

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-11

DATE OF MEETING: November 14th 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-2017-11 Arrow Engineering Office
R-A and E-A to O-I, Well and Septic, ~2.5 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~2.5 acre proposed parcel from R-A (Residential Agriculture), and E-A (Estate Agriculture) to O-I (Office Institutional) zoning. The main motivation for the request is for the development of a professional office (Arrow Engineering). For reference, a comparison chart of the O-I, Crossroads Commercial (C-C), and General Commercial (C-G) zoning districts and most of their allowable uses has been attached. The subject properties possess road frontage on Howell Rd and Dasher-Johnson Rd. Howell Road is classified as a County maintained major collector. Dasher-Johnson Road is classified as a County maintained minor collector road. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Rural Residential Character Area and is also within the Urban Service Area. Per Comprehensive Plan guidance O-I zoning is not listed as a permitted zoning within a Rural Residential Character Area. The following factors should be considered in this case: the applicant's plans to build and live in a residence on the adjacent property (walkable distance - ~1,500'), whether or not this type of mixed use should be encouraged or discouraged, whether or not this development will be compatible with the surrounding area, the motivation for pursuing O-I vs. C-C zoning (Other Allowable Use Concerns), that C-C zoning is listed as a permitted zoning in the Rural Residential Character Area (Where Appropriate), the character of the area (Rural/Forestry Atmosphere), the adjacent railroad track, the current zoning pattern, the discouragement of franchise or corporate architecture, the existing development pattern, the potential investment in the subject property, its location at/near the intersection of two paved collector roads, the location on the outer edge of the urban service area i.e. maintaining the rural character of areas lying outside the urban service area boundary (Rural Service Area), the proposed lot size (2.5 acres vs. 1 acre)¹, the potential for the 2.5 acre lot to be subdivided and developed as two lots, the limitations of operating the proposed business as a home occupation (Location in separate building, number of employees, etc.), the beneficial economic development aspects of this case (the support of small business and entrepreneurial start-ups, creation and support of additional jobs, etc.), and the potential precedent set with this decision.

¹ It should be noted that there was discussion with the Engineering Division about considering this request with 1 acre instead of 2.5 acres of O-I zoning.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Denial	Denial	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Other Comments with (Source)	Overall Planning found this request inconsistent with the Comprehensive Plan.			

At the October regular GLPC meeting two spoke in favor of the case (Applicants) and two spoke against it (One area resident and one concerned citizen). After a healthy amount of debate, discussion, and questioning of staff and the applicants the GLPC recommended for denial of the request by a 5-2-1 vote. Planning Commissioners Gladwin and McClendon voted against the motion and Planning Commissioner Rountree abstained.

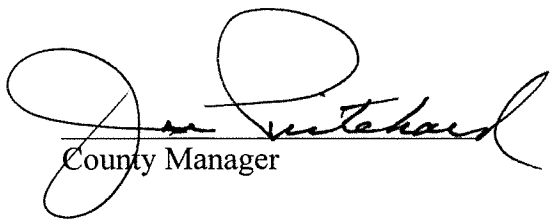
OPTIONS:

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

RECOMMENDED ACTION: GLPC: Denial
 TRC: Various (Please See Table Above)

DIVISION: Planning

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


 County Manager

Action by the Board: _____