

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-07 Project Viking, ~69 acres, Hunt Road, M-2 & CON to M-2 & CON, City Utilities

DATE OF MEETING: June 13, 2023

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-07 Project Viking, ~69 acres, Hunt Road, M-2 & CON to M-2 & CON, City Utilities

HISTORY, FACTS AND ISSUES: This case represents a request to rezone approximately 4.73 acres from its current CON (Conservation) zoning district to M-2 (Heavy Manufacturing) zoning based upon current field data that delineates the actual wetland boundaries.

The subject property is accessed off W Hunt Road, a local County Road created as part of the Perimeter West Industrial Park concept, sitting within the Urban Service Area and Industrial Activity Center character area, and proposed to be served by the City of Valdosta Utilities.

Per the applicant's letter, "the intent of the current zoning map is for the wetland area to be in the CON zoning designation. The zoning map was based off approximate NWI wetland maps. A wetland delineation has been performed by a professional geologist... [and we] request the CON zoning line to be moved to the delineated wetland line."

The TRC reviewed the accompanying exhibit and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use. The Planning Commission considered the request at their May meeting and recommends Approval (5-0)

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: