

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-01

DATE OF MEETING: February 13th 2018

BUDGET IMPACT:

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

FUNDING SOURCE:

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

ACTION REQUESTED ON:

REZ-2018-01 Simmons, 3881 Bemiss Rd
R-10 to C-G, Well and Septic, .89 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Suburban Density Residential zoning (R-10) to General Commercial (C-G) zoning. The general motivation in this case is for the development of a retail showroom for a floor covering business. For reference, a chart showing most of the allowable uses in C-G zoning is attached. The primary access is proposed to and from Bemiss Rd. This section of Bemiss Rd is a major collector.¹ Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within that Character Area. Aspects of this case worthy of consideration include the following: 1. The allowable uses in C-G zoning, 2. The proximity to commercial zoning to the north/east, 3. The adjacent agricultural zoning to the west and residential zoning immediately south, 4. The presence of the subject property within a Corridor Road Overlay, 5. The lack of a curb cut on Bemiss Rd (Restricting access from northbound traffic), and 6. The adjacent City of Valdosta city limits. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

At the January regular GLPC meeting one person spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request by a 6-0 vote.

¹ Typical traffic flow capacity of a major collector is 3,000 to 6,000 AADT. Per the GDOT 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.
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

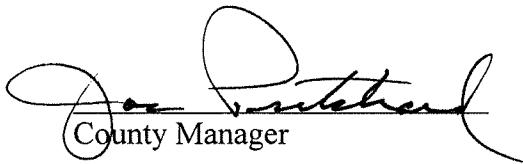
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

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


County Manager

Action by the Board: _____