

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 to
C-G, County Utilities, ~1.63 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-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 to C-G,
County Utilities, ~1.63 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation, in this case, is a speculative commercial use of the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in the Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have frontage on Lakes Blvd., a major collector, 2. The commercial zoning of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments. Overall, from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can complement the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic would be allowed onto the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially, the minimum buffer required would currently be at least 15' wide and include a 6' tall opaque privacy fence, three (3) shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

The Planning Commission considered the request and the commentary from the neighbors and ultimately recommended for its denial by a (9-0-1) vote.