

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-09

DATE OF MEETING: September 26th 2017

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2017-09 Robert A. Register Estate
R-1 to R-10 and C-G, Water and Sewer, ~126 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~126 acre property from Low Density Residential (R-1) zoning to Suburban Density Residential (R-10) (~112.4 acres) and General Commercial (C-G) (13.7 acres) zoning. The main motivation for the request is to allow for an increased residential density on the residential portion of the property and for speculative commercial marketing on the commercial portion of the property. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached. The subject properties possess road frontage on multiple streets: Marion Avenue (US Hwy 41), 4-H Club Road, and Long Pond Road. Marion Avenue (US Hwy 41) is classified as a state maintained arterial¹ or collector². Both 4-H Club and Long Pond are classified as local roads³. While the dominant majority of the subject properties are within the unincorporated area of Lowndes County, a large portion of the roads that access the properties are within the City of Lake Park and under the jurisdiction of GDOT. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Suburban Area Character Area and is also within the Urban Service Area. Per Comprehensive Plan guidance, R-10 zoning and C-G zoning are both listed as permitted zonings within a Suburban Area. The following factors should be considered in this case: the adjacent City and County R-10 zoning, the adjacent lot sizes, the adjacent Lake Park City limits, the presence of County Water and Sewer services, the presence of Lake Park Water services, the comparable size of the proposed commercial acreage⁴, the potential investment in improvement of the subject property, the potential impacts onto the adjacent roadways and services in the area⁵, the protected water resources affecting the subject properties (~12 acres of Wetlands and the presence of the Medium Recharge Area), the fact that once the type and scale of the development are further specified that a Georgia Department of Community Affairs Development of Regional Impact (DRI) may be triggered⁶,

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of an arterial is in excess of 6,000 AADT. 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.

² Typical traffic flow capacity of a collector is between 1,500 and 6,000 AADT.

³ Typical traffic flow capacity of a local road is less than 1,500 AADT.

⁴ 13.7 acres of commercial zoning is similar in size to the Camping World footprint (~12.8 acres), Sam's Club footprint (~14 acres), or just over ½ of the Lake Park Outlets footprint (~23.3 acres).

⁵ Preliminary estimates on the potential expected residential development density of the subject property are estimated at between 300-337 single-family lots.

⁶ Should this request be approved, please plan on additional time before the platting process and the additional information needed for the completion of the Part 1 and Part 2 DRI Forms. <http://www.dca.state.ga.us/DRI/>

and that if approved, a traffic study will be required when construction plans are turned into Lowndes County Engineering.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval with 1 Condition	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	1. All lots shall front interior roads. (Engineering)			
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.			

At the August regular GLPC meeting the Planning Commissioners ultimately recommended to table the request for 1 month (Until the September GLPC Meeting) by a 4-3 vote. Planning Commissioners Folsom, Rountree, and Sandlin voted against the motion. During the public hearing portion of the request the applicant and the property owner spoke for it and 6 people spoke against it.

Since the last GLPC meeting two major updates are worth noting. One, with the impacts of Hurricane (Tropical Storm) Irma the initially scheduled LCBOC public hearing for the case on September 12th was cancelled and rescheduled for September 26th. Two, after the GLPC meeting, conversations between the agent, property owner(s), concerned parties, and County leadership continued about the various questions, benefits, and issues surrounding this case. Ultimately, one of the results of those communications are the below 5 proposed conditions. For reference, should the below conditions be utilized, please note that as of the date of this coversheet the property owner(s) have agreed to them.

Proposed Conditions (County Leadership and Agent/Property Owner(s))

1. All lots shall front interior roads.
2. The minimum lot size shall be 14,520 sqft (This lot size equates to 3 lots per acre or 1/3 acre lots).
3. Manufactured homes or mobile homes are not allowed.
4. Two-family dwellings or duplexes are not allowed.
5. The 13.7 acre tract proposed to be rezoned to General Commercial (C-G) zoning will instead be rezoned to Suburban Density Residential (R-10) with the above 4 conditions.

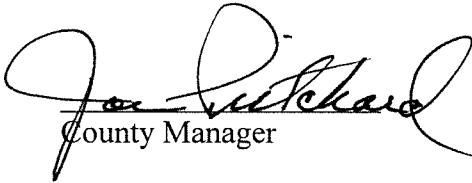
OPTIONS:

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

RECOMMENDED ACTION: GLPC: Pending 09/25 Meeting
TRC: Approval or Approval with 1 Condition

DIVISION: Planning

Contributing Staff: Jason Davenport *JD*
Trinni Amiot
Molly Stevenson
Sharon Griffith
VALOR


County Manager

Action by the Board: _____