

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2015-05 Ivy Gate 2

DATE OF MEETING: March 10th 2015

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ()

() Annual () SPLOST () Capital (X) N/A

Report ()

ACTION REQUESTED ON:

REZ-2015-05 Ivy Gate 2, Cat Creek Rd
R-21 to R-10, Water/Sewer, ~ 10.33 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Medium Density Residential (R-21) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is for development of a residential subdivision that will allow for lots that are smaller (10,000 sqft vs. 21,780 sqft) and not as wide (80 feet vs. 100 feet). The subject property possesses road frontage on Cat Creek Road. Cat Creek Road is a County maintained major collector road. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Per GDOT definition the 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. The future plans for Lowndes County in this area list it as within the Urban Service Area and as within a Suburban Area. Suburban Areas are dominantly focused on residential development and permit R-10 zoning where appropriate. With this request the following factors should be considered: the existing mixture of residential densities in the area¹, the redevelopment of the subject property, and the utilization of water and sewer. Overall, Planning found this request consistent with the Comprehensive Plan and the TRC recommended for its approval with 1 condition. The GLPC heard this request at their February regular meeting and also recommended for its approval with one condition. The conditions recommended by the TRC and the GLPC are almost identical. For reference, no one spoke either for or against the request at the GLPC public hearing.

TRC Recommended Condition:

All lots shall front interior roads.

GLPC Recommended Condition:

All lots will front interior roads.

¹ Regarding the mixture of residential densities in the area the majority of it is zoned either R-10 or R-21 (Ivy Gate, Northridge, Pebble Creek, Fairington Place, etc.). It should be noted that prior to the adoption of the ULDC there was no R-21 zoning. The previous zoning ordinance possessed a similar zoning category called Single-Family Residential (R-15). R-15 zoning was largely rezoned to R-21 with the adoption of the ULDC. A key difference between the two is that the minimum lot size for R-21 zoning is 21,780 sqft (1/2 acre) while the minimum lot size for R-15 zoning was 15,000 sqft. Typically you see larger lot sizes associated with R-21 zoning or previously R-15 zoning where a subdivision does not have access to sewer and is served with a public water supply and septic tanks. Because County sewer is new to this area most of the lot sizes, even in those areas that are zoned R-10, are actually largely between 15,000 sqft and 21,780 sqft due to the use of septic tanks. Only the more recently developed Ivy Gate subdivision (REZ-2011-02), which is adjacent to the west, was developed with lot sizes smaller than 15,000 sqft due to the utilization of County sewer.

Although the following below requirements are not recommended as conditions of approval with the rezoning, they should at least be noted: Subdivision Roads shall be built to Lowndes County standards and specifications as found in the Technical Standards Manual (Lowndes County Thoroughfare Plan) (ULDC – 6.01.02 (B)); Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) Lots. (ULDC – 6.01.02 (F)(2)(a)); Should the proposed development cap out at 25 or more lots then 2 points of ingress and egress will be required. (ULDC – 4.04.02 (D)); Right-of-way for a pedestrian crosswalk may be required regarding the adjacent property to the south (ULDC – 4.04.03(F)); The development will be required to connect to the Lowndes County water system based on its proximity to the subject property; and in order to develop at the proposed density the developer will be required to connect to an approved sewer system based on the requested zoning of the subject property.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #2 (The TRC and GLPC conditions are almost identical.)

DIVISION: Planning

County Planner: Jason Davenport


County Manager

Action by the Board: _____