

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-16

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: August 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-16 Pine Grove Road Townhouses,
Bemiss Rd & Pine Grove Rd, ~6.3ac,
C-H to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop a 70-unit townhome community. The subject property possesses road frontage on Bemiss Road and Pine Grove Road, a State Highway and a County Road respectfully, with proposed access off Pine Grove Road. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area.

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 use, lot sizes, and zoning pattern, the availability of County utilities, and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan, with the following Staff recommended condition:

- 1) The sidewalk be installed by the developer and continued from Bemiss Road down Pine Grove to the northwest property line

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____