

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-17

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: October 28, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-17 Evans Property

4836 Bemiss Rd, ~1.4ac,

R-1 to C-H, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) zoning to C-H (Highway 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 Bemiss Road, a State Highway, is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend C-H zoning as appropriate.

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 and zoning pattern, the availability of County utilities, and therefore recommends approval of the request for C-H zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____