

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-17

DATE OF MEETING: December 11th 2018

BUDGET IMPACT:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE:

Annual SPLOST Capital N/A

ACTION REQUESTED ON:

REZ-2018-17 The Settlement North, 5999 Val Del Road
E-A to R-1, Well & Septic, ~98.95 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on the subject property from Estate Agricultural (E-A) to Low Density Residential (R-1). The general motivation in this case is so that the subject property can be subdivided at a greater density (68 lots). For reference, the applicant's conceptual site plan is attached. The minimum lot size in E-A zoning is 5 acres while the minimum lot size in R-1 zoning is 1 acre. The subject property possesses road frontage on Val Del Road (Major Collector). Typical traffic flow capacity of a major collector road is between 3,000 and 6,000 Annual Average Daily Traffic (AADT). Concerning the Comprehensive Plan, the subject property is depicted as an Agriculture/Forestry Character Area on the Future Development Map, and is approximately 1.5 miles outside the Urban Service Area. Per Comprehensive Plan guidance R-1 zoning is not listed as a permitted zoning within an Agriculture/Forestry Character Area.

Factors for consideration include: 1) the current rural character and rural land use pattern in the area, 2) the existing zoning pattern¹, 3) the zoning history in the surrounding area², 4) the potential precedent set for the surrounding area with this decision, 5) the location of Dana Circle (R-1 Zoning – 20 lots) to the north, 6) that the Comprehensive Plan does not support this density in this area at this time, 7) the development pattern concerning a direction of well-integrated and organized growth of the community, 8) and that Planning was sensitive to the request for additional development in this area and did recommend an alternative zoning: Residential Agriculture (R-A).

The TRC reviewed this application. Planning and Zoning found the request inconsistent with the Comprehensive Plan and Utilities found that development in this area is not supported by the County Water System Growth Plan.

At the September regular GLPC meeting the property owner's agent spoke in favor of the case and five neighbors spoke against it. The overall concerns of those speaking against the case were focused on nearby wetlands, drainage, and potential impacts of added traffic on Val Del Road. Ultimately, the GLPC recommended for denial of the request by a 5-2-1 vote. Planning Commissioners Ball and McClendon voted in opposition to the motion for denial and Planning Commissioner Sandlin abstained. The discussion and comments amongst the GLPC and staff dominantly focused on density and the inconsistency with the Comprehensive Plan.

¹ 97% of the area within a 1 mile radius is zoned E-A, while only 1.3% is zoned R-1.

² LO-1997-07 (Dana Circle – Denied S-A), LO-2002-10 (HWY 122 and Val Del Rd – Denied R-1), REZ-2006-04 (HWY 122 and Val Del Rd – Approved R-A)

During the October 9th LCBOC meeting, the property owner's agent spoke for the request and three individuals spoke against it (adjacent and nearby neighbors). Ultimately, the LCBOC recommended to table the request by a 5-0 vote.

During the November 13th LCBOC meeting, staff informed the LCBOC that the applicant's agent had asked for the request to be tabled until the December meeting, enabling the applicant to submit an updated conceptual site plan that would depict the lot sizes the applicant was asked to consider. The LCBOC recommended to table the request by a 3-1 vote. There are no updates to the overall case status.

OPTIONS:

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

RECOMMENDED ACTION:

TRC Recommendation: Various
GLPC Recommendation: Option #4 Deny

DIVISION: Planning

Contributing Staff: Molly Stevenson
Sharon Griffith
Trinni Amiot
VALOR


County Manager

Action by the Board: _____