

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-20 Teramore Development, LLC, ~3 acres at Hwy 122 & Skipper Bridge
(Part of 0067 051), E-A to C-C, Well and Septic

DATE OF MEETING: January 24, 2023

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-20 Teramore Development, LLC, ~3 acres at Hwy 122 & Skipper Bridge (Part of 0067 051), E-A to C-C, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. Per the letter of intent, the proposal is to develop a Dollar General on approximately 3 acres of the 35-acre subject property. The subject property possesses road frontage on GA Hwy 122 E (State maintained minor arterial) and Skipper Bridge Road (County maintained minor collector). Although the national wetlands inventory (NWI) in VALOR does not show wetlands on the subject property, the survey does indicate their presence in the southeastern corner. If approved, that wetland area along with the two wetland ditches depicted are planned to be addressed during the civil phase of development through the Lowndes County Engineering Division. As a courtesy, the applicant has submitted a conceptual site plan. It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County. Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and depicted as within an Agriculture/Forestry Character Area, which lists C-C zoning as permitted (Where appropriate).

The TRC considered the request and had no objectionable comments based on the conceptual site plan, noting that the minimum buffer between C-C and E-A zoning is 30', but may be reduced to 15' with the addition of an opaque fence. Staff found the request consistent with the Comprehensive Plan and recommended approval.

At the GLPC meeting, representatives from Dollar General spoke in favor of the request, noting that the C-C zoning was recommended for the area, facade and site enhancements could be added, and that a final site layout had not been determined. Multiple citizens spoke in opposition to the request, citing concerns about additional traffic, property values, and the nearby proximity of similar stores, which led the GLPC to ultimately recommended denial of the request (7-1).

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