

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County
Water and Sewer, ~28.436 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-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County Water and Sewer, ~28.436 acres

HISTORY, FACTS AND ISSUES: This request represents an amendment to the previously rezoned Val Del Villas Planned Development (P-D). The general motivation, in this case, is so the subject property can be modified to add additional residential lots and to remove narrative note #7 that states, "ALL BUILDABLE LOTS ARE SIZED APPROPRIATELY FOR A HOUSE TO FIT ON IT WITHOUT ADMINISTRATIVE WAIVERS." For reference, the ULDC Standards for P-D zoning require that any changes to a previously approved P-D site plan must be presented to the GLPC for recommendation and presented to and approved by the Board of Commissioners.

Red Oak Environmental, LLC submitted a request to the U.S. Army Corps of Engineers to determine if the wetlands depicted on the original P-D Site Plan for Lot 1 were under the jurisdiction of the Corps, which they were determined to not be, and therefore "the placement of dredged or fill material into these wetlands would not require prior Department of the Army authorization" pursuant to Section 404 of the Clean Water Act. This Jurisdictional Determination by the Corps leaves environmental impact mitigation at the discretion of the County, to which the Engineering Department has put forth the following measures.

For all newly platted lots that are adjacent to wetlands, floodplain, drainage ditches, or detention ponds, the following shall be provided:

- A benchmark shall be established at the front property corner for every lot.
- A highwater mark, base flood elevation, or hydraulic analysis performed shall establish the 100-year flood elevation established.
- A minimum finished floor elevation shall be established for the lot in question a minimum of 2 feet above the established 100-year elevation.
- A minimum of two soil borings on opposite sides of the proposed foundation shall be completed to determine the seasonal high-water table.
- If the seasonal high-water table is less than one foot from the bottom of the footer elevation, a subsurface drainage system shall be designed by the professional engineer who was responsible for the development of the subdivision construction plans and shall be installed

- Before any inspections are performed and signed off on, a Registered Land Surveyor must certify that the proposed finished floor is at or above the minimum finished floor elevation established on the final plat.

Engineering and Planning Staff met with the developers on 7/27/2021 to answer questions and clarify the above conditions.

Aspects of this case worthy of consideration include the following: 1. The overall intent of Planned Development zoning, 2. The previously designated wetlands and their recent change in jurisdiction, 3. Current growth trends in the area, and 4. The preservation of natural green spaces.

Overall, staff finds this request consistent with the Future Development Map and with the Community Goals of the Comprehensive Plan. The GLPC recommended approval of the P-D Amendment to increase the lot count and remove narrative note #7 by a unanimous vote of (9-0).

- 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: