

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-19

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2022-19 Tripp Talley, 4088 Old Bemiss Rd. (0145B 076)
R-21 to R-10, County Utilities, ~0.8 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 0.8 acres from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning, in order for the property to be subdivided into two ULDC conforming lots. Per the letter of intent and previous communications, the aim for the 2 lots would be for the construction of 2 duplex units (1 duplex unit on each lot). The existing residence on the subject property is slated to be removed.

The subject property is in the Urban Service Area and Neighborhood Activity Center Character Area. The subject property has a unique shape with frontage on Old Bemiss (Minor Collector), Bemiss Knights Academy (Minor Collector), and the Cater Parrott Railroad. As a courtesy, the applicant has submitted a conceptual site plan. It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County.

The neighboring land uses are mostly developed or developing single-family residential dwellings at the R-10 density level. To the west and north are a couple of undeveloped properties and then a mixture of lot sizes with seemingly older residences. Further west is the commercial Bemiss Rd corridor. Consideration has been given, with debate, about whether this density of duplexes on a lot with this size and configuration is appropriate. Ultimately, staff believes the proposed development can work but with some hesitancy because of the very slim margin for error.

Staff finds the request overall consistent the Comprehensive Plan and, having no other technical concerns from the TRC, recommends approval of the request.

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

RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning

Staff: JD Dillard
Planning Staff

Recommendation by the Commission: _____