

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-06

DATE OF MEETING: March 8th 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-2016-06 Lowndes County CAC, Skipper Bridge Rd
R-A to OI, Well and County Sewer, ~1 acre

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~1 acre property from Residential Agricultural (R-A) zoning to Office Institutional (OI) zoning. The main motivation behind the request is to allow for the relocation of the Lowndes County Children's Advocacy Center (CAC)¹. For reference, in 2015 the CAC in partnership with the LCBOC was awarded a \$500,000 Community Development Block Grant (CDBG) related to the subject property. Ultimately, the CAC's current plans are to relocate from their existing main office in the VSU area to a newly constructed facility on the subject property. In order to finalize plans for the development and construction of the new facility a rezoning is needed to allow for the proposed use. The subject property possesses road frontage on Skipper Bridge Rd and Stafford Wright Rd. This section of Skipper Bridge Rd is classified as a county maintained major collector². Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT³. Stafford Wright Rd is currently classified as a county maintained unimproved local road. Typical traffic flow capacity of a local road is between 750 to 1,500 AADT. It should be noted that plans are currently underway to pave Stafford Wright Rd within the next 12-18 months. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and a Suburban Area Character Area. Per Comprehensive Plan guidance OI zoning is listed as a permitted zoning district within a Suburban Area Character Area. With this request the following factors should be considered: 1) The precedent set for other properties in the surrounding area with the approval of OI zoning, 2) The potential for commercial/institutional development to the south, 3) The location of the subject property at an intersection and 4) The potential effects on the residence to the north (~250' away from the proposed northern property line).

¹ <http://caclowndes.org/>

² Road classifications are 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	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None.			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

At their February regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. A representative of the applicant spoke for the request and no one spoke against it.

OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____