

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-15

DATE OF MEETING: December 12th 2017

BUDGET IMPACT:

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

ACTION REQUESTED ON:

REZ-2017-15 The Flythe Co., 3885 Old US Hwy 41 N
E-A to C-G, Well and Septic, .41 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Estate-Agricultural zoning (E-A) to General Commercial (C-G) zoning. The general motivation in this case is for the conversion of the existing residential structure into a professional office. For reference, a chart showing most of the allowable uses in Crossroads Commercial (C-C) and C-G zoning is attached. While the main access is proposed to and from Old US Hwy 41 N there is also an existing driveway on Stewart Circle. This section of Old US 41 N is a County maintained arterial road¹ and is planned on being widened². Stewart Circle is a County maintained local road³ and has been recently improved/paved. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within that Character Area. Aspects of this case worthy of consideration include the following: 1. Accessible County Utilities, 2. The allowable uses in C-G zoning, 3. The nearby residences and residential zoning to the north/east/west, 4. The compatibility of C-G zoning with the surrounding residential zoning, 5. The very small remnant parcel southeast of Stewart Circle, 6. The presence of the subject property within a Corridor Road Overlay, and 7. The ~10 year history and presence of commercial zoning along this section of Old US 41 N⁴. 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	Approval	
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

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 Current expectations for the improvements of Old US 41 N in this section involve a 5 lane turning lane widening concept. While the designs are still in draft form they are ~90% complete.

³ Typical traffic flow capacity of county road local is 750 to 1, 500 AADT.

⁴ REZ-2016-18 Mineola Self Storage (Developing – Mini Storage and Speculative Commercial), REZ-2013-15 Teramore (Developed - Dollar General), REZ-2009-02 (White – 3992 Old US 41 – Undeveloped – Speculative Commercial).

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

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: _____