

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D
006A, 7.32ac, P-D to P-D Amendment, County Utilities

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac,
P-D to P-D Amendment, County Utilities

HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved P-D site plan for an
80-unit Low-Income Housing Tax Credit multi-family development to an 80-unit townhome development.

The subject property possesses road frontage on Bemiss Rd., currently classified as a state-maintained major
collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Concerning
the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area
and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance P-D
zoning is listed as a recommended zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The frontage on Bemiss Rd, 2) The potential
impacts on the existing single-family residential neighbors to the east (privacy), 3) The precedent set for the
property to the southwest, 7) The availability and use of water and sewer.

Overall, staff finds this request consistent with the current growth trends in the area, and with the
Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments, and the
Planning Commission recommends Approval by unanimous vote (11-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: