

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-13

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

DATE OF MEETING: June 27<sup>th</sup> 2022

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2022-13 Hunter, Madison Hwy  
E-A to C-C, County Water and Septic, ~2 acres

---

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. The general motivation in this case is for the development of approximately two acres of the subject property for “future commercial use,” per the letter of intent. The subject property possesses road frontage on Madison Hwy, a State maintained minor arterial road<sup>1</sup>. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance C-C zoning is listed as a recommended zoning within an Agriculture/Forestry Character Area.

In addition to the above information, the following factors should also be considered: 1) the commercial zoning to the north and south, 2) the frontage on an arterial road; access should be discussed with GA DOT 3) and the subject property’s service by County water.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

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

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

Recommendation by the Commission: \_\_\_\_\_

---

<sup>1</sup> Typical traffic flow capacity of an arterial road is greater than 6,000 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>