

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2024-03 Southern Gardens, 4609 Bemiss Rd.
C-G to P-D, County Utilities, ~5.0acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to P-D (Planned Development) zoning, in order to develop a 60-unit apartment complex with amenities. The subject property possesses road frontage on Bemiss Road, a state-owned Arterial Road, and is within the Corridor Overlay, Urban Service Area and Neighborhood Activity Center Character Area.

The neighboring properties along the east, northeast and northwest are zoned P-D, and are comprised of single family, two-family, and multifamily dwellings¹, with a portion fronting Bemiss Road zoned C-H. The properties to the west and south are vacant commercially zoned parcels, with development potential for high-density residential, office, commercial, or a combination of the three under a planned development approach.

The TRC reviewed the request and had no technical objections with the proposed site plan, noting the difference in parking proposed by the applicant of one and a half spaces, and the two spaces per dwelling unit of ULDC Table 6.01.03(A); which is allowed per 4.06.02(B). Staff offered alternative design considerations for the site's layout, aimed at providing greater separation and privacy to the existing 1-story dwellings abutting the property, including relocation of buildings and reductions in height.

Staff finds the request consistent with the Comprehensive Plan and surrounding land use pattern, and therefore recommends Approval.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ Patriot's Place Apartments –112 units, 2 and 3 story buildings
Patriot's Place Duplexes - 32 units
Hamilton Green Townhomes - 80 units
Glen Laurel Subdivision - 105 single family homes