

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-06

DATE OF MEETING: June 13th 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-2017-06 New Statenville Hwy
P-D to C-G, Well and Septic, ~1.6 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~1.6 acre property from Planned Development (P-D) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed retail business on the subject property (Dollar General). It should be noted that the applicants weighed requesting Crossroads Commercial (C-C) zoning in lieu of C-G zoning. C-C zoning is more consistent with the Comprehensive Plan Character Area Map. However, the allowable uses in C-G zoning are more compatible with the nearby residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on New Statenville Hwy and Boring Pond Rd. New Statenville Hwy is classified as a major collector¹. Typical traffic flow capacity of a major collector is between 3,000 and 6,000 AADT². Boring Pond Rd is classified as a minor collector¹. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Rural Residential Character Area and is in the Rural Service Area. Per Comprehensive Plan guidance C-G zoning is not listed as a permitted zoning within a Rural Residential Character Area. The following additional factors should also be considered in this case: the nearby existing residences, C-C vs. C-G zoning, the movement of the existing residence on the subject property, the small adjacent decrease in the subject property to the north, and the previous P-D zoning approvals. The TRC reviewed this application and recommended/noted the following:

Staff Division	Planning	Zoning	Engineering	Utilities
Staff with Recommendation	Approval with Conditions	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Staff Recommended Conditions with (Source)	Condition #1 All exterior lighting shall be directed and/or shielded to avoid illumination of adjacent properties, as measured at the property line. Adjacent properties shall include those across the street from the subject property. (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.

Staff Recommended Conditions with (Source) continued . . .	Condition #2 The western boundary and the northern boundary of the subject property will be required to be buffered consistent with commercial land use standards as defined in ULDC Section 4.07.06. (Planning)
Other Comments with (Source)	Planning found this request overall consistent with the Goals and Policies of the Comprehensive Plan but inconsistent with the Character Area Map.

At the May regular GLPC meeting the Planning Commissioners ultimately recommended for approval of the request with 3 conditions by a 5-0-1 vote. Planning Commissioner Sandlin abstained from the vote. The GLPC recommendation of approval with conditions motion dealt with: understanding concerns about change, staff's recommendations (Planning, Zoning, Engineering, Utilities, etc.), and the land use considerations of the case. During the public hearing portion of the request the applicant's agent spoke for it and two adjacent property owners spoke against it. The applicant's agent referenced considerations of C-C vs. C-G zoning, the plans for the existing residence on the subject property, communications concerning the proposed driveway location on Boring Pond vs. New Statenville Hwy, and the potential hours of operation. The concerns of the opposition included the change in use from residential to commercial, the potential traffic, the potential driveway location, the potential driveway alignment with Boring Pond Rd Extension (Private Unimproved Rd), the impact of vehicular headlights on adjacent properties and residential uses, and the impact of the overall lighting of the site on adjacent properties and residential uses. For additional reference, outside of the public hearing and as of the date of this report (06/05/17) we have received 4 phone calls in favor of the case and 9 phone calls in opposition to the case.

GLPC Condition #1 All lighting be directed or shielded to avoid adjacent property owners.

GLPC Condition #2 A buffer of 30' or 15' with an opaque fence.

GLPC Condition #3 If possible eliminate lights during non-operating hours.

OPTIONS:

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

RECOMMENDED ACTION: Approval or Approval with Conditions

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____