

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 4.0 acres at 2426 Joanna Dr. from C-C (Crossroads Commercial) with conditions to R-1 (Low Density Residential) zoning, in order for the property to be developed in a similar pattern to the surrounding neighborhood. In 1984, the property was rezoned from A-U to N-C (Neighborhood Commercial) with the condition that it only be used for a Club.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Smith Street and Joanna Drive, both County maintained Local Roads. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

At the Planning Commission meeting, a letter submitted by the applicant was read on their behalf, as they were unable to attend, that outlined some potential self-imposed covenants. No one spoke against the request, and the GLPC recommended Approval (8-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: