

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Medium Density Residential (R-21). The general motivation, in this case, is so that the subject property can be subdivided at a greater density. For reference, the minimum lot size in R-A zoning is 2.5 acres while the minimum lot size in R-21 zoning is 0.5 acres. The subject property possesses road frontage on Val Del Road, a Major Collector road. Concerning the Comprehensive Plan Character Area Map the subject property is depicted as a Rural Residential Character Area and is in the Rural Service Area. Per Comprehensive Plan Guidance, R-21 zoning is not listed as a recommended zoning within a Rural Residential Character Area.

Factors for consideration include: 1) the R-21 zoned Bethany Hills Subdivision adjacent to the south, 2) the existing and recent history of zoning and land use patterns along Val Del Road, and 3) that the Comprehensive Plan does not recommend this density in Rural Residential at this time.

The TRC reviewed the application and had no objections to the proposal, just consideration of the County Water Service to be extended north from Lucas Richardson Road for the development to connect to based on the density and growth of the area. Overall, Staff found this request inconsistent with the Comprehensive Plan.

The GLPC heard this request at their regular June meeting, and recommend approval with a split vote of 7-2.

- OPTIONS: 1. Board's Pleasure
2. Approve
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: