

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-07

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-2018-07 Branham Project, 2480 Copeland Rd
R-1 to R-10 Water/Sewer, 18.04 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an ~18 acre property from Low Density Residential (R-1) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the subject property to be developed at a greater residential density i.e. ~¼ acre lots instead of 1 acre lots. The subject property possesses road frontage on Copeland Rd and Lester Rd. Copeland Rd is a county-maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 and 6,000 Annual Average Daily Traffic (AADT). Lester Rd is a county-maintained unimproved local road. Typical traffic flow capacity of a local road is less than 750 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. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area. Per Comprehensive Plan guidance R-10 zoning is listed as a permitted zoning within that area. With this request the following factors should be considered: the previous successful rezoning to R-1 (REZ-2007-16), the previous denials of R-21 zoning¹, the recent delivery of water and sewer to this area, the nearby existing school campus (Lowndes Middle School), the adjacent undeveloped Lowndes County Board of Education owned property, the existing R-10 zoning (South, East, and West), the proposed buffers by the developer along the western and southern border of the subject property (Fencing and Landscaping), and the findings of “. . . no significant impact . . .” within the January 2017 traffic study. Ultimately, Planning found this request overall consistent with the Comprehensive Plan.

¹ REZ-2015-17 and REZ-2016-23 were both previously denied by the LCBOC (October 13th 2015; 3-0-1 vote and January 10th 2016; 4-0-1 vote (Both Abstentions Commissioner Marshall)). Within both of those cases, the TRC recommended for approval with conditions (Frontage and Paving). The GLPC recommended for denial in the 2015 case by a 5-1 vote (Hall) and voted for approval in the 2016 case by a 6-2 vote (Raker and Willis). Previous public hearings included both those speaking for and against the case. Those speaking against the case have provided petitions with multiple signatures. Between both public hearings opposition to the case seemed to focus on the proposed increase in density, adding to the traffic congestion in the area associated with Lowndes Middle School, and other effects of additional population in the area e.g. noise, decreased privacy, etc.

The TRC reviewed this application and recommended the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 2 Conditions	Approval	Approval with 2 Conditions	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
TRC Recommended Conditions with (Source)	<ol style="list-style-type: none"> 1. All lots, including the existing residence, shall front interior roads. (Engineering) 2. If there are any proposed entrances off of Lester Road then the developer will be required to pave Lester Road from the entrance to Copeland Road. 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 Lester Road from the developments southernmost entrance to Copeland Road. (Engineering) 3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities, and construction costs for those improvements. (Planning) 4. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'. (Planning) 			

At the February regular GLPC meeting the applicant's engineer spoke in favor of the case and four area residents spoke against it. Ultimately, the GLPC recommended for approval of the request with 4 conditions (As Stated) by a 6-1 vote. Commissioner Willis voted against the motion. As echoed in the historic footnote at the bottom of page 1 the discussion dominantly focused on similar issues. Comments in favor focused on a detailed explanation of the capacity and existing traffic conditions in the area, the letter of intent, the site plan, a proposed variance to request relief from the driveway stubout to Mr. Guest's property, the likely increase in property values, the clarification that an opaque or solid fence is intended on the site plan, and responses to the submitted petition. Those opposing the case spoke about the submitted petition (Attached²), traffic, privacy, potential trespassing, density, and the future plans of Mr. Guest's R-10 zoning (No Subdivision Development). The GLPC discussed a few of these points and focused on traffic and the potential growth of Lowndes Middle School or another school across the street.

For future reference, the TRC did want the applicant to be aware of the following: Please expect the County Engineer to require a non-encroachable buffer strip for all applicable lots (ULDC – 4.04.03(E)), Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) Lots (ULDC – 6.01.02 (F), 2, a), please plan on an internal pedestrian easement/access to the detention/common space area, and the subject property is within the drastic groundwater recharge area and the Valdosta Airport (VLD) Overlay.

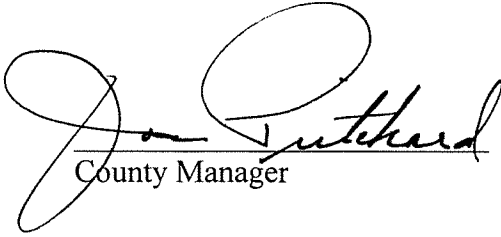
² The maps associated with the attached petition were not available for the GLPC meeting.

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

RECOMMENDED ACTION: GLPC Recommendation: Option #2 Approval with 4 Conditions
TRC Recommendation: Various (Please See Table Above)

DIVISION: Planning

Contributing Staff: Jason Davenport JR
Trinni Amiot
Sharon Griffith
VALOR



Jon Suteward
County Manager

Action by the Board: _____