

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-16

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: September 26, 2022

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2022-16 The Townes 4443

Bemiss Road & Mulligan Road

C-G & R-A to P-D & C-G, County Utilities, ~14 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) to P-D (Planned Development) and C-G (Commercial General) to P-D; and from R-A to C-G zoning. The general motivation in this case is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Neighborhood Activity Center Character Area, and possesses road frontage on Bemiss Road and Mulligan Road.

If approved for rezoning, the Applicant will construct a multi-family residential development on parcels 0145C 182(Yellow), 0145 181A(Green), and a portion of 0145C 181(Orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181(Blue) on the subject property (refer to Rezoning Exhibit).

There is a combined 7.15 acres requesting R-A to P-D zoning, and 1.51 acres requesting C-G to P-D zoning, for a total of 8.66 acres of P-D. (Green + Yellow + Orange)

There are 3.47 acres requesting R-A to C-G zoning (Blue), in addition to the remaining 2.06 acres currently zoned C-G, for a total of 5.56 acres of commercial zoning.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy and are consistent with the surrounding development patterns along Bemiss Road and Mulligan Road.

Staff finds the request overall consistent with the Comprehensive Plan and existing land use patterns, 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

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