

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-18

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 25, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

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

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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 North<sup>1</sup> and 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<sup>2</sup>, the lots unique size and shape<sup>3</sup>, the location of wetlands, and the availability of County utilities, and therefore recommends approval of the request for C-C zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_

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<sup>1</sup> AADT Old US HWY 41 N ~11,280

<sup>2</sup> **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

**REZ-2021-22** – C-G

**REZ-2024-10** – O-I

<sup>3</sup> Setbacks for C-C – 80' F, 20' S, 12' R

Setbacks for O-I – 80' F, 15' S, 30' R

ULDC 4.01.02(C)(3) – through lot