

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-04

DATE OF MEETING: March 13<sup>th</sup> 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-2018-04 Lyons, 1350 Old Clyattville Rd  
R-A to C-H, Well and Septic, 8.05 acres

**HISTORY, FACTS AND ISSUES:**

This case represents a change in zoning on an 8.05 acre property from Residential Agricultural (R-A) zoning to Highway Commercial (C-H) zoning. The main motivation for the request is for speculative commercial marketing/development purposes. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on St. Augustine Rd, Old Clyattville Rd, and Myddleton Rd. St. Augustine Rd is classified as an arterial road, Old Clyattville Rd is classified as a major collector road, and Myddleton Rd is classified as a local road. 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 and C-G zoning are listed as permitted zonings within a Community Activity Center Character Area. Other factors worth considering for this zoning case are as follows: the subject property is within the Airport Overlay, the allowable uses in C-H vs. C-G zoning, the existing zoning pattern, the character area map, and the nearby existing residential uses. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 1 Condition	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	1. The western section of the subject property fronting St. Augustine and Old Clyattville (~6 acres) shall be rezoned to C-H zoning. The remaining eastern section of the subject property (~2 acres) fronting Old Clyattville and Myddleton shall be rezoned to C-G. (Planning)			
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.			

Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a major collector road is 3,000 to 6,000 AADT and an arterial road is >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.


At the February 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 no conditions by an 8-0 vote.

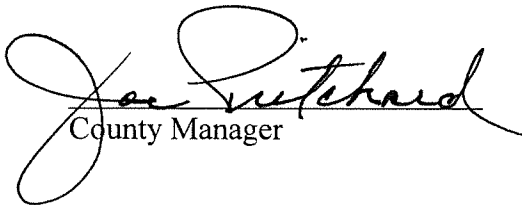
OPTIONS:

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

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

DIVISION: Planning

Contributing Staff: Jason Davenport   
Trinni Amiot  
Sharon Griffith  
VALOR

  
County Manager

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