

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-19

DATE OF MEETING: December 11th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-19 Traditions Flooring, Old US 41 N.
R-1 to C-G, Water/Sewer, 1.098 acres

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 to develop a new flooring retail facility on the subject property. For reference, a chart showing most of 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 planned for 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 Dollar General Store, and 3. The future interconnections associated with the existing and future developments.

The TRC reviewed this application and had no objectionable comments.

The GLPC heard this request at their November regular meeting and recommended for its approval by a 7-0 vote. For reference, no one spoke either for or against the request at the GLPC public hearing. Ultimately, Planning found this request consistent with the Comprehensive Plan and recommends its approval.

OPTIONS:

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

RECOMMENDED ACTION:

GLPC and Staff: Option #1

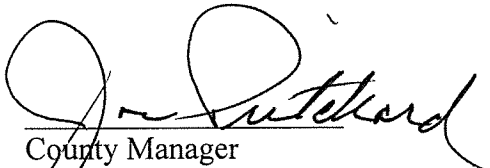
DIVISION: Planning

Contributing Staff: Molly Stevenson

Sharon Griffith

Trinni Amiot

VALOR


County Manager

Action by the Board: _____