

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US
Hwy 84, 0059 090, 43.8 ac., EA to CH, water/sewer

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US Hwy 84,
0059 090, 43.8 ac., EA to CH, water/sewer

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of approximately 43.8 acres from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The motivation behind this request is to subdivide the parcel into two lots, with one lot being purchased by Southern Tractor and Outdoors for an agricultural equipment sales facility. Access to and from the subject property is off US Hwy 84 W, a principal arterial road . Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Community Activity Center. Per Comprehensive Plan guidance, C-H zonings is listed as a permitted zoning district within a Community Activity Center Character Area.

In addition to the above information, the following factors should also be considered: 1) the adjacent C-H zoning, 2) the frontage on a principal arterial road, 3) the subject property's service by County water and sewer, 4) and the desire for future development opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

The GLPC heard this request at their August meeting and recommended Approval with a unanimous vote of (8-0). Staff found the request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments.

OPTIONS: 1 - Approve

2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard