

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-11 Stewart, 4151 Stewart Circle R-1 to
C-H, County Water and Sewer, ~12.911 acres

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-11 Stewart, 4151 Stewart Circle
R-1 to C-H, County Water and Sewer, ~12.911 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Highway Commercial (C-H) zoning. The general motivation in this case is two-fold: 1 - to develop a new metal panel and supplies company, utilizing the currently active Norfolk Southern railroad spur, and 2 - to develop additional speculative commercial businesses on the subject property, fashioned similarly to those of the Val North Business Park, adjacent to the south. For reference, a chart showing most of the allowable uses in C-H zoning is attached. Access to and from the subject property is off Stewart Circle, as well as by rail. Stewart Circle is a County-maintained minor collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance, C-H zoning is not listed as a permitted zoning within a Neighborhood Activity Center Character Area. It should be noted that the applicant did consider requesting P-D (Non-residential Planned Development) zoning instead of C-H, which is listed as a permissible zoning within a Neighborhood Activity Center Character Area. However, time constraints for the potential tenant for Phase 1 of the proposed project precluded that request.

Aspects of this request worthy of consideration include the following: 1. The recent trend of commercial zoning of Stewart Circle properties, 2. The Community Activity Center Character Area adjacent to the south in which C-H zoning is listed as a permitted zoning, 3. The proposed use of the currently active Norfolk Southern railroad spur, 4. The allowable uses in C-H zoning, 5. The residential zoning to the west, beyond the Norfolk Southern rail line, 6. The P-D zoning and similar commercial development adjacent to the south, and 7. The desire for future development to focus on redevelopment opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

Overall, while staff finds this request inconsistent with the Future Development Map of the Comprehensive Plan, it finds the request consistent with the Community Goals of the Comprehensive Plan, particularly that of Goal #5 - Land Use. Additionally, the TRC considered the request and had no objectionable comments.

At the June regular GLPC meeting, one of the applicant's agents was present to answer any questions, and one citizen rose to question the nature of the proposed business and the potential noise associated with it. After discussion, the GLPC recommended approval of the request by a 9-0 vote.

- OPTIONS: 1. Approve
2. Approve with Conditions
3. Table
4. Deny

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: