

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-09 Richard Hill, Old Clyattville Rd. E-A to R-A, Well and Septic, ~24.46 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-09 Richard Hill, Old Clyattville Rd. E-A to R-A, Well and Septic, ~24.46 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into approximately seven lots for single-family dwellings, varying in size from 2.75 acres to 4.5 acres. The subject property possesses road frontage on Old Clyattville Rd., a Major Collector road, which is included in the Vision2045: Valdosta-Lowndes Metropolitan Transportation Plan for widening, from 2 to 5 lanes in the years 2026-2029. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Suburban Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Suburban Character Area.

The GLPC heard the request at their regular July meeting and recommended Approval of the request by a unanimous vote (11-0). The TRC considered this request and had no objectionable comments.

In addition to the above information, the following factors should be considered: 1) The property was originally zoned R-A at onset of the ULDC, and changed to E-A at request of property owner in 2006, 2) The adjacent R-A zoned property at the southwest tip of the property, and 3) The R-A zoned property to the east, across Old Clyattville Road.

Typical traffic flow capacity of a major collector road is 3000 to 6000 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

- OPTIONS: 1. Approve  
2. Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: