

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-07 The Scruggs Company, 4621 Old US 41 N. R-1 to
M-1, Well and Septic, 5.9 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-07 The Scruggs Company, 4621 Old US 41 N.
R-1 to M-1, Well and Septic, 5.9 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on portions of the subject properties from Low Density Residential (R-1) to Light Manufacturing (M-1). The general motivation in this case is primarily to include the previously conveyed easement portion of map & parcel 0053 106 (north and west of Tract 2) that created a split-zoned parcel, and to prepare the requested portion of map & parcel 0053 108 for a possible combination with adjacent property of map & parcel 0053 106 in the future. The subject property possesses road frontage on Old US 41 N., which is a State maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Suburban Character Area and Urban Service Area. Per Comprehensive Plan guidance, M-1 zoning is not listed as a permitted zoning within a Suburban Character Area nor an Urban Service Area.

With this request the following factors are apparent: 1) the M-1 zoning of the majority of the northernmost parcel included in the request, 2) the existing business operating on the properties in this request, 3) the existing Georgia Southern & Florida Railroad buffer to the west, and 4) the depiction of the Future Development Map.

Overall, while staff finds this request inconsistent with the Comprehensive Plan Future Development Map, staff believes the continued operation of The Scruggs Company at this location and its impact on future growth in the area satisfy Goal 5 of the 2016 Comprehensive Plan, to “protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.”

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>