SUBJECT: Rezoning Case REZ-2022-20   Regular Meeting (x)

                                                                                        Work Session (x)

DATE OF MEETING: November 28th, 2022   Recommendation (x)

                                                                                        Policy/Discussion ( )

BUDGET IMPACT: N/A   Report ( )

FUNDING SOURCE: ( ) Annual   ( ) SPLOST   ( ) Capital   (X) N/A

 ACTION REQUESTED ON: REZ-2022-20 Teramore, Hwy 122 & Skipper Bridge (Part of 0067 051)

                                                                E-A to C-C, Well and Septic, ~3 acres

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) wetlands in VALOR do not show 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. The Agriculture/Forestry Character Area lists C-C zoning as permitted (Where appropriate).

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and recommends approval.

OPTIONS: 1. Approve   2. Approve with Conditions   3. Table   4. Deny

RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning   Staff: JD Dillard

                                                                                                  Planning Staff

Recommendation by the Commission: _____