

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-12

DATE OF MEETING: July 26th 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-2016-13 Ed and Evelyn Lund, 4701 Knights Ferry Rd
PD-R Amendment, Community Well and Septic, ~15 acres

HISTORY, FACTS AND ISSUES:

This request represents an update to a LCBOC approved Rural Planned Development (PD-R) site plan. The site plan for Highgrove Farms was originally approved with conditions in 2014 (Site Plan and LCBOC Conditions Attached). Since that time increases in the total building sqft triggered a site plan update¹. The letter of intent highlights that the main reasons for these changes were the additions of handicapped bathrooms and a covered dance floor. The current main uses for the property are an event facility, a pecan farm, and an equestrian training facility. The marketed name for the event facility is Highgrove Farms. Details of its facilities operations can be found at <http://www.highgrovefarm-ga.com/>. The subject property possesses road frontage on Knights Ferry Rd and Mt. Zion Rd. Knights Ferry Rd is a County maintained paved major collector road². Mt. Zion Rd is a County maintained unimproved local road³. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as a Rural Residential Character Area. Per Comprehensive Plan guidance PD-R zoning is not listed as a permitted zoning within a Rural Residential Character Area⁴. Overall, planning found this request inconsistent with the Future Development Map but overall consistent with the Goals and Policies of the Comprehensive Plan. The TRC is expected to review this case at their July 19th regular meeting.

¹ When comparing the current site plan and the March 2014 LCBOC approved site plan (Attached): The Gazebo or proposed solarium has increased 814 sf., The Pond House has increased 400 sf., The Stable/Horse Barn has increased 73 sf., The Brides Cottage has increased 40 sf., and The Chapel/Barn has increased 28 sf.

² Typical traffic flow capacity of a major collector road is between 3,000 to 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>

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

⁴ Upon investigation Planning staff believes that the fact that PD-R zoning is not listed as a permitted zoning in a Rural Residential Character Area in the 2030 Comprehensive Plan is an error. Staff primarily believes this due to the fact that PD-R zoning is listed as permitted within an Agricultural Area and a Suburban Area. Rural Residential Areas typically buffer or transition between Agricultural and Suburban Areas. Planning Staff does not believe that allowing PD-R in the commonly surrounding Agricultural and Suburban areas and not allowing it in the commonly transitional Rural Residential area is correct. This error is multiplied when coupled with the fact that the ULDC PD-R minimum standards require consistency with the Future Development Map (4.06.02(B)). Planning staff chose not to enforce this requirement or require a variance to be pursued due to the error finding regarding the Comprehensive Plan. This error is expected to be addressed in the current Comprehensive Plan Update.

OPTIONS:

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

RECOMMENDED ACTION:

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____