

The main reason for this request is the current conditional requirement of a bermed buffer along the norther boundary of the subject property. Right now if the previously approved conditions (Attached toward the end of the packet), approved site plan (Attached . . .), and ULDC are combined it looks like what is currently required to be constructed is a ~1000' long 80' wide landscaped buffer. Within a portion of the buffer area there should be a 10' tall landscaped berm (Conditions 5, 6, and 7 and ULDC Section 4.03.20). For reference, since the buffer is dominantly wooded, existing trees and shrubs are eligible to be counted toward buffer requirements. In addition to the primary motivation to reduce the buffer related requirements staff is also proposing to remove other conditions and is currently considering recommending to move forward with the following conditions:

Current Staff Recommended Conditions:

- Condition #3. The streams within the northwest portion of the property zoned M-2 illustrated on the Conceptual Planned Development Map prepared by Kimley-Horn and Associates, Inc. dated 11/23/10 bearing project no. 14224100 herein incorporated (the "Site Plan") shall be buffered by a 100' wide natural vegetative buffer on the north and west sides of such streams as illustrated on the Site Plan measured from the centerline of the existing streams.
- Condition #7. A minimum 90' setback (inclusive of all buffers) shall be established between all property currently zoned R-1 or R-10 and all of the following types of development on the property: buildings, outdoor storage of materials, outdoor storage of equipment, parking, loading areas, driveways associated with regular operations, tanks, and all sanitation facilities (temporary and permanent). Driveways used for emergency response or building maintenance shall be permitted within this setback.
- Condition #8. If the County Engineer determines that the development of the property necessitates any improvements to Wetherington Lane or Joseph Road, the owner of the property shall be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs of or required for such improvements to the extent necessitated by the development of the property.
- Condition #10. The following uses are not allowed on the subject property: Transitional Care Facilities, Correctional Facilities, and Landfills (Sanitary or Inert), all within the meaning of the ULDC.
- Condition #13. Loudspeakers or paging systems located on the property shall be designed, installed, and used such that they are not heard at any abutting property line of a property currently zoned R-1 or R-10.
- Condition #14. Lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties currently zoned R-1 or R-10.
- Condition #15. Electromagnetic interference generated by uses of the property shall not be discernable on adjacent properties currently zoned R-1 or R-10.

Additionally, please note that supplemental standards, dumpster standards, other minimum buffering requirements, minimum setbacks, landscaping, and other applicable regulations apply beyond any proposed conditions. Pending the results of the variance that is being pursued, please plan on current and future connections to both County water and County sewer services.

For additional reference please find information below related to the applicable standards for the current zoning and proposed use (Heavy Manufacturing (M-2) zoning used for a Wastewater Treatment Plant (WWTP))

Table 4.01.02(E). Standards for Building Locations and Heights.

Zoning district	Minimum Setbacks from Centerline of Street ¹			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front ² (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
M-2	150	120	N/A	40	50	100

4.03.20 Industrial Uses with Nuisance Features

- A. Industrial uses associated with nuisance features, such as odor, noise, vibration, or the use or storage of hazardous materials are permissible in the M-2, M-3, and IS zoning districts, subject to the standards of the district and the standards set forth in this section.
- B. Industrial uses associated with nuisance features shall comply with the following standards:

Table 4.03.20(B). Standards for Industrial Uses with Nuisance Features.

Development Feature	Standard
Minimum land area	1 acre
Minimum setback on all sides for Buildings or Structures	100 feet
Buffer, M-2	2.0 times the buffer otherwise required in Section 4.07.06

Buffer, M-3	2.0 times the buffer otherwise required in Section 4.07.06. Additional buffers may be provided, including open space buffers on parcels adjoining the industrial use.
Vibration	Shall not be discernable on adjacent properties, measured at the property line
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the property line
Noise	A wall or fence shall be provided and shall include noise abatement design techniques. The wall or fence shall be designed by a licensed engineer specializing in noise abatement techniques
Compliance with State and Federal regulations	Testing results for stormwater runoff and groundwater shall be provided to the County NFPA placard placed on all buildings Demonstrated compliance with regulations regarding hazard materials handling, storage, use, transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public right-of-way
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public right-of-way
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public right-of-way

4.07.06 Buffer Requirements

C. Buffer Area Standards

Table 4.07.06(C). Buffer Area Standards.

