

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-26 Ridgecrest at Rocky Ford Road, ~37 acres, M-2 to R-10, County Utilities

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-26 Ridgecrest at Rocky Ford Road, ~37 acres, M-2 to R-10, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a ~37-acre property from Heavy Manufacturing (M-2) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is for the development of a 114 lot residential subdivision, served by County Utilities. Access to and from the property is gained off Rocky Ford Road, a county-maintained major collector. In November of 2020, this property was rezoned from E-A to M-2, "for the construction of an industrial facility to service both current and potential future industrial interests in the area."

The subject property is within the Urban Service Area and depicted as an Industrial Activity Character Area, typically "used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics." Per Comprehensive Plan guidance, there are no recommended residential zonings in this character area.

Based on the proposed land use and the adjacent zoning districts, the ULDC Buffer Area Standards between R-10 and M-2 zoning would require a 40-foot buffer area along the north, east, and south property lines. The installation of a 6' to 8' opaque fence enables the buffer area to be decreased by 50% and the buffer landscaping requirement to be decreased by 25%.

The TRC had no technical objections to the proposed layout beyond the buffering standards, and while staff finds this request inconsistent with the Comprehensive Plan and existing land use pattern, the Planning Commission recommends denial of the request by a vote of (6-3-1).

- OPTIONS:
1. Approve
 2. Approve with conditions
 3. Table
 4. Deny

RECOMMENDED ACTION: Board's Pleasure
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: