

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-11 Makes, LLC, 900 Lakes Blvd, C-G, County Utilities,  
1.07 acres

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-11 Makes, LLC, 900 Lakes Blvd, C-G, County Utilities, 1.07 acres

HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved C-G rezoning request. This case was previously considered for C-G zoning with conditions in 2009 (LO-2009-13) and again in 2014 (REZ-2014-14). Ultimately, the TRC and GLPC recommended approval of the previous cases with conditions. Since the original request (2009) was heard, the allowable uses proposed in C-G zoning were modified in 2010 with a text amendment, and the previous case was handled by a different agent (Leninco, i.e. the operator of the Francis Lake Golf Course). Transitioning back to the current request, the main motivation for this rezoning is to remove some of the conditions placed on the property in 2014. The subject property is within the Urban Service Area and depicted as Established Residential on the Future Development Map. Concerning the subject property's location, Lakes Blvd. is a state-maintained major collector road.

Staff has attached the conditions from the previous rezoning request, and the applicant would like to remove numbers #4 (landscaped berm on the eastern and a portion of the southern property line), #8 (architectural design), #9 (dumpster locations), and #11 (light pollution) in order to develop the site as a Dairy Queen. The applicant has submitted a site plan depicting landscaping designed to mitigate the light pollution from headlights.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments, and the Planning Commission recommends approval with the four conditions (#4, #8, #9, and #11) being removed by a 5-4-1 vote.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard