

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-16 G W Farms, 5999 Val Del Road, R-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 Residential Agricultural (R-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 (± 73 lots). For reference, the applicant's preliminary site plan is attached for consideration, with proposed four-bedