

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-16

DATE OF MEETING: September 11th 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-2018-16 Stovall, 6002 N. Oak St. Ext.
C-G/Conditional to C-G/Conditional, Well & Other, ~5.84 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an existing parcel from General Commercial (C-G/Conditional) with two conditions to General Commercial (C-G/Conditional) with one condition. The two current conditions are: 1) A portion of the northern property line of the subject property 292.35 feet in length and the northern portion of the western property line 250 feet in length, one of which is illustrated on the combination plat of the subject property prepared by Califf Surveying and Mapping, LLC., dated January 23, 2015, and recorded in Plat Cabinet B Page 1135, shall have an undisturbed buffer a minimum of thirty (30) feet in width without a fence or a minimum of fifteen (15) feet in width with the construction of a 6'-8' opaque fence. The proposed maintenance requirements shall comply with Section 4.07.00 of the (ULDC) Lowndes County Unified Land Development Code; and 2) No personal care homes (Family, Group, or Congregate). The applicant is seeking to have the second condition of No personal care homes (Family, Group, or Congregate) removed. The condition was imposed by the Lowndes County Board of Commissioners at their March 10, 2015 meeting, when a rezoning case from Medium Density Residential (R-21) to General Commercial (C-G) was presented for this property. This rezoning is being sought as a result of a potential buyer's interest in developing the property into an assisted living facility.

The subject property possesses road frontage on North Oak Street Extension which is a county maintained arterial road. Typical traffic flow capacity of an arterial road is in excess of 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. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as within a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The adjacent multi-family residential development largely to the north and northwest, 2) The adjacent non-residential development largely to the east and west, and 3) The adjacent commercial zoning to the east.

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
		Approval	Approval	
Other Comments with (Source)	Keep the Buffer condition in place – Planning and Zoning			

The GLPC heard this request at their August regular meeting and also recommended for its approval by a 6-0 vote. For reference, no one spoke either for or against the request at the GLPC public hearing.

Overall, Planning found this request consistent with the Comprehensive Plan and recommends approval of the request to remove the No personal care homes condition.

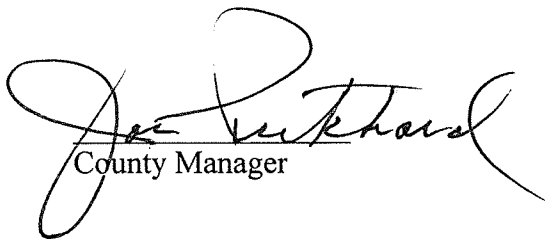
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approval

DIVISION: Planning

Contributing Staff: Molly Stevenson
Sharon Griffith
Trinni Amiot
VALOR



County Manager

Action by the Board: _____