

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-02

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-2017-02 Calles, Alexandria St
R-10 and CON to E-A, Well and Septic, ~13 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~13 acre property from Conservation District (CON) and Suburban Density Residential (R-10) zoning to Estate Agricultural (E-A) zoning. The main motivation for the request is so that the owner has the ability to have livestock and develop the property residentially. The subject property possesses road frontage on Alexandria Street. Alexandria St is classified as a county local road¹. It is worth noting that there are differences in where the road frontage is shown for the subject property. The survey shows it to the south end and the tax parcel information shows it to the north end. Currently, staff believes that it possesses road frontage at both locations. Typical traffic flow capacity of a local road is between 750 and 1,500 AADT². Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Park/Recreation/Conservation Character Area and the Urban Service Area. Per Comprehensive Plan guidance E-A zoning is listed as a permitted zoning district within that Character Area. With this request the following factors should be considered: the presence of multiple water resources on the subject property (100 year Flood Plain, Drastic Groundwater Recharge Area, Wetlands, and two streams/drainage ways), the presence of the Valdosta Regional Airport (VLD) Overlay (Height Restrictions), and the balance of the comprehensive plan and the development plans of the property owner. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with Conditions	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	1. The property to the east of the wetland boundary remain zoned CON. (Planning) 2. The property to the west of the wetland boundary be rezoned to R-A. (Planning)			

¹ Road classifications are determined by the [Lowndes County Thoroughfare Plan](#).

² 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.

Recommended Conditions with (Source) Continued . . .	3. Potential condition regarding required setbacks for livestock (See Section 4.03.02(A)). (Planning)
Other Comments with (Source)	With the combination of R-A and CON zoning, this application is overall consistent with the Comprehensive Plan (Planning).

At their January regular meeting the GLPC discussed this case and on their own authority recommended to table it until their February regular meeting by an 8-0 vote. The motivation for the tabling seemed to center on the fact that an updated survey showing the recently available delineated wetlands was not available yet and overall general requests for further information (Wetlands allowances, Conservation Zoning Use Allowances, Conservation Covenant Allowances, etc.). No public hearing was held on the item by the GLPC during the meeting.

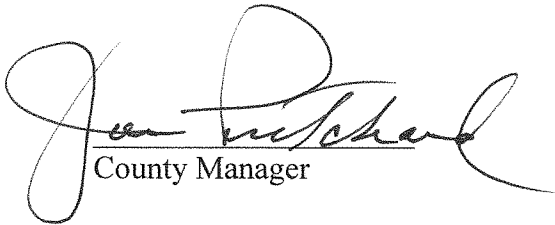
OPTIONS:

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

RECOMMENDED ACTION: TRC: Approval or Approval with Conditions
 GLPC: Table

DIVISION: Planning

County Planner: Jason Davenport


 County Manager

Action by the Board: _____