

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-01

DATE OF MEETING: February 14th 2017

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2017-01 Cone/Malone, 3222 Madison Hwy
E-A & CON to R-A, Well & Septic, ~3 acres

HISTORY, FACTS AND ISSUES:

The applicant is interested in rezoning the subject property from Estate Agricultural (E-A, 5 acres) and Conservation (CON) to Residential Agricultural (R-A, 2.5 acres) in order to bring it into conformity with zoning regulations (Minimum lot size). The subject property fronts Madison Hwy. Madison Hwy is a State-maintained Arterial Road. It is also bounded on the north, south, and west by the City of Valdosta. The properties to the north and west are part of the Valdosta Regional Airport (VLD). Due to its close proximity to the main runway it is within the most important layers of the VLD Overlay District¹. The Comprehensive Plan Character Area Map depicts the subject property within the Urban Service Area and as within both a Neighborhood Activity Center and Park/Recreation/Conservation Character Area. R-A zoning is not listed as a permitted zoning in either area. Staff has made efforts in this case to balance the request of the applicant (Conforming Zoning for the Residence) with the Comprehensive Plan (Non-Residential Growth) and the concerns expressed from the VLD Airport (Tree Height and Avigation Easement). Planning found this request inconsistent with the Character Area Map but overall consistent with the Goal's and Policies of the Comprehensive Plan and the TRC recommended the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Table until the April 11 th LCBOC Meeting	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions (Source)				

¹ The subject property is within the following sections of the VLD Overlay District: the runway protection zone, approach zone, surface zone, and noise protection zone (ULDC Sections Attached).


At their January regular meeting the GLPC briefly discussed this case and at the joint request of staff, the Airport Authority, and the applicant's recommended to table it until their March regular meeting by an 8-0 vote. No public hearing was held on the item by the GLPC.

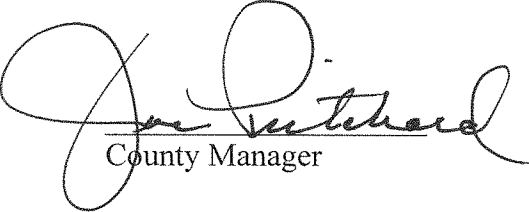
OPTIONS:

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

RECOMMENDED ACTION: TRC: Various (Please See Table Above)
GLPC: Table

DIVISION: Planning

County Planner: Jason Davenport 



County Manager

Action by the Board: _____