

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-12

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

DATE OF MEETING: May 23, 2022

BUDGET IMPACT:

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

ACTION REQUESTED ON: REZ-2022-12 Dorothy Pittman, Moss Oak Trail.
R-10 to C-G, Water/Sewer, ±1.63 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a permitted zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have rear access on Lakes Blvd., a major collector, 2. The commercial zoning of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments.

Overall from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can compliment the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, and thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic will be allowed from the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially the minimum buffer required would currently be at least 15’ wide and include a 6’ tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

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

DIVISION: Planning & Zoning

Staff: JD Dillard

Recommendation by the Commission: _____