

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment,
Water & Sewer, ~3 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment, Water & Sewer, ~3 acres

HISTORY, FACTS AND ISSUES: This request represents an amendment to an approved PD Site Plan. Overall, the developer is requesting to amend the site plan approved by the LCBOC in 2020 (REZ-2020-04), to allow for two-family dwellings on the property. The original site plan approved the development of twenty-five (25) single family homes, and listed as a condition, by the original developer, the exclusion of duplexes as an allowable use. This condition was not a Staff or Planning Commission recommendation. It should also be noted that portions of the subject property are within the Bemiss Road North Corridor Road Overlay District. Proposed access for the subject property is off Mac Road, a County Local Paved road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center. Per Comprehensive Plan guidance, PD zoning is listed as a permitted zoning within this area. Ultimately, Planning found this request consistent with the Comprehensive Plan and the TRC had no objectionable comments. The GLPC considered this case and recommends approval by a vote of (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: