

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-17 Adams Property Group 3833 Inner Perimeter Road
(0149A 036D) R-10 to C-G, City Water & Sewer, ~7.41 acres

Work Session/Regular Session

DATE OF MEETING: November 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-17 Adams Property Group 3833 Inner Perimeter Road (0149A 036D) R-10 to C-G, City Water & Sewer, ~7.41 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation in this case is for the applicant to develop a self-storage facility, and in order for the parcel to remain in conformity with the ULDC, a change in zoning would be necessary.

The subject property is within the Urban Service Area and part of the Neighborhood Activity Center Character Area, and possesses road frontage on Forrest Street Extension and Inner Perimeter Road, and will be accessed from Forrest Street Extension, an arterial road with proposed added travel lanes in years 2026-2029. Per Comprehensive Plan Guidance, C-G zoning is a recommended classification in a Neighborhood Activity Center Character Area, and is consistent with land use patterns of properties along the Inner Perimeter corridor.

The subject property requested a variance to section 4.03.21(F) of the ULDC as it pertains to the maximum lot size (5 acres) for a self-storage facility, that was heard by the Zoning Board of Appeals on November 3rd.

The property is proposed to be served by the City of Valdosta Utilities Department through an exterritorial extension of water and sewer services, subject to approval by the Board of Commissioners for the City to extend the services.

The TRC reviewed the application and has no technical objections.

The GLPC heard the request at their regular meeting and recommends approval by a unanimous vote of (9-0).

OPTIONS: Option 1 - Board's Pleasure

Option 2 - Approve with Conditions

Option 3 - Table

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Applicant requested to table the rezoning until the December 8th meeting.