

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-26 Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 29th 2021

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT:

Report ()

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

ACTION REQUESTED ON: REZ-2021-26, Ridgecrest at Rocky Ford, Rocky Ford Road,
M-2 to R-10, County Utilities, ~37 Acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a ~37 acre property from Heavy Manufacturing (M-2) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is for the development of a 114 lot residential subdivision, served by County Utilities. Access to and from the property is gained off Rocky Ford Road, a county-maintained major collector. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as an Industrial Activity Character Area. Per Comprehensive Plan guidance, R-10 zoning is not listed as a recommended permitted zoning within that area. The description of an Industrial Activity Center states: “area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics.” There are no recommended residential zonings in this character area. Development strategy for an Industrial Activity Center indicates industrial parks, loading docks, etc. In November of 2020, this property was rezoned from E-A to M-2, “for the construction of an industrial facility to service both current and potential future industrial interest in the area,” according to the Letter of Intent at that time.

With this request, the following factors should be considered: 1) the manufacturing zoning to the north, south, and east 2) the noise and intensity of Arglass’ manufacturing process, and 3) the future growth of manufacturing businesses in this area.

Ultimately, Planning found this request inconsistent with the Comprehensive Plan and the TRC had no objectionable comments.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Action and Motion by the Board: _____