

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-16 Pine Grove Road Townhouses, 6.3ac, Bemiss Rd & Pine Grove, C-H to P-D, County Utilities

DATE OF MEETING: September 10, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-16 Pine Grove Road Townhouses, 6.3ac, Bemiss Rd & Pine Grove, C-H to P-D, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop a 70-unit townhome community. The subject property possesses road frontage on Bemiss Road and Pine Grove Road, a State Highway and a County Road respectfully, with proposed access off Pine Grove Road. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center 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 neighboring land use, lot sizes, zoning pattern, the availability of County utilities, and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan, with the following Staff recommended condition:

1. The sidewalk be installed by the developer and continued from Bemiss Road down Pine Grove to the northwest property line.

The GLPC did not review the case due to a lack of quorum at their August meeting, and therefore have not provided a recommendation.

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure