

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-20

DATE OF MEETING: December 8th 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-2015-20 City of Valdosta WWTP, Wetherington Ln
M-2 with Conditions to M-2 without Conditions

HISTORY, FACTS AND ISSUES:

The main reason for this request is the current conditional requirement of a bermed buffer along the northern boundary of the subject property. Right now if the previously approved conditions (Attached toward the end of the packet), approved site plan (Attached . . .), and the ULDC are combined it looks like what is currently required to be constructed is a ~1000' long 80' wide landscaped buffer along the length of the northern boundary. In addition to the planting requirements, within the western portion of the buffer area there should be a 10' tall landscaped berm (Conditions 5, 6, and 7 and ULDC Section 4.03.20). For reference, since the buffer is dominantly wooded, existing trees and shrubs are eligible to be counted toward buffer requirements. In addition to the primary motivation to reduce the buffer related requirements, staff has also been working with the applicant's representative to remove other conditions approved with the rezoning in 2010. The ultimate recommendation of the TRC was for approval with the below 7 conditions (The numbering from the originally approved conditions from 2010 has been maintained for reference). At the November meeting of the GLPC they considered the request and also recommended for its approval with the below 7 conditions. During the public hearing portion of the request one of the applicant's agents spoke for it and no one spoke against it.

TRC and GLPC Recommended Conditions:

Condition #3. The streams within the northwest portion of the property zoned M-2 illustrated on the Conceptual Planned Development Map prepared by Kimley-Horn and Associates, Inc. dated 11/23/10 bearing project no. 14224100 herein incorporated (the "Site Plan") shall be buffered by a 100' wide natural vegetative buffer on the north and west sides of such streams as illustrated on the Site Plan measured from the centerline of the existing streams.

Condition #7. A minimum 90' setback (inclusive of all buffers) shall be established between all property currently zoned R-1 or R-10 and all of the following types of development on the property: buildings, outdoor storage of materials, outdoor storage of equipment, parking, loading areas, driveways associated with regular operations, tanks, and all sanitation facilities (temporary and permanent). Driveways used for emergency response or building maintenance shall be permitted within this setback.

- Condition #8. If the County Engineer determines that the development of the property necessitates any improvements to Wetherington Lane or Joseph Road, the owner of the property shall be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs of or required for such improvements to the extent necessitated by the development of the property.
- Condition #10. The following uses are not allowed on the subject property: Transitional Care Facilities, Correctional Facilities, and Landfills (Sanitary or Inert), all within the meaning of the ULDC.
- Condition #13. 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-1 or R-10.
- Condition #14. Lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties currently zoned R-1 or R-10.
- Condition #15. Electromagnetic interference generated by uses of the property shall not be discernable on adjacent properties currently zoned R-1 or R-10.


Additionally, please note that supplemental standards, dumpster standards, other minimum buffering requirements, minimum setbacks, landscaping, and other applicable regulations apply beyond any proposed conditions. Pending the results of the variance that is being pursued, please plan on current and future connections to both County water and County sewer services.

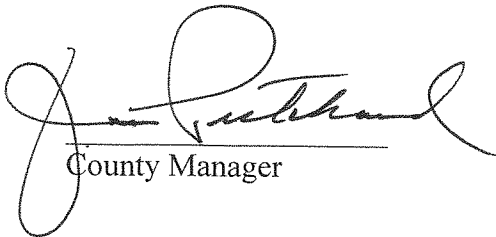
OPTIONS:

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

RECOMMENDED ACTION: Option #2 Approve with Conditions

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____