

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-04

DATE OF MEETING: May 9<sup>th</sup> 2017

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:

REZ-2017-04 Rieffel, Johnson Rd SE  
R-1 and CON to E-A, Well and Septic, ~5 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~5 acre property from Low Density Residential zoning (R-1) and Conservation District (CON) to Estate Agricultural (E-A) zoning. The main motivation for the request is so that the potential owner has the ability to live and have livestock on the subject property. The subject property possesses road frontage on Johnson Rd SE. Johnson Rd SE is classified as a minor collector<sup>1</sup>. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT<sup>2</sup>. Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural/Residential and Park/Recreation/Conservation Character Area and is outside the Urban Service Area. Per Comprehensive Plan guidance E-A zoning is listed as a permitted zoning district within both of those Character Areas. Portions of this property are in the 100 year flood zone and are depicted with wetlands. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with Conditions	Approval with Condition	Approval	Approval
	Health Approval	Fire/Rescue Approval	Inspections Approval	
Recommended Conditions with (Source)	Planning Recommended Conditions 1. The property to the east of the wetland boundary be rezoned to CON. (Planning) 2. The property to the west of the wetland boundary be rezoned to R-A. (Planning)  Zoning Recommended Condition 1. The subject property will be rezoned to R-A. (Zoning)			

<sup>1</sup> Road classifications are determined by the Lowndes County Thoroughfare Plan.

<sup>2</sup> Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

Other Comments with (Source)	<p>Due to the 100 year flood zone, potential wetlands, the Comprehensive Plan and the presence of nearby residences Planning believes that a combination of R-A zoning and CON zoning is more appropriate for the subject property than E-A zoning. With the combination of R-A and CON zoning, this application is overall consistent with the Comprehensive Plan. (Planning)</p> <p>Preliminary soil conditions on the subject property suggest the use of a non-conventional septic system. If further development occurs, the owner must contact the Lowndes County Health Department for Individual Site Evaluations. (Board of Health)</p>
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At their April regular meeting the GLPC reviewed this request and ultimately recommended for its approval with conditions by an 8-0 vote. The proposed conditions of approval mirrored those recommended by Planning regarding the approval of a mixture of R-A and CON zoning. During the public hearing portion of the request no one spoke for or against the case.

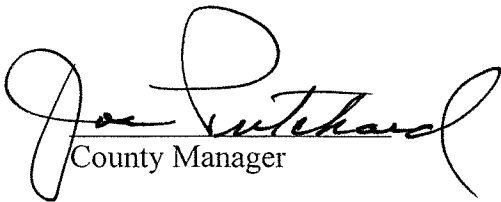
OPTIONS:

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

RECOMMENDED ACTION:      TRC: Approval or Approval with Conditions  
 GLPC: Approval with Conditions

DIVISION: Planning

Contributing Staff: Jason Davenport   
Trinni Amiot  
Sharon Griffith  
VALOR

  
 County Manager

Action by the Board: \_\_\_\_\_