

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-14

DATE OF MEETING: July 10th 2018

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

BUDGET IMPACT:

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2018-14 Coventry Villas, Mulligan Rd
R-A, R-1 to P-D, County Water and Sewer, ~8.57 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Residential Agriculture (R-A) and Low Density Residential (R-1) to Residential Planned Development (PD). The general motivation in this case is for the development of up to 35 single-family dwellings. For reference, the applicant's proposed site plan is attached for consideration. The pursuit of PD zoning is mainly due to the size and width of the proposed lots. For reference, the proposed subdivision concept and housing product is proposed to be similar to the existing one story single-family lots in the Barrington subdivision off of Barrington Drive (Northeast of the subject property off of Old Pine Rd) with the exception that at least 1 car garages will be required for each residence. Proposed access for the subject property is slated to/from Mulligan Road and Coventry Drive. Mulligan Rd is a paved County minor collector (1,500-3,000 AADT) and Coventry Drive is a paved County local road (750-1,500 AADT). Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance PD zoning is currently listed as a permitted zoning within a Suburban Area Character Area. Factors for consideration include the following: 1) The precedent set for future growth in the area 2) The utilization of water and sewer services 3) The potential impacts on and compatibility with existing residences in the area 4) The economic impact and potential investment in the subject property and 5) The pursuit of affordable housing and the relationship of affordability and lot size 6) the size and shape of the subject property 7) the proposed residential density (Similar to R-10) and 8) the increase in lot sizes (~5,000 sqft) and decrease in number of residences (38-35) since the initial proposal.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval ¹	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Other Comments with (Source)	This request is overall consistent with the Comprehensive Plan. (Planning)			

¹ Staff originally recommended for a sidewalk extension condition. After the GLPC meeting the developer modified the site plan to show the sidewalk extended thus making the proposed condition unnecessary. The recommended condition was as follows: The sidewalk depicted along Road 1 will be extended ~125' to the southwest and be installed to the intersection of Road 1 and Coventry Drive. The sidewalk shall be required to be installed with the development of the adjacent section of Road 1.


At the June regular GLPC meeting the developer's engineer and property owner spoke in favor of the case and two adjacent neighbors spoke against it. The overall concerns of those speaking against the case were not overall opposition to the project. Their concerns focused on privacy, proposed buffering and landscaping, entrance alignment and spacing, and potential impacts of car lights onto adjacent properties. Ultimately, the GLPC recommended for approval of the request with the originally recommended sidewalk related condition by an 8-0 vote. The discussion and comments amongst the GLPC and staff dominantly focused on the density, sidewalk, entrance alignment, and landscaping and buffering. It should be noted that since the GLPC meeting, the attached site plan has been updated. The most substantial updates show a more accurate entrance alignment along Mulligan Rd, the addition of a landscaped buffer at the main entrance near the adjacent neighbor's residence, the extension of the sidewalk along Road 1 (Please See Footnote #1), and a potential neighborhood sign location.

OPTIONS:

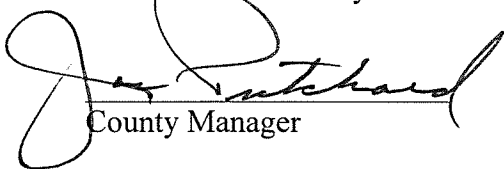
- 1. Approve
- 2. Approve with Conditions
- 3. Table
- 4. Deny

RECOMMENDED ACTION: TRC Option #1 Approval
GLPC Option #2

DIVISION: Planning

Contributing Staff: Jason Davenport 
Molly Stevenson
Sharon Griffith
VALOR

Action and Motion by the Board: _____


County Manager

Action by the Board: _____