

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-18

DATE OF MEETING: October 11th 2016

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-2016-18 Mineola Self Storage, Old US 41 N
PD to C-G, County Water and Sewer, 9.21 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Planned Development (PD) zoning to General Commercial (C-G) zoning. The general motivation in this case is to develop a new mini-storage facility and two speculative commercial lots on the subject property. For reference, a chart showing most of the allowable uses in C-G zoning is attached. Access to and from the subject property is proposed to be off of Old US 41 N. This section of Old US 41 N is a County maintained arterial road¹. It should also be noted that Stewart Circle to the west is currently being paved and that this section of Old US 41 N is planned on being widened². Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area. Aspects of this case worthy of consideration include the following: 1. The subject property is within the Old US 41, North Corridor Road Overlay District (COR), 2. It is currently pursuing variances to the required maximum 5 acre mini-storage site area, the Lowndes County COR 250' minimum lot width requirement, and the buffer requirements, 3. The proposed investment in and redevelopment of the subject property, 4. The previous approval of the last section of this property's redevelopment for a Dollar General³ and 5. The future interconnections associated with the existing and future developments. Overall, Planning found this request consistent with the Comprehensive Plan and the TRC recommended for its approval. The GLPC reviewed this request at their September regular meeting and also recommended for its approval by an 8-0 vote. One of the developers spoke for the request and no one spoke against it. Questions and discussion from the GLPC included the proposed layout, access to Stewart circle, buffering, fencing, interconnections to the Fire Station and the Dollar General, the mini-storage market, a recent new mini-storage facility proposed in the City of Valdosta along the southern section of N. Valdosta road, the comprehensive plan character areas for the surrounding area, and the potential future traffic improvements along this section of Old US 41 N.

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 involve a 3-5 lane widening concept that stretches from N. Valdosta Rd to Dasher Grove Rd. Conceptual designs are expected to be available by the end of the year.

³ REZ-2013-15 was a request to change the zoning from PD to C-G for the development of a Dollar General. It was ultimately approved by the LCBOC and recommended for approval by both staff and the GLPC.

While the below notes were not to a level that staff believed a condition of approval was necessary it should be noted that: 1. An interconnection with the existing Dollar General ingress/egress will be expected and 2. Sprinkler systems will be required to be installed on all mini-storage buildings over 2,500 sqft.

OPTIONS:

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

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____