

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-07

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 31, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-07 JHR & LL, LLC
~7.3ac, New Statenville Hwy & Clay Rd
E-A to C-H, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to market the property for commercial development. The subject property possesses road frontage on New Statenville Hwy and Clay Road, both County Collector roads, is within the Urban Service Area and Community Activity Center Character Area, which recommend C-H zoning.

The subject property abuts C-H Zoning along its northern boundary, M-1 (Light Manufacturing) zoning to its west and south across New Statenville within the City Limits, which are served by a mixture of private utilities, individual well and septic systems, and City Water services.

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 and lot sizes, the viability of a Well & Septic system, the transportation infrastructure, and the unique shape of the property, 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: _____