

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-09

DATE OF MEETING: April 10th 2018

BUDGET IMPACT:

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

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

ACTION REQUESTED ON:

REZ-2018-09, Camp Rock
PD-R to PD-R (Amendment), 4391 Rocky Ford Rd, Well and Septic, ~59 ac.

HISTORY, FACTS AND ISSUES:

This request represents an amendment to a recently approved PD-R designation for Camp Rock¹. Details of its existing facilities and operations can be found at <https://camprockga.com/>. In addition to the services offered at Camp Rock under the approval of the original PD-R, the owners would like to add the ability to operate a mobile food service truck for their own use as well as the possibility of a shared commissary/base of operations for use by other mobile food trucks. The subject property possesses road frontage on Rocky Ford Rd. Rocky Ford Rd is a County maintained paved major collector road². 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 Area³. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None.			
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

¹ The original Camp Rock PD-R site plan was approved February 13th 2018 (REZ-2018-02).

² 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>

³ 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 March regular GLPC meeting the applicant's agent spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request by a 7-0 vote.

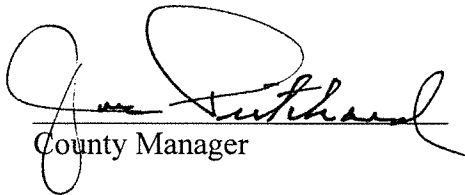
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approval

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____