

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: April 8, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-07 JHR & LL, LLC, ~7.3ac, New Statenville Hwy, 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, and 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.

At the GLPC meeting, no one spoke in favor or opposition to the request, resulting in a unanimous recommendation for Approval (7-0).

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: