

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-11

DATE OF MEETING: May 23, 2022

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

Policy/Discussion ()

Report ()

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2022-11 MAKESH, LLC, 900 Lakes Blvd, Lake Park
C-G, County Water and Sewer, 1.07 ac.

HISTORY, FACTS AND ISSUES:

This request represents an update to a previously approved C-G rezoning request. This case was previously considered for C-G zoning with conditions in 2009 (LO-2009-13) and again in 2014 (REZ-2014-14). Ultimately the TRC and GLPC recommended approval of the previous cases with conditions. Since the original request (2009) was heard it should be noted that the allowable uses proposed in C-G zoning were modified in 2010 with a text amendment and that the previous case was handled by a different agent (Leninco i.e. the operator of the Francis Lake Golf Course). Transitioning back to the current request, the main motivation in this rezoning is to remove some of the conditions placed on the property in 2014. The subject property is within the Urban Service Area and depicted as Established Residential on the Future Development Map. C-G zoning is not listed as a permitted zoning within an Established Residential Character Area. Concerning the subject property's location, Lakes Blvd is a State maintained major collector road.

Staff has attached the conditions from the previous rezoning request, and the applicant would like to remove numbers #4 (landscaped berm on the eastern and a portion of the southern property line), #8 (architectural design), #9 (dumpster locations), and #11 (light pollution).

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional 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: _____