Proposed Land Use	Adjacent Zoning district	Minimum Buffer Area*
Intensive Service or Industrial	E-A, R-A, CON, R-1, R-21, R-10	40 feet*
Multi-family, Commercial or Mixed-use areas	E-A, R-A, CON, R-1, R-21, R-10	30 feet*
Office or Institutional	E-A, R-A, CON, R-1, R-21, R-10	20 feet*
<p>* The installation of a 6' to 8' opaque fence enables the buffer area to be decreased by 50% and the buffer landscaping requirement to be decreased by 25%. For example, with the installation of an 8' fence a 30' buffer area with 4 shade trees and 25 shrubs per 100 linear feet can be reduced to 15 feet with 3 shade trees and 19 shrubs per 100 linear feet.</p>		



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November 5, 2015

Lowndes County Board of Commissioners
327 N. Ashley Street
Valdosta, GA 31601

Subject: Map and Parcel Number: 0058 082
US Highway 84W/ I-75 Industrial Park
Rezoning Case #: REZ-2010-15

Dear Lowndes County Board of Commissioners,

Rezoning Case # REZ-2010-15 approved rezoning 542 acres of Map and Parcel Number 0058 082 to P-D, M-1, and M-2 contingent on multiple conditions. The Notice of Decision made December 16, 2010 is attached for reference. Below are requests and rationales to remove eight of the conditions on the 75 acres owned by the City of Valdosta where the new Withlacoochee Wastewater Treatment Plant is located.

Condition #1: This condition is not applicable and is requested to be removed.

Condition #2: This condition will not be applicable if the berm construction is no longer a requirement and is requested to be removed. See Condition #5.

Condition #3: Applicable.

Condition #4: It is requested to remove the berm construction portion of this condition in order to preserve the existing natural buffer. The natural buffer will therefore remain, as shown on Exhibit 1.

Condition #5: It is requested to remove the 10' high berm construction condition in order to preserve the existing natural buffer. The natural buffer was surveyed, as shown on Exhibit 1. The minimum depth of the existing buffer is $\pm 47'$ and the maximum depth is $\pm 80'$. As discussed in a meeting on September 22, 2015 with Jason Davenport and Carmella Braswell, the minimum landscape buffer requirements would double for M-2 zoning with the removal of the berm construction condition. The Lowndes County requirements would therefore include a minimum 80' wide buffer with 8 shade (canopy) trees and 50 shrubs per 100 linear feet. A sample 80' x 100' area of the existing buffer was surveyed for trees with a minimum 4" DBH and extrapolated over the entire buffer area of approximately 57,950 square feet. Per Lowndes County Unified Land Development Code (ULDC) Ordinance 4.07.04 A.6, existing trees with 4" DHB or larger, may be counted towards meeting the requirements for landscape buffers. The attached

tree list includes the surveyed trees and the estimated total number of trees in the entire buffer. Per Lowndes County ULDC Table 4.07.04C, White Oak, Water Oak, Mockernut Hickory and Sweet Gum are all canopy trees. There are 30 canopy trees in the 80'x 100' surveyed area, which well exceeds the minimum Lowndes County requirement of 8. It is therefore requested to remove the 50 shrubs per 100 linear feet requirement due to excess shade trees. Pictures are attached to show the current state of the natural buffer.

Condition #6: It is requested to remove this condition along with the berm construction requirement in order to keep the existing natural buffer.

Condition #7: Applicable.

Condition #8: Applicable.

Condition #9: A variance is requested for the property to be served by City of Valdosta sewer. The property is currently served by Lowndes County water and City of Valdosta sewer.

Condition #10: Applicable.

Condition #11: Condition #10 will apply to this site. However it is requested to remove governance by the Non-Residential P-D uses portion of the Table of Land uses (ULDC Chapter 2).

Condition #12: The building height restriction is requested to be removed. The City parcel is not within the P-D portion of the rezoned property, therefore this condition is not applicable.

Condition #13: Applicable.

