



Staff Report
Rezoning Request
Justin R. Roberts
File #: LP 2024-20-03

MEETING DATES: 1

Planning Commission Work Session: April 22, 2024/5:30 PM
Planning Commission Regular Meeting: April 29, 2024/5:30 PM
City Commission: May 7, 2024/6:00 PM

SUBMITTED BY: Loretta Hylton, Southern Georgia Regional Commission

Subject: Rezoning Request to rezone property (7.9 acres) located on Tax Map/Parcel 0199 197 and Tax Map/Parcel 0223A 001, from C-C, Community Commercial to RC, Cluster Residential. The request is to allow the development of condominiums on a vacant wooded parcel. This parcel is located on the northwest corner of W. Marion Avenue (U.S. Highway 41) and Long Pond Road.

This development will be a gated community with a pavilion and pool. There will be a total of 11 buildings on the proposed parcel comprising 64 total individual residential units. The condominiums will be individually owned. HOA regulations will maintain the complex and grounds.

Applicant & Contact: Justin R Roberts

Address: P. O. Box 65
Naylor, Georgia 31641

Phone: 229-548-1189

File Date: 3/26/2024

CURRENT ZONING

Subject Property: C-C, Community Commercial

North: R-10, Residential, 10,000 minimum square feet

East: R-10, Residential, 10,000 minimum square feet

South: C-C, Community Commercial, and R-15, Residential, 15,000 minimum square feet

West: R-10, Residential, 10,000 minimum square feet