

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-16 The Townes at 4443 Bemiss, ~14.1 acres, from C-G  
& R-A to P-D & C-G, County Utilities

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-16 The Townes at 4443 Bemiss, ~14.1 acres, from C-G & R-A to P-D & C-G, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) to P-D (Planned Development) and C-G (Commercial General) to P-D, and from R-A to C-G zoning. The general motivation, in this case, is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Neighborhood Activity Center Character Area, and possesses road frontage on Bemiss Road and Mulligan Road.

If approved for rezoning, the applicant will construct a multi-family residential development on parcels 0145C 182 (Yellow), 0145 181A (Green), and a portion of 0145C 181 (Orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181 (Blue) on the subject property (refer to Rezoning Exhibit).

There is a combined 7.15 acres requesting R-A to P-D zoning, and 1.51 acres requesting C-G to P-D zoning, for a total of 8.66 acres of P-D. (Green + Yellow + Orange)

There are 3.47 acres requesting R-A to C-G zoning (Blue), in addition to the remaining 2.06 acres currently zoned C-G, for a total of 5.56 acres of commercial zoning.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy and are consistent with the surrounding development patterns along Bemiss Road and Mulligan Road. The TRC had no objectionable comments, and the Planning Commission recommended approval (7-0).

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

RECOMMENDED ACTION: Board's Pleasure