

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-02

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-2018-02, Watkins and Camp Rock Properties
E-A and C-C to E-A and PD-R, ~ 4391 Rocky Ford Rd, Well and Septic, ~72 ac.

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from E-A and C-C (Crossroads Commercial) to E-A and PD-R (Rural Planned Development). The site plan and letter of intent highlight that the main reasons for the request are to allow for the operation of a youth campground and education center (Camp Rock). Details of its existing facilities and operations can be found at <https://camprockga.com/>. The subject property possesses road frontage on Rocky Ford Rd. Rocky Ford Rd is a County maintained paved major collector road¹. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as both a Rural Residential and Agriculture Forestry Character Area. Per Comprehensive Plan guidance PD-R zoning is listed as a permitted zoning in a Rural Residential Character Area but not listed as a permitted zoning within an Agriculture Forestry Character Area². The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval w Conditions	Approval w Conditions	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	Condition #1. Please extend the 50' undisturbed buffer to cover the north and northwestern property lines where the property currently abuts Map 039 Parcel 077B. (Zoning; 20' Alternative Planning)			
	Condition #2. Please provide a 50' undisturbed buffer along the eastern, southern, and 150' western portion of Map 062 Parcel 025A. (Zoning; 20' Alternative Planning)			
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

¹ Typical traffic flow capacity of a major collector road is between 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>

² Staff believes that not listing PD-R as allowed in an Agriculture Forestry Character Area is a typo. The previous Comprehensive Plan listed PD-R as allowed.

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.

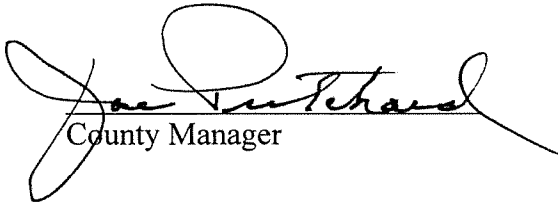
OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #1 Approve
TRC: Various (Please See Above Table)

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____