

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: August 10, 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

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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 discussions centered around the additional extension of water and sewer services to that portion of the County, soil compatibility for the proposed septic service, and possible drainage issues for the development and adjacent properties with the two stream bodies indicated on the GIS map. Current and future traffic counts were discussed, along with the future plans for Val Del Road and possible timelines for implementing any changes. In addition, staff has received approximately 75 communications from residents in opposition to the request. Overall, Staff found this request inconsistent with the Comprehensive Plan.

The GLPC heard this request at their regular June meeting and discussed the possibility of a more dense subdivision request at a future date compared to the proposed request, and ultimately recommended approval with a split vote of 7-2.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: