

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-18 LSO Invest, 3910 Old US 41 N, ~0.93ac, R-21 to C-C, County Utilities

DATE OF MEETING: December 10, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-18 LSO Invest, 3910 Old US 41 N, ~0.93ac, R-21 to C-C, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) zoning to C-C (Crossroads Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. The subject property possesses road frontage on Old US 41 Northhand Barker Road, both County maintained Arterial and Local Roads respectively, is within the Urban Service Area, Old US 41 N Corridor Overlay, and on the border of Neighborhood Activity Center and Suburban Character Areas, which recommend C-C zoning as appropriate (Use Chart attached).

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, trending changes in zoning along Old US 41, the lots unique size and shape, the location of wetlands, and the availability of County utilities, and therefore recommends approval of the request for C-C zoning.

At the GLPC meeting, the attorney for the applicant spoke in favor of the request, stating that the applicants are open to consider conditions for the proposed zoning. Neighbors then spoke in opposition to the request, citing concerns about changes to the residential character of the neighborhood, potential impacts on the community, traffic and unwanted uses such as liquor stores and nightclubs. Ultimately, the GLPC voted (7-1) to recommend Denial.

AADT Old US HWY 41 N ~11,280

LO-2001-03 – C-H

LO-2004-53 – C-H

REZ-2009-02 – C-G

REZ-2013-15 – C-G

REZ-2016-18 – C-G

REZ-2017-15 – C-C

REZ-2018-19 – C-G