

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-12 Val Del 61, Val Del Road R-1 to P-D,
County Water and Sewer, ~28.436 acres

Work Session/Regular Session

DATE OF MEETING: September 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-12 Val Del 61, Val Del Road
R-1 to P-D, County Water and Sewer, ~28.436 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater density. For reference, the ULDC Standards for P-D zoning are attached. Access to and from the subject property is off Val Del Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as a Suburban Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The Nelson Hill Planned Development to the northwest, which is close to being built out, 2) The P-D zoning adjacent to the north, 3) County water and sewer connectivity, 4) Current growth trends in the area, and 5) The preservation of natural green spaces included in the plan.

The GLPC heard this request at its August regular meeting. For reference, the developer was present to answer any questions and no citizens spoke in opposition to the request. Questions raised by Planning Commission members regarded County water and sewer availability and whether Val Del Road is equipped to handle the increased traffic. Staff answered affirmatively to both questions. The GLPC voted unanimously (8-0) to recommend approval of the request.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: