

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-03

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-2018-03 Diana Guy
C-G to C-G and C-H, Well and Septic, 4.04 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 4.04 acre property from solely General Commercial (C-G) zoning to C-G and Highway Commercial (C-H) zoning. The main motivation for the request is to allow for the operation of a repair/mechanical shop. For reference, a comparison chart of the two zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on multiple streets (Madison Hwy, Douglas Ave, Poole St, and Ray Ave). Madison Hwy is classified as a state maintained minor collector¹. Douglas (Improved) and Poole and Ray (Both Unimproved) are all County Local Roads. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within a Community Activity Center Character Area and the Urban Service Area. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning within a Community Activity Center Character Area. Other factors worth considering for this zoning case are as follows: 1. The subject property is within the Airport Overlay, 2. The allowable uses in C-H vs. C-G zoning, 3. The overall zoning pattern along this stretch of Madison Highway (C-H, C-G, M-2, etc.), 4. The proximity to the City of Valdosta city limits, 5. That this property is also located in a drastic groundwater recharge area, and 6. The existing development on the subject property (especially considering the large natural buffer currently in place against the adjacent residential areas).

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 2 Conditions	Approval	Approval with 1 Condition	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Typical traffic flow capacity of a county local is 750 to 1,500 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.

Recommended Conditions with (Source)	<p>Condition #1. As long as the adjacent northern and eastern properties have adjacent residential zoning then the northern and eastern sides of the subject property shall have an adjacent 50' undisturbed buffer. (Planning)</p> <p>Condition #2. Within the next 90 days, a survey shall be submitted that reconfigures the subject property to address setbacks on the current development. (Planning)</p> <p>Condition #3. Any vehicular ingress/egress off of Poole St and/or Ray Ave shall require the property owner/developer to pave one or both streets from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above. (Engineering)</p>
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.

At the January regular GLPC meeting no one spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request with the 3 above conditions by a 6-0 vote.


Additionally, please note that supplemental standards, dumpster standards, and other applicable regulations apply beyond any proposed conditions.

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #2 Approve with Conditions
 TRC: Various (Please See Above Table)

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


 County Manager

Action by the Board: _____