

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-1, Well & Septic
~10 acres

DATE OF MEETING: February 14, 2023

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-1, Well & Septic
~10 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 10 acres from R-1 (Low Density Residential) zoning to R-A (Residential Agricultural) zoning, in order for the property to be utilized for agricultural purposes, including the raising of livestock.

Historically, this parcel was zoned A-U (Agricultural Use) prior to the ULDC adoption in 2006. The property abuts R-1 zoning to the north and east, and M-3 (High Intensity Industrial) to the south and west. It should be noted that the Valdosta Southern Railroad abuts the property along its western boundary. The subject property is in the Urban Service Area and a Suburban Character Area, with access to and from the property off Madison Highway, a state maintained minor arterial road. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended zoning within that character area.

For reference, M-3 zoning provides for industrial uses that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development. To help with the dynamics associated with the M-3 zoning and the nearby paper mill complex, staff has made efforts to reach out to their representatives about this case.

The TRC considered the request and had no objectionable comments. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area, and believes that rezoning from a residential to an agricultural district provides added protection to the M-3 district from potential incompatible future development. The Planning Commission heard the request at their January meeting, and recommended Approval (5-0).

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

RECOMMENDED ACTION: Approve