

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-07 C & S Investments, 4081 Mt. Zion Church Rd. (0148 084), R-1 to R-21, Community Well & Septic, ~25.48 Acres

DATE OF MEETING: May 11, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-07 C & S Investments, 4081 Mt. Zion Church Road. (0148 084)

R-1 to R-21, Community Water System & Septic, ~25.48 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 25.5 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for a new residential subdivision to be developed, and to be serviced by a community water system and septic.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Mt. Zion Church Road, a minor collector road (1,500 to 3,000 AADT). Per Comprehensive Plan guidance, R-21 zoning is listed as a permitted zoning within that character area.

Adjacent to the west-northwest and north of the subject property is the City of Valdosta's R-15 zoned Knights Mill Subdivision, and adjacent at the northeast corner is a 53.5 acres parcel zoned R-10. Two additional R-21 subdivisions are located ~2,000 feet to the east and west of the proposed site, with similar water and septic systems.

The GLPC considered the request at its regular April meeting and recommended for its approval by an 8-0-1 vote. For reference, Commissioners had questions related to the lot size allowed in R-21 zoning. Three citizens spoke in opposition with concerns centered around the density of the proposed subdivision, property values and drainage/water runoff. The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: