

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-03

DATE OF MEETING: March 14<sup>th</sup> 2017

BUDGET IMPACT:

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

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2017-03 Val North Dr, Stewart Circle  
PD Amendment, Water & Sewer, ~9 acres

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HISTORY, FACTS AND ISSUES:

This request primarily represents two proposed changes:

1. An update to a LCBOC approved Non-Residential Planned Development (PD) site plan and
2. The proposed removal of two previously approved conditions<sup>1</sup>.

The main motivations for the updates to the site plan and the removal of the conditions are to reflect development that has taken place in the area. Since 2011 this development has mainly consisted of the further commercial development of the Val North Business Park. In addition to the park's development, Stewart Circle is currently under construction and expected to be paved by the end of March. The subject property is within the Urban Service Area and depicted as a Community Activity Center on the Future Development Map. PD zoning is allowed in appropriate areas within Community Activity Centers. The uses of the surrounding properties are predominantly residential or commercial. The residential uses in the area include both manufactured and site built housing. Specifically, the overall development pattern includes independent residential properties, a Dollar General to the north, the commercially redeveloping Mineola manufactured home park to the north, and an established subdivision (Sweetwater) to the west. The proposed main access for the subject property is still slated to/from the main entrance of the business park off of N Valdosta Road. However, with future expansions and the current road paving project, access is also expected off of Stewart Circle. Stewart Circle is currently an unimproved/improved County maintained local road<sup>2</sup>. Typical traffic flow capacity of a local road is between 750 and 1,500 AADT<sup>3</sup>. It should also be noted that the subject property is within the Old US 41, North Corridor Road Overlay District.

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<sup>1</sup> For reference, a copy of the previously approved 2011 site plan is attached. Additionally, the two approved conditions from 2011 were as follows: (1) Reserve ten feet (10') right-of-way along Stewart Circle; and (2) Access to Stewart Circle shall be for "Emergency Vehicles" only with access granted through a siren activated gate.

<sup>2</sup> Road classifications are determined by the Lowndes County Thoroughfare Plan.

<sup>3</sup> 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.

Planning found this request overall consistent with the Comprehensive Plan and the TRC recommended the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	


At their February regular meeting the GLPC discussed this case and recommended for its approval by a 7-0 vote. During the public hearing portion of the request the applicant spoke for it and no one spoke against it. Most of the discussion and questioning with the GLPC focused on potential traffic impacts to the Stewart Circle area. As a result of those questions and discussions the applicant and County Engineer have agreed to further enforce existing GDOT semi-truck restrictions by posting signage on Stewart Circle restricting access to semi-trucks that have 10 or more wheels.

OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approval

DIVISION: Planning

Contributing Staff: Jason Davenport   
Trinni Amiot  
Sharon Griffith  
Molly Stevenson  
VALOR

  
 County Manager

Action by the Board: \_\_\_\_\_