

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2015-04 Stovall Property

DATE OF MEETING: March 10th 2015

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ()

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

Report ()

ACTION REQUESTED ON:

REZ-2015-04 Stovall Property, N Oak St Ext
R-21 to C-G, Well & Other, ~ 5.84 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Medium Density Residential (R-21) to General Commercial (C-G). The motivation for the zoning change appears to be currently aimed at marketing the property commercially rather than residentially. The subject property possesses road frontage on North Oak Street Extension. North Oak Street Extension is a County maintained arterial road. Typical traffic flow capacity of an arterial road is greater than 6,000 AADT. 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. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as within a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning district within a Neighborhood Activity Center Character Area. With this request the following factors should be considered: the adjacent multi-family residential development largely to the north and northwest, the adjacent non-residential development largely to the east and west, the adjacent commercial zoning to the east, and the future widening of this portion of North Oak Street Extension (Currently planned to be open to traffic between 2021-2025). Overall, Planning found this request consistent with the Comprehensive Plan and the TRC recommended for its approval with one condition. The GLPC heard this request at their February regular meeting and also recommended for its approval with one condition. The conditions recommended by the TRC and the GLPC are almost identical. For reference, no one spoke either for or against the request at the GLPC public hearing.

TRC Recommended Condition:

A portion of the northern property line of the subject property 292.35 feet in length and the northern portion of the western property line 250 feet in length, one of which is illustrated on the combination plat of the subject property prepared by Califf Surveying and Mapping, LLC., dated January 23rd 2015, and recorded in Plat Cabinet B Page 1135, shall have an undisturbed buffer a minimum of thirty (30) feet in width without a fence or a minimum of fifteen (15) feet in width with the construction of a 6-8' opaque fence. The proposed maintenance requirements shall comply with Section 4.07.00 of the Lowndes County Unified Land Development Code (the "ULDC").

GLPC Recommended Condition:

A portion of the northern property line of the subject property 292.35 feet in length and the northern portion of the western property line 250 feet in length, which is illustrated on the combination plat of the subject property prepared by Califf Surveying and Mapping, LLC., dated

January 23rd 2015, and recorded in Plat Cabinet B Page 1135, shall have an undisturbed buffer a minimum of thirty (30) feet in width without a fence or a minimum of fifteen (15) feet in width with the construction of a 6-8' opaque fence. The proposed maintenance requirements shall comply with Section 4.07.00 of the Lowndes County Unified Land Development Code (the "ULDC").

Although the TRC did not believe that the following below requirements should be recommended as conditions of approval with the rezoning, they should at least be noted: if City of Valdosta Water and Sewer is utilized please plan on allowing time for and obtaining an Extraterritorial Service Agreement and that this portion of North Oak Street Extension is currently expected to begin construction for widening within the next 10 years.

OPTIONS:

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

RECOMMENDED ACTION: Option #2 (The TRC and GLPC conditions are almost identical.)

DIVISION: Planning

County Planner: Jason Davenport


County Manager

Action by the Board: _____