

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8  
acres

DATE OF MEETING: August 9, 2022

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low-Density Residential (R-1) zoning to General Commercial (C-G) zoning. According to the letter of intent, the general motivation is a speculative commercial use of the subject property, such as medical and retail amenities. As the lot is a corner lot, access to and from the subject property is currently off James Road, a County maintained major collector on the west side of the property, and Smith Street to the north, a County maintained local road. Concerning the 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, C-G zoning is recommended within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The surrounding residential zoning districts; 2. The proximity of commercial zonings located approximately 450 feet to the east and 850 feet to the south; 3. James Road is a major collector road designed to support commercial activity; 4. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot.

The Planning Commission heard the request at their May meeting, and discussed the concerns of specific commercial uses versus higher density residential uses, and ultimately recommended Denial (10-0). The applicant requested that the Board of Commissioners table the request at the June 16, 2022 meeting to allow for additional meetings with the neighbors while a conceptual site plan was developed for review.

The applicant submitted a site plan to the TRC, which was reviewed and returned with comments based on the proposed uses of the property as shown. If the C-G zoning is approved, additional TRC meetings would be required before any development occurs to address access from Smith Street, landscaping and buffering requirements, and any supplemental standards for specific uses.

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny