

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2019-05 JSMI, LLC, 4555 Old US Hwy 41 N., R-1 to O-I,
County Water & Sewer, ~9.2 Acres

Work Session/Regular Session

DATE OF MEETING: April 9, 2019

BUDGET IMPACT:
FUNDING SOURCE

- Annual
- Capital
- N/A

COUNTY ACTION REQUESTED ON:

HISTORY, FACTS AND ISSUES: This request represents a change in zoning from R-1 (low density residential) zoning to O-I (Office Institutional) zoning on a parcel of approximately 9.2 acres. The motivation behind the request is to enable the property owner to establish a professional office space, including physicians' offices and a surgery/procedure center. Access to and from the subject property is off of Old US Hwy 41 N., a County maintained minor arterial road. It should be noted that plans are underway to widen part of Old US Hwy 41 N. within the next three years, including this portion. Concerning the Comprehensive Plan Future Development Map, the subject property is within an Urban Service Area and depicted as in a Neighborhood Activity Center, in which O-I zoning is listed as a permitted zoning district.

In addition to the above information, the following factors should also be considered: 1) the non-residential zoning to the north, 2) the frontage on an arterial road, 3) the subject property's required connection to County water and sewer, and 4) the fact that the subject property is within the Old US 41 North Corridor Road Overlay District.

The TRC considered this request and had no objectionable comments.

The Greater Lowndes Planning Commission heard this request at its regular March meeting and ultimately voted unanimously to recommend for approval of the request. The applicant's representative was present to speak in support of the request and to answer any questions there might be. One resident rose to inquire about parking and landscaping.

Staff found the request consistent with the Comprehensive Plan.

OPTIONS: Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: