

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-03 Wetherington Property, Val Del Rd. R-A to P-D,
County Water and Sewer, ~72.54 acres Districts 2 and 5

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-03 Wetherington Property, Val Del Rd.
R-A to P-D, County Water and Sewer, ~72.54 acres
Districts 2 and 5

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater residential density, a maximum of 214 residential lots, with an average lot size of approximately 9100 sq. ft. Access to and from the subject property is off Val Del Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance, Rural Residential Planned Development (PD-R) is listed as a permitted zoning within a Rural Residential Character Area. The difference between P-D zoning and PD-R zoning is the water/sewer connectivity requirement. However, since the subject property is within the required connection distance, the site plan does show that the development will connect to Lowndes County water and sewer.

Aspects of this case worthy of consideration include: 1) the Nelson Hill Planned Development to the southwest, which is close to being built out, 2) The P-D zoning to the south, 3) Current growth trends in the area, 4) County water and sewer connectivity, 5) the future paving of Clyattstone Road, and 6) the planned future widening of Val Del Road.

The Greater Lowndes Planning Commission (GLPC) heard this case at its February meeting and ultimately voted unanimously to recommend approval of the request. For reference, the applicant's representative was present and spoke on behalf of the request and no one rose to speak in opposition. Discussion centered around increased traffic concerns on Val Del Road.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with current growth trends and with the Community Goals of the Comprehensive Plan.