

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-14

DATE OF MEETING: August 25, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

Regular Meeting (x)

Work Session (x)

Recommendation (x)

Policy/Discussion ()

Report ()

REZ-2025-14 Dinkins

6533 Lake Alapaha Blvd

C-C to R-21, ~1.0ac, County Water & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been zoned C-N (Neighborhood Commercial) since its conception in the late-eighties.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the availability of County water, the viability of septic systems, and the changing conditions within the neighborhood, and therefore recommends approval of the request for R-21 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____