

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 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-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres

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HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved PD site plan<sup>1</sup>. Part of the unique challenge with this case is that the proposed updates exclude ~11 acres of the originally approved site plan (0071 055 & 0071 056A). The loss of these two parcels reduces the total acreage to ~65 acres and the total lot count from 214 to 191. From a development history standpoint, due to the COVID-19 pandemic, the normal operation of services was disrupted. The results for this particular case were inconsistent timelines, review processes, and discrepancies between approval documents<sup>2</sup>. Staff has reviewed the amended site plan and provided seventeen comments to the applicant to respond to, which are addressed in Attachment A. Due to the discrepancies and history of the development, staff has worked with the developers on the location of greenspace (4.06.02(F)), two instances of conflicts with the 30' exterior/perimeter setback (4.06.02(B)), and the construction of bicycle and pedestrian paths (4.06.02(F)). Additional comments included the locations for cluster mailboxes and associated parking and notes on future development.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard the request at their regular June meeting and recommend approval by unanimous vote (9-0).

1 The technical term for this case is a PD Amendment and is primarily governed by ULDC Section 10.02.06. For reference, the previously approved case was REZ-2020-03.

2 The primary discrepancies were between the approved site plan, construction plans, and plats related to Phases 1 and 2 of The Landings Subdivision.

- 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: