

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-12

DATE OF MEETING: December 12th 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-2017-12 West Ridge Business Park
C-G to C-H, Water and Sewer, 1.2 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 1.2 acre property from General Commercial (C-G) zoning to Highway Commercial (C-H) zoning. The main motivation for the request is for speculative commercial marketing/development purposes. 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 Cameron Lane. Cameron Lane is classified as a minor collector¹. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within a Community Activity Center Character Area and the Urban Service Area. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning within a Community Activity Center Character Area. Other factors worth considering for this zoning case are as follows: 1. The subject property is within the US Hwy 84 West Corridor Road Overlay, 2. The allowable uses in C-H vs. C-G zoning, 3. The nearby residences and residential zoning to the east, 4. The current improvements on Cameron Lane and their relationship to the development of the US 84/I-75 Industrial Park to the north², and 5. The existing zoning pattern³.

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 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.

² The rezoning for the US 84/I-75 Industrial Park was approved in 2010 (REZ-2010-15). The section north of the subject property was zoned PD under a master plan with 15 conditions involving access, transportation improvements, berms, buffers, setbacks, water and sewer, use restrictions, building height, noise, lighting, vibration, and electromagnetic interference. Cameron Lane and its improvements since ~2012 is slated to be one of the entrances into the park.

³ Staff believes that when this section of C-G or at that time C-C zoning was put in place in 1999 (LO-99-20) that a lighter commercial zoning was primarily put in place for two reasons. First, the applicant's at that time did not have a specific commercial use in mind and were rezoning for speculative marketing purposes. Second, in lieu of C-H zoning the lighter commercial zoning helped provide a transitional commercial zoning buffer against the residential zoning and existing residences to the east. With consideration of the above factors the adjacent property to the south was rezoned from C-G to C-H earlier this year (REZ-2017-08).

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 2 Conditions	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	
Recommended Conditions with (Source)	<p>Condition #1. Loudspeakers or paging systems located on the property shall be designed, installed, and used such that they are not heard at any abutting property line of a property currently zoned R-10. (Planning)</p> <p>Condition #2. Lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties currently zoned R-10. (Planning)</p>			
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.			

At the November regular GLPC meeting the applicant’s agent spoke in favor of the case and no one spoke against it. After discussion, the GLPC recommended for approval with the two conditions by a 6-0 vote. Additionally, it should be noted that supplemental standards, dumpster standards, buffering requirements, and other applicable regulations apply beyond any proposed conditions.

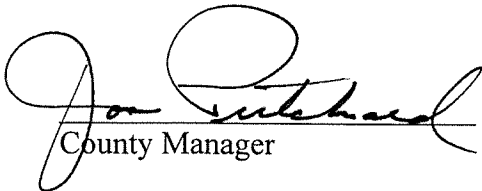
OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #2 Approval with 2 Conditions
 TRC: Various

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Sharon Griffith
VALOR



County Manager

Action by the Board: _____

Action and Motion by the Board: _____