Condition #14: Applicable.

Condition #15: Applicable.

Thank you for your consideration of these requests. Please call with any questions.

Sincerely,



Sarah Varnedoe, EIT
Project Engineer

Attachments:

- Notice of Decision
- Exhibit 1
- Tree List
- Pictures

NOTICE
OF DECISION

Date of Notice: 12-16-2010

Application Type: REZONING Case # REZ-2010-15

Site Location: 2866 U.S. HIGHWAY 84 WEST

Map and Parcel Number: 0058 082

Project Name: U.S. HIGHWAY 84 WEST/I-75 INDUSTRIAL PARK

The Lowndes County Board of Commissioners heard REZ-2010-15 on Tuesday, December 14, 2010, and **APPROVED** the request by a vote of three to zero (3-0) to rezone 542 acres from its current R-1 (Low Density Residential) zoning classification to P-D (Planned District), M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing)...NOTE: the requested I-S (Intensive Services) zoning classification was not approved however the requested portion of land depicted on the submitted conceptual site plan for I-S was approved as M-2 (Heavy Manufacturing)...the rezoning approval/permitted uses are contingent upon the applicant's adherence to the following **conditions**:

Condition #1. Vehicle ingress and egress from and onto Riverside Drive, Smith Street, and Corey Drive shall be prohibited except for (a) ingress and egress of emergency vehicles including ambulances and fire trucks, (b) egress from the property in the event of an emergency presenting a danger to persons or property, and (c) access to the proposed future park for development of the park and subsequent ingress and egress of patrons of the park.

Condition #2. The timing of construction, maintenance, and landscaping of the berms on the property shall be consistent with berm requirements set forth in these Conditions.

Condition #3. The streams within the northwest portion of the property zoned M-2 illustrated on the Conceptual Planned Development Map prepared by Kimley-Horn and Associates, Inc. dated 11/23/10 bearing project no. 14224100 herein incorporated (the "Site Plan") shall be buffered by a 100' wide natural vegetative buffer on the north and west sides of such streams as illustrated on the Site Plan measured from the centerline of the existing streams.

Condition #4. Berms and buffers will be located in the areas depicted on the Site Plan.

Condition #5. All berms will be landscaped 10' high earthen berms. The base of the berms shall be a minimum of 39 feet wide. The berms shall have plateaus of a minimum of 3 feet wide. The slopes and plateaus of the berms shall be grassed. The plateaus of the berms shall be landscaped with a minimum of 4 shade trees and 25 shrubs per 100 linear feet which shall be replaced by the owner of the property if they die within two years of planting.

Condition #6. All berms to be constructed on the portion of the property zoned P-D will be constructed prior to any physical site development of any portion of the

- property other than the portion of the property north and west of the buffers required by Condition 3. The berm to be constructed on the portion of the property zoned M-2 will be constructed prior to any physical site development of the portion of the property north and west of the buffers required by Condition 3.
- Condition #7. A minimum 90' setback (inclusive of all buffers) shall be established between all property currently zoned R-1 or R-10 and all of the following types of development on the property: buildings, outdoor storage of materials, outdoor storage of equipment, parking, loading areas, driveways associated with regular operations, tanks, and all sanitation facilities (temporary and permanent). Driveways used for emergency response or building maintenance shall be permitted within this setback.
- Condition #8. If the County Engineer determines that the development of the property necessitates any improvements to Wetherington Lane or Joseph Road, the owner of the property shall be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs of or required for such improvements to the extent necessitated by the development of the property.
- Condition #9. The property will be served by Lowndes County Water and Sewer.
- Condition #10. The following uses are not allowed on the subject property: Transitional Care Facilities, Correctional Facilities, and Landfills (Sanitary or Inert), all within the meaning of the ULDC.
- Condition #11. Allowable uses of the subject property shall be governed by these Conditions and the Non-Residential P-D uses portion of the Table of Land Uses (ULDC Chapter 2).
- Condition #12. The maximum building height in the Non-Residential P-D portion of the subject property shall be 50'.
- Condition #13. Loudspeakers or paging systems located on the property shall be designed, installed, and used such that they are not heard at any abutting property line of a property currently zoned R-1 or R-10.
- Condition #14. Lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties currently zoned R-1 or R-10.
- Condition #15. Electromagnetic interference generated by uses of the property shall not be discernable on adjacent properties currently zoned R-1 or R-10.

