howell Road are dominantly a mixture of sparsely settled residential and agricultural parcels. Concerning the Future Development Map, the subject property is within the Rural Service Area and depicted as an Agricultural/Forestry Character Area.

Based on the proposed site plan, the overall occupancy could reach up to 52 residents. The applicant is planning on developing the property in phases, with a maximum occupancy of five (5) residents per house, and one (1) resident per cabin.

Overall, staff found the request inconsistent with the Character Area, but consistent with the goals and policies of the Comprehensive Plan. The largest concerns for the TRC were ensuring that the proposed use was able to be developed on the subject property and that its impacts to the surrounding area was manageable. At this point, it is the hope of staff that the benefit the proposed use brings to the community and the proposed site plan, with its buffering and setbacks, will mitigate any potentially negative effects on surrounding properties.

The Planning Commission heard the request and the concerns of the neighbors, and recommended denial by a vote of (7-3).

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: