

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-07

DATE OF MEETING: April 14<sup>th</sup> 2015

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-2015-07 Vallotton Farms, Inc., Bemiss Rd  
R-21 and CON to E-A, ~572 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Medium Density Residential (R-21) zoning and Conservation (CON) zoning to Estate Agricultural (E-A) zoning. The motivation for the zoning change appears to be so that the subject property can obtain agricultural zoning instead of a residential zoning. For reference, a comparison chart comparing the dominant zonings within this case is attached. The subject property possesses road frontage on Bemiss Rd. Bemiss Rd is a State maintained arterial road. Typical traffic flow capacity of an arterial road is greater than 6,000 AADT<sup>1</sup>. The future plans for Lowndes County in this area list it as within the Urban Service Area and largely as a Community Activity Center. A small portion to the north of the subject property is shown as a Park/Recreation/Conservation character area. Community Activity Centers are dominantly focused on a mixture of dense residential and commercial development. Commercial Activity Centers do not list E-A, R-A, or CON zoning as permitted zonings. Park/Recreation/Conservation character areas do list CON zoning as a permitted zoning. With this request the following factors should be considered:

- a. The potential mixture of different agricultural land uses with nearby existing residences or future residences
- b. During the 2006 adoption of the ULDC this property was rezoned to R-21 because it was expected that it would one day be developed with a fairly dense master planned community
- c. During the 2006 update of the Comprehensive Plan this property was depicted as a Community Activity Center because it was expected that this property would one day be developed with a fairly dense master planned community
- d. The historic agricultural operation of the subject property

Overall, Planning found this request inconsistent with the Comprehensive Plan. After debate at the TRC level, the TRC recommended for its approval 4-3. Planning, Zoning, and Utilities voted against the recommendation. The opposition to the recommendation of approval focused on approval of the request with Residential Agricultural (R-A) zoning and Conservation (CON) zoning rather than E-A zoning. The GLPC heard this request at their March regular meeting and also recommended for its approval by an 8-0 vote. The applicant's agent and one citizen spoke for the request and no one spoke against it.

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<sup>1</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.

Although the following below requirements are not recommended as conditions of approval with the rezoning, they should at least be noted: Future development may be required to connect to the Lowndes County sewer system based on its proximity to the subject property; If access is requested all current GDOT requirements must be met; the subject property is within the Bemiss Road Corridor Overlay, wetlands are likely present on portions of the subject property, and a portion of the subject property is within the 100 year flood plain.

OPTIONS:

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

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport



County Manager

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