Additionally, please note that supplemental standards, dumpster standards, other minimum buffering requirements, minimum setbacks, landscaping, and other applicable regulations apply beyond any proposed conditions.

Debra A. Tulloch
Zoning Administrative Assistant

Actions by the Lowndes County Board of Commissioners are subject to appeal through the Superior Court of Lowndes County. Therefore, actions by the Lowndes County Board of Commissioners are not final until thirty (30) days after the date that such actions are recorded.



Existing Buffer Tree List

Withlacoochee Treatment Plant

TREE TYPE	SIZE	# OF TREES IN SAMPLE AREA	EXTRAPOLATED FOR ENTIRE BUFFER
Water Oak	5	1	7
Water Oak	6	1	7
Water Oak	8	2	14
Water Oak	14	1	7
Water Oak	18	3	22
Water Oak	26	1	7
White Oak	5	1	7
Mockernut Hickory	4	3	22
Mockernut Hickory	6	5	36
Mockernut Hickory	7	3	22
Mockernut Hickory	8	1	7
Mockernut Hickory	10	2	14
Mockernut Hickory	12	1	7
Mockernut Hickory	16	1	7
American Sweet Gum	10	1	7
American Sweet Gum	12	1	7
American Sweet Gum	14	1	7
American Sweet Gum	18	1	7
TOTAL CANOPY TREES		30	214
China Berry	6	1	7
China Berry	12	1	7
China Berry	15	1	7
China Berry	18	1	7
TOTAL TREES		64	242

**Pictures of Existing Natural Tree Buffer Along
Withlacoche WWTP Property Line**



Figure 1. Existing natural buffer.



Figure 2. Existing natural buffer.



Figure 3. Existing trees and vegetation.



Figure 4. Existing trees and vegetation.



Figure 5. Surveyed trees.



Figure 6. Surveyed trees.



Figure 7. Surveyed trees.



Figure 8. Surveyed trees.



Figure 9. Surveyed trees.



Figure 10. Surveyed trees.



Figure 11. Surveyed trees.



Figure 12. Surveyed trees.



Figure 13. Surveyed trees.



Figure 14. Surveyed trees.

