

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-12

DATE OF MEETING: August 31, 2020

BUDGET IMPACT: Regular Meeting (x) Work Session (x)
Recommendation (x)
Policy/Discussion ()
FUNDING SOURCE: Report ()
() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2020-12 Southern Tractor and Outdoors
US Hwy 84 W., 0059 090
E-A to C-H, Water/Sewer, ~43.8 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of approximately 43.8 acres from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The motivation behind this request is to subdivide the parcel into two lots, with one lot being purchased by Southern Tractor and Outdoors for an agricultural equipment sales facility. Access to and from the subject property is off US Hwy 84 W, a principal arterial road¹. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Community Activity Center. Per Comprehensive Plan guidance, C-H zonings is listed as a permitted zoning district within a Community Activity Center Character Area.

In addition to the above information, the following factors should also be considered: 1) the adjacent C-H zoning, 2) the frontage on a principal arterial road, 3) the subject property's service by County water and sewer, 4) and the desire for future development opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

The TRC considered this request and had no objectionable comments.

Staff found the request overall consistent with the Comprehensive Plan.

OPTIONS:

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

RECOMMENDED ACTION: #1 – Approve

DIVISION: Planning & Zoning

Staff: JD Dillard
Molly Stevenson
Trinni Amiot
Sharon Griffith

Recommendation by the Commission: _____

¹ Typical traffic flow capacity of a principal arterial road is > 6000 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>