

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-05

DATE OF MEETING: March 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-05 Killeen, 1228 S Main St
R-A to M-1, 27.5 acres

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to rezone ~27.5 acres of split zoned property into Light Manufacturing (M-1) zoning. The current zoning and approximate acreage is as follows: Residential Agricultural (R-A) ~26 acres and M-1 – 1.5 Acres. The general motivation in the case appears to be for speculative marketing of the subject property. Thus far, since the current property owner has purchased the subject property in June of 2017 the majority of work performed has been related to cleaning up, leveling, and constructing earthen berms along the northern and eastern borders. The subject property fronts South Main St (City of Lake Park Maintained Paved Major Collector¹) and Wisenbaker Rd (County Maintained Unimproved Local Road²). The Future Development Map depicts this area as within the Rural Residential Character Area and within the Urban Service Area. M-1 zoning is not listed as a permitted zoning within a Rural Residential Character Area. The following factors are worth considering in this case: the existing M-1 zoning on the subject property, the existing adjacent M-1 zoning, the nearby existing residences, the construction of earthen berms along the northern and eastern borders of the subject property, the presence of and connection requirements to the County water and sewer in the area, and the potential scale of manufacturing that could be developed on the subject property³.

¹ 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. 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 county local road is 750 to 1,500 AADT.

³ ~27.5 acres of manufacturing zoning is similar in size to the entire Lake Park Outlets footprint (~23.3 acres), almost three times the size of the adjacent Colonial Bag development across the street (~9.7 acres), or about 2/3 the size of the Estes Express Lines distribution center to the south (~42 acres).

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 1 Condition	Approval with 1 Condition	Approval with 1 Condition	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	<p>1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main St. The 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 Wisenbaker Road from the developments easternmost entrance to South Main St. (Engineering)</p> <p>2. An additional ~10 acres of M-1 zoning shall be approved for the western section of the subject property adjacent to the northern manufacturing mill property (Tax Map 0225 017). The remaining 16 acres of the subject property shall remain zoned R-A. (Planning & Zoning)</p>			
Other Comments with (Source)	<p>The recommended condition from the Planning Division regarding split zoning is to try to balance the existing M-1 zoning, the nearby existing residences in the area, and the consistency with the Comprehensive Plan. Even with the condition, the request is inconsistent with the Character Area Map but overall consistent with the Goals and Policies of the Comprehensive Plan.</p>			

At the February regular GLPC meeting the applicant’s attorney spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request with 1 condition (Condition #1 Engineering/Paving) by an 8-0 vote. It should be noted that the original GLPC and Staff recommended paving condition (Condition #1) was modified before the LCBOC meeting to try and accommodate the property owner’s concerns about the proposed paving condition (Existing Driveway/Agricultural Use).

OPTIONS:

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

RECOMMENDED ACTION:

GLPC Recommendation: Option #2 Approval with Condition #1
 TRC Recommendation: Various Please See Table Above

DIVISION: Planning

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

Jon Vetchard
County Manager

Action by the Board: _____