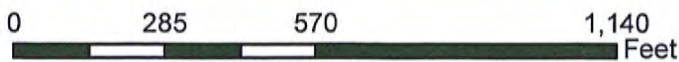
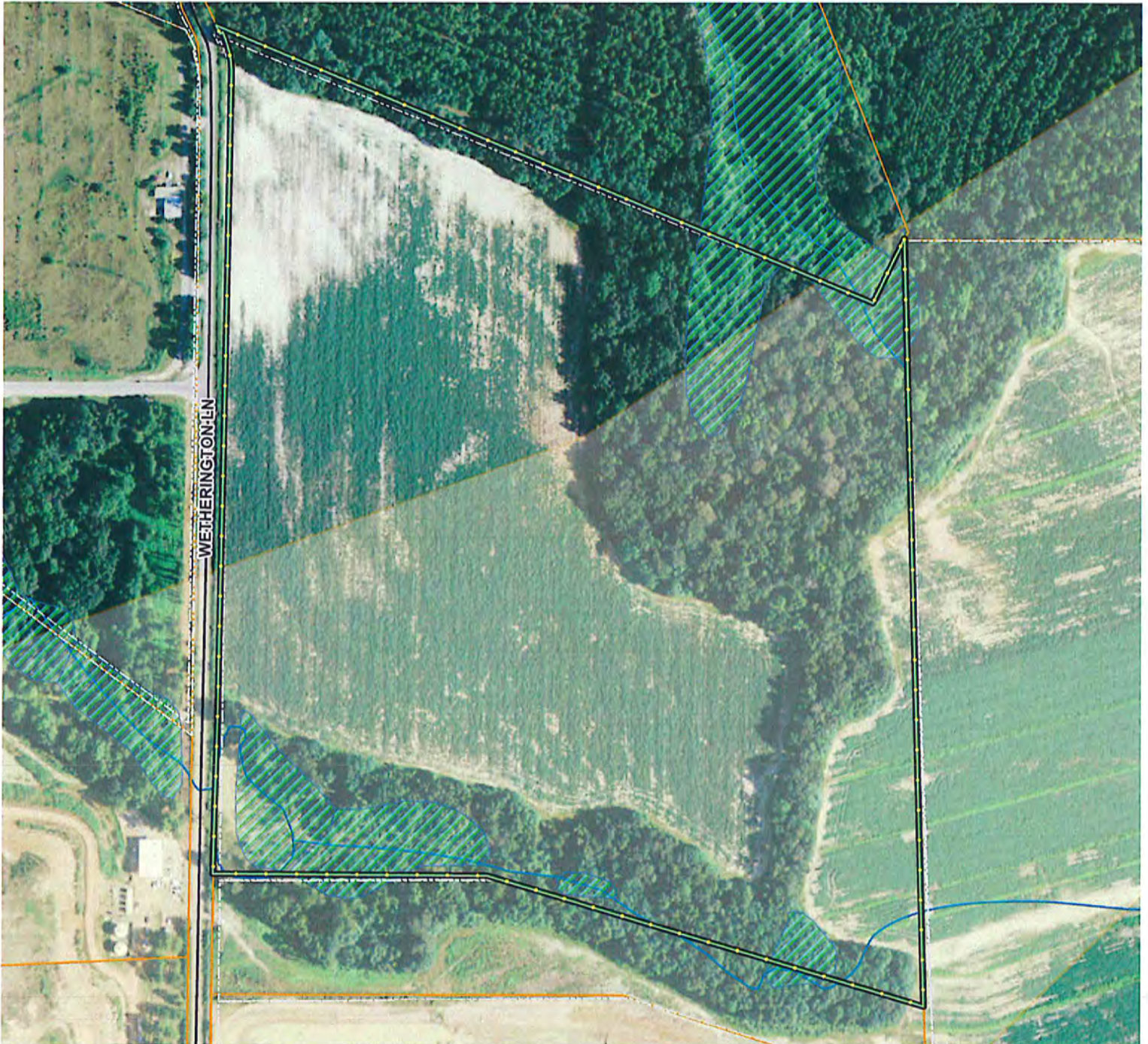
REZ-2015-20

WRPDO Site Map

Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | □ Valdosta Airport |
| ▨ Park | ▨ Wetlands |
| ▭ City Limits | ▨ 100 Yr Flood |
| ▭ Crashzone | — Hydrology |
| ▭ Crashzone West | ⊘ Drastic |
| ▭ Urban Service Area | ▭ Recharge Areas |
| | ▭ Parcels |
| | ▭ Allsub |

