

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-03

DATE OF MEETING: February 9th 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON: REZ-2016-03 Southern Exteriors of Valdosta, Inc., US Hwy 41 S
R-10 to E-A, Well and Septic, ~22 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~22 acre property from Suburban Density Residential (R-10) to Estate Agricultural (E-A) zoning. The main motivation behind the request is to allow for the development and operation of a landscape contractor/nursery business. It should be noted that the existing R-10 zoning was approved in 2006 with 6 conditions geared toward residential development¹. The subject property possesses road frontage on US Hwy 41 S. This section of US Hwy 41 S is a state maintained arterial² road. Typical traffic flow capacity of an arterial road is greater than 6,000 AADT³. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and a Suburban Area Character Area. Per Comprehensive Plan guidance E-A zoning is not listed as a permitted zoning district within a Suburban Area Character Area. With this request the following factors should be considered: (1) the adjacent residential zoning and residences to the south, (2) the fact that in addition to owning the subject property the developer owns several adjacent properties to the north and west, (3) if developed according to E-A zoning at the least a landscaped buffer will be required between the subject property and the adjacent residential/agricultural zoned properties, and (4) that if developed according to R-A zoning then supplemental standards would also apply (Please See Attached Cut of ULDC Section 4.03.03). At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval with 3 conditions by an 8-0 vote. The applicant/property owner spoke for the request and one adjacent property owner spoke against the request. Questioning and discussion on the case, to include the applicant's comments, focused on the differences between E-A and R-A zoning and the supplemental standards associated with the proposed landscape contractor/nursery business use (Specifically the interpretation and enforcement of the sales restriction). The adjacent property owner who spoke against it mentioned concerns associated with the proposed use's affect on the water quality, wetlands, and drainage.

¹ REZ-2006-75 was approved with six conditions. 1. Subdivision Roads shall be built to Lowndes County standards. 2. Georgia D.O.T. approval and permitting will be required for any proposed entrances onto U.S. Highway 41 South. 3. All lots shall front interior roads. 4. Development will require 2 points of ingress and egress. 5. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than 25 lots. 6. Developer will be required to pave from the proposed development to the existing pavement found on Sunset Drive.

² The road classification of arterial is determined by the Lowndes County Thoroughfare Plan.

³ 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.

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 1 Condition	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	1. The subject property be rezoned to Residential Agricultural (R-A) zoning instead of Estate Agricultural (E-A). (Planning)			
Other Comments with (Source)	With the approval of R-A instead of E-A zoning this application is inconsistent with the Future Development Map but overall consistent with the goals and policies of the Comprehensive Plan (Planning).			

GLPC Recommended Condition #1 There shall be no animal hospitals or veterinary clinics allowed.

GLPC Recommended Condition #2 There shall be no radio, tv, or telecommunications towers allowed.

GLPC Recommended Condition #3 There shall be no RV Parks or campgrounds allowed.

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #2 Approve with Conditions
TRC: Various (Please See Table Above)

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____