

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-04

DATE OF MEETING: March 12th 2019

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-2019-04 SEFL, Valdosta, 2120 West Hill Ave.
C-H/R-1 to M-2, Water/Sewer, ~18.96 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of approximately 18.96 acres, contained on 2 parcels from C-H (Highway Commercial) and R-1 (Low Density Residential) to M-2 (Heavy Manufacturing). The current zoning and approximate acreage is as follows: Residential (R-1 ~1 acre), Highway Commercial (C-H - ~17.96 acres). The motivation for this request is to accommodate the expansion of a well-established truck terminal for freight. Access to and from the subject properties is off of West Hill Avenue (GA Hwy 84 W.), a Principal arterial road. This section of West Hill Avenue (US Hwy 84 W.) is a State maintained arterial road¹. Concerning future plans, the subject property is within the Urban Service Area and depicted as a Community Activity Center on the Character Area Map. M-2 zoning is not listed as a permitted zoning within a Community Activity Center.

In addition to the above information the following factors should also be considered: 1) The applicant has operated at this location for approximately thirty (30) years with no formal complaints registered with Lowndes County, 2) the existing M-2 zoning nearby, 3) the proximity to I-75, 4) the economic development factors associated with the request (Investment in community and economy, expectation of additional jobs, etc.), 5) applicant is an existing water and sewer services customer, 6) the noise associated with the expected operation of the facility, 7) the increase in truck and vehicular traffic, and 8) the other potential operations capable of utilizing the M-2 zoning classification.

The TRC considered this request. Zoning found this request inconsistent with the Comprehensive Plan. There were no other objectionable comments.

Staff found the request overall consistent with the Goals and Policies of the Comprehensive Plan, however, inconsistent with the Character Area Map and offers the following condition: The use of the property shall be limited to the principal use of a terminal for freight by truck and accessory uses incidental and subordinate to such a facility.

The GLPC heard this request at their February regular meeting and recommended for its approval with the condition offered by Staff by a 7-0 vote. For reference, the applicant's agent was present to answer any questions and no one spoke against the request at the public hearing.

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>

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #2 – Approve with Condition

DIVISION: Planning

Staff: Molly Stevenson
Trinni Amiot
Sharon Griffith



County Manager

Action of the Board: _____