CITY OF VALDOSTA -- WITHLACOOCHEE WWTP Rezoning Request

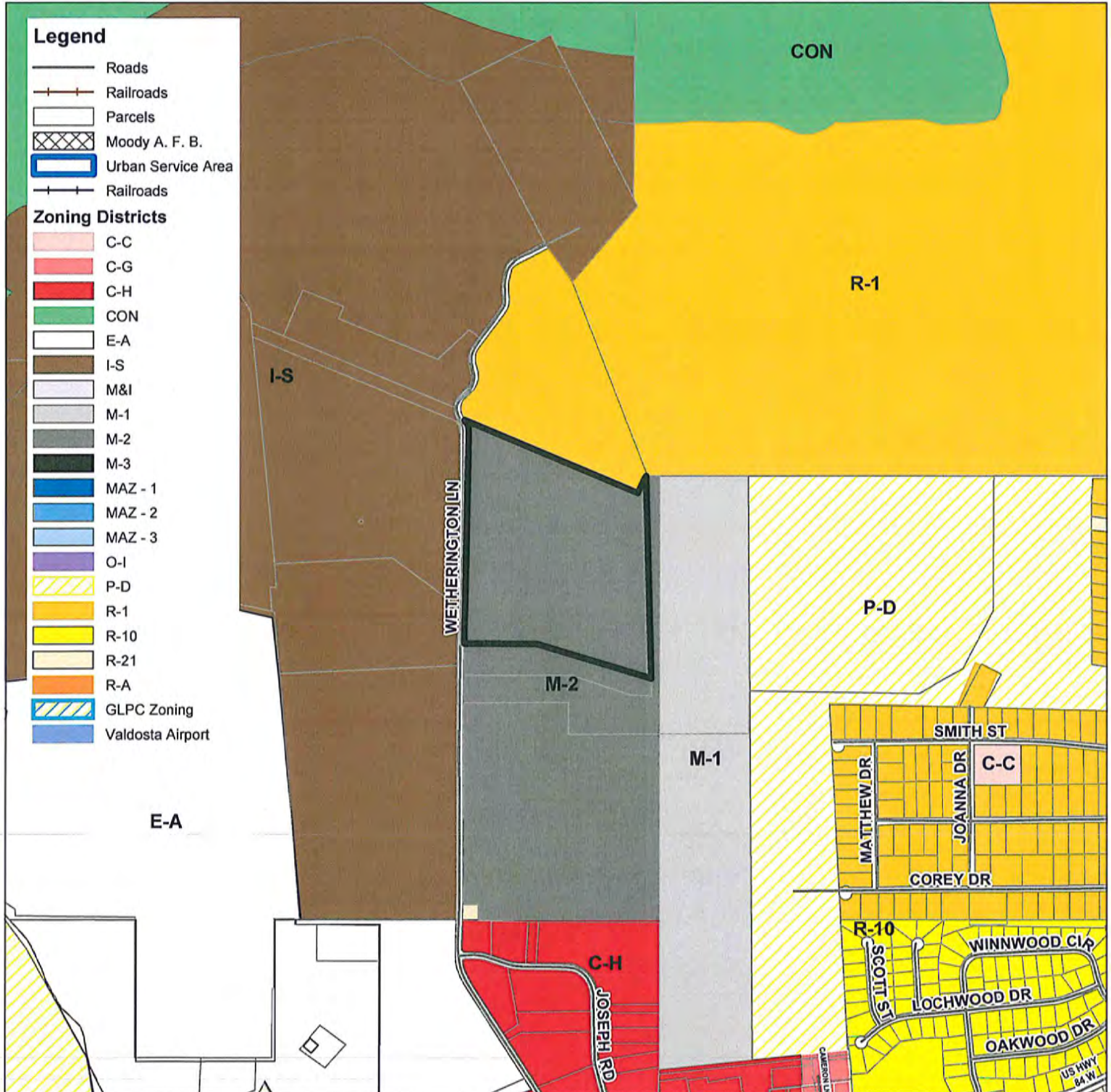


REZ-2015-20

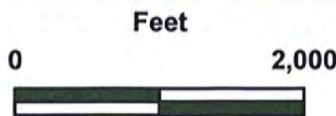
Zoning Location Map

THE CITY OF VALDOSTA
WITH LACOOCHEE RIVER WWTP
Rezoning Request

Current Zoning: M-2 with Conditions
Proposed Zoning: M-2 With Conditions
(Heavy Manufacturing/Conditions)



