

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-10 Mineola Holding, LLC, 3974 Old US HWY 41  
~0.69ac, R-21 to O-I, County Utilities

DATE OF MEETING: May 14, 2024

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2024-10 Mineola Holding, LLC, 3974 Old US HWY  
41 ~0.69ac, R-21 to O-I, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) zoning to O-I (Office Institutional) zoning. The general motivation in this case is for the applicant to develop the property with compatible O-I uses. The subject property possesses road frontage on Old US HWY 41 and Kelly Way, an arterial and local County Road respectively, and is within the Urban Service Area, Old US 41 Corridor Overlay, and Suburban 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 adjoining suburban and commercial land uses and zoning patterns, the availability of County utilities, the existing landscaping and buffering, and therefore recommends approval of the request for O-I zoning, with one condition; the existing vegetation along Kelly Way and the northeastern property line shall remain undisturbed, and if damaged during development, shall be replaced in accordance with Section 4.07.06 of the ULDC.

Table 4.07.06(C). Buffer Area Standards.

Proposed Land Use	Adjacent Zoning district	Minimum Buffer Area*
Intensive Service or Industrial	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	40 feet*
Multi-family, Commercial or Mixed-use areas	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	30 feet*
Office or Institutional	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	20 feet*

\* The installation of a 6' to 8' opaque fence enables the buffer area to be decreased by 50% and the buffer landscaping requirement to be decreased by 25%. For example, with the installation of an 8' fence a 30' buffer area with 4 shade trees and 25 shrubs per 100 linear feet can be reduced to 15 feet with 3 shade trees and 19 shrubs per 100 linear feet.