

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-02

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 27, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-02 Hamilton Green Ph. 2,
4600 & 4618 Bemiss Rd, ~6.32ac,
C-G & P-D to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-G (General Commercial) and P-D (Planned Development) zoning to P-D zoning. The general motivation in this case is for the applicant to develop an additional 12-units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a State Highway. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D zoning.

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, the existing approved site plan and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____