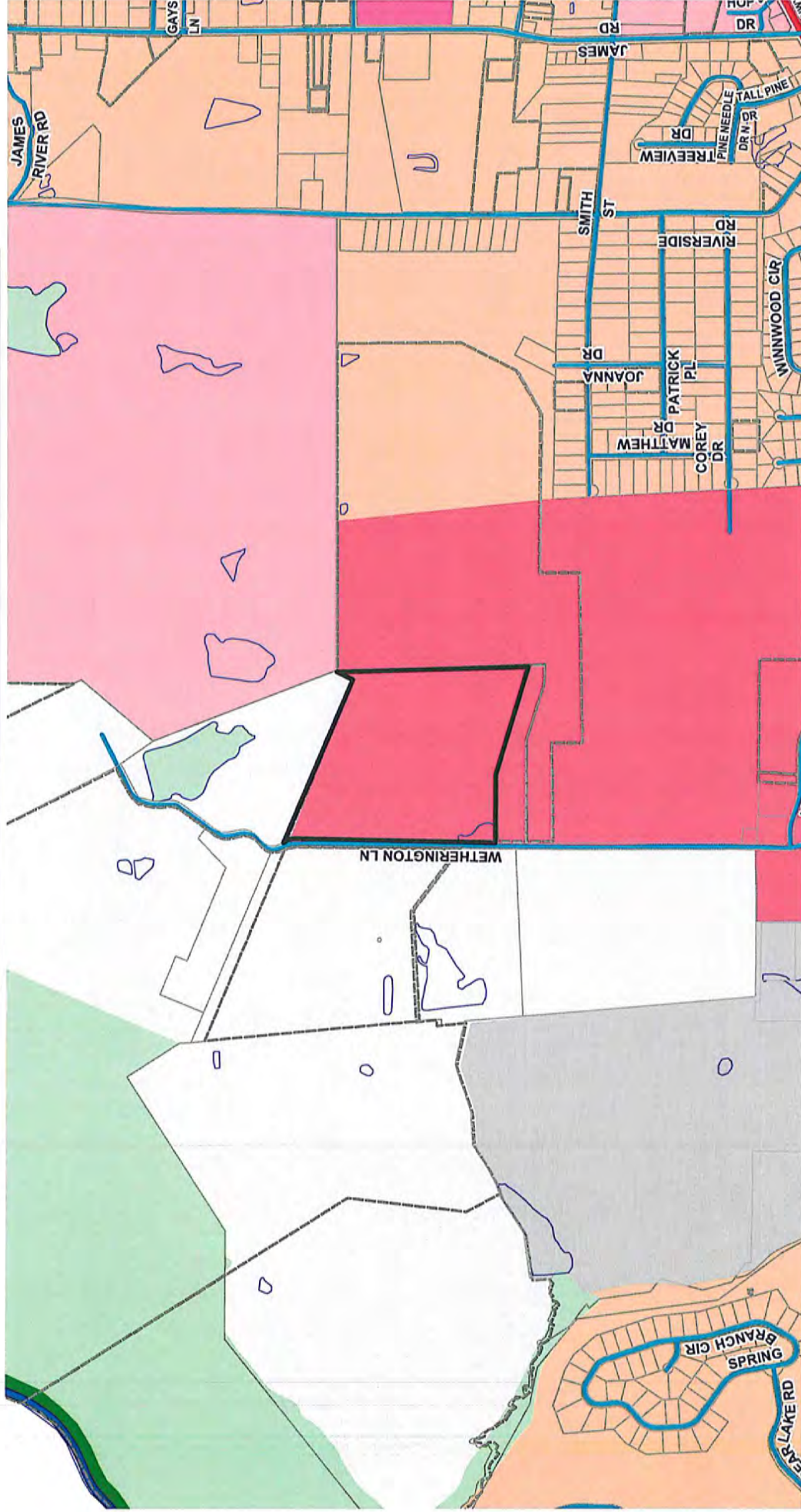
- Legend**
- Roads
 - +— Railroads
 - ▭ Parcels
 - ▨ Moody A. F. B.
 - ▭ Urban Service Area
 - +— Railroads
- Zoning Districts**
- ▭ C-C
 - ▭ C-G
 - ▭ C-H
 - ▭ CON
 - ▭ E-A
 - ▭ I-S
 - ▭ M&I
 - ▭ M-1
 - ▭ M-2
 - ▭ M-3
 - ▭ MAZ - 1
 - ▭ MAZ - 2
 - ▭ MAZ - 3
 - ▭ O-I
 - ▨ P-D
 - ▭ R-1
 - ▭ R-10
 - ▭ R-21
 - ▭ R-A
 - ▨ GLPC Zoning
 - ▭ Valdosta Airport



REZ-2015-20F

Future Development Map

THE CITY OF VALDOSTA -- WITHLACOCHEE WWTP
Rezoning Request



Roads

Functional Classification

- 1. INTERSTATE
- 3. OTHER PRINCIPAL-ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water
- Allsub

Agriculture / Forestry

- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Neighborhood Activity Center

Neighborhood Village

- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

LOWNDES COUNTY GEORGIA BOARD OF COMMISSIONERS
1825

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