

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10

DATE OF MEETING: April 26, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to C-G (Commercial General) on ~63 acres, PD (Planned Development) zoning on ~28 acres, and R-10 (Suburban Density Residential) on ~55 acres. The general motivation, in this case, is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Community Activity Center Character Area, and possesses road frontage on Val Del Road, a major collector, and Camelot Crossing, a local road.

The minimum lot size for C-G zoning on County Utilities is 10,000sf, with a minimum lot width of 80 feet; identical to the R-10 zoning proposed on the northern portion. Parking for Office and Commercial Businesses is based on gross floor area, between 2-300 sf depending on each use, while restaurants are determined by occupancy load and employees. For reference, the C-H parcels to the south are approximately 1 acre each.

The property is within a medium groundwater recharge area and contains large areas of wetlands, which act as natural dividers between the proposed zoning districts.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy to “include a relatively high-density mix of retail, office, services, and employment,” while the “residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family .”

Staff finds the request overall consistent with the Comprehensive Plan and existing land use patterns, and the TRC noted that before a final Certificate of Occupancy can be issued for the apartments in the P-D Portion, a secondary point of ingress/egress must be established.

The Planning Commission heard the request at their March meeting and focused the majority of their discussion on traffic concerns along Val Del and North Valdosta Road and ultimately recommended Denial (8-2).

- OPTIONS: 1. Approve  
2. Approve with Conditions  
3. Table  
4. Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

**ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:**

A traffic engineering report from January and February of 2022 counted the existing average daily traffic volume at this intersection at 8,164 trips within a 24 hour period. The anticipated residential development north of the study intersection is estimated to consist of 1,000 homes and generate 9,440 total daily trips. Plans for two left-turn lanes from Val Del to North Valdosta Road are anticipated to be complete by 2023.