

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-18 Water's Edge Rocky Ford Road (0059 093) E-A to  
M-2, Water & Sewer, ~37.12 acres

Work Session/Regular Session

DATE OF MEETING: November 10, 2020

BUDGET IMPACT:  
FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-18 Water's Edge Rocky Ford Road (0059 093) E-A to M-2, Water  
& Sewer, ~37.12 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agriculture) zoning to M-2 (Heavy Manufacturing) zoning. The general motivation in this case is for the applicant to develop a manufacturing facility, and in order for the parcel to remain in conformity with the ULDC, a change in zoning would be necessary.

The subject property is within the Urban Service Area and part of the Industrial Activity Center Character Area, and possesses road frontage on Rocky Ford Road, a County maintained major collector road. Per Comprehensive Plan Guidance, M-2 zoning is a recommended classification in an Industrial Activity Center Character Area, and is consistent with land use patterns of properties along Rocky Ford Road.

The TRC reviewed the application and has no technical objections.

The GLPC heard the request at their regular meeting and recommended approval by a unanimous vote of (9-0).

OPTIONS: Option 1 - Board's Pleasure  
Option 2 - Approve

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: