

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D,
County Utilities

DATE OF MEETING: March 14, 2023

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D,
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 Planned Development (P-D) zoning, for the development of a 144-unit apartment complex and amenities. In 2022, the applicant requested a speculative C-G zoning, to which the GLPC recommended denial. The applicant then requested tabling by the Board of Commissioners, to speak with the opposition and develop an overall site plan, which was produced and reviewed by the TRC. Staff supported the C-G request as the proposed uses were beneficial to the greater community, but ultimately, the request was withdrawn prior to a final hearing by the Board of Commissioners to pursue the residential development.

The subject property is within the Urban Service Area and a Neighborhood Activity Center Character Area according to the Comprehensive Plan Future Development Map, which permits P-D zoning. Access to the subject property is from either James Road, a County maintained major collector on the West, or Smith Street to the North, a County maintained local road, with the proposed main entrance to the complex off of Smith Street to the North, and secondary access off of James Road to the West.

Aspects of this case worthy of consideration include the following: 1. The subject property abuts R-1 zoning to the North and East, R-21 to the South and West, along with C-H and P-D districts further to the East and South respectively; 2. James Road is a major collector road and designed to support increased traffic activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot. 4. Staff also discussed reducing the height on one to three of the units as a transition into the surrounding community, for a total of 120-136 units.

The TRC reviewed this application and had no objectionable comments. In addition to the Tree and Vegetation Protection standards of Section 4.07.07, if approved, the minimum buffer required between P-D and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

At the Planning Commission, the opposition presented a petition with 130 signatures from surrounding neighbors, who are generally opposed to any rezoning of the property that doesn't support single-family

homes. Additional concerns included increased traffic on Smith Street, potential impacts on the environment and existing deep wells, and the proximity to Westside Elementary. The GLPC discussed the viability of various developments under the current zoning, before a motion by Commissioner Willis to recommend denial was made, based on the proposed three-story apartments being out of character for the area and the potential for more traffic in proximity to the school. The motion carried (6-2).

- 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: