

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-22

DATE OF MEETING: October 25, 2021

BUDGET IMPACT:

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2021-22 John Sineath, 3895 Old US 41 N.
R-1 to C-G, Water/Sewer, .63 acres

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

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 speculative commercial use 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 floor covering facility, and 3. The future interconnections associated with the existing and future developments.

The TRC reviewed this application and had no objectionable comments.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____