

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-13

DATE OF MEETING: December 12th 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-2017-13 Quattlebaum-Meadors, N Valdosta RD
R-21 to C-H, Well and Septic, 3.46 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Medium Density Residential zoning (R-21) zoning to Highway Commercial (C-H) zoning. The general motivation in this case is to obtain a single commercial zoning on the subject property for speculative commercial marketing. For reference, a chart showing most of the allowable uses in C-H zoning is attached. Access to and from the subject property is proposed to be off of N Valdosta Rd. This section of N Valdosta Rd is a State maintained arterial road¹. Concerning the 2030 Comprehensive Plan Character Area Map the subject property is within the Urban Service Area and depicted as a Community Activity Center Character Area. Per Comprehensive Plan guidance C-H zoning is listed as a permitted zoning within a Community Activity Center Character Area. Aspects of this case worthy of consideration include the following: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The residential zoning to the east, and 4. The adjacent C-H zoning². The TRC reviewed this application and recommended/noted the following:

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

At the November regular GLPC meeting one of the applicant's agent spoke in favor of the case and no one spoke against it. After discussion, the GLPC recommended for approval of the request by a 6-0 vote.

¹ Typical traffic flow capacity of an arterial road is greater than 6,000 AADT. Per the GDOT 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.
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

² The adjacent rear portion of C-H zoning was approved in 2004 with a condition related to prohibiting billboards on the subject property (LO-2004-58).

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #1 Approval
TRC: Option #1 Approval

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Sharon Griffith
VALOR



County Manager

Action by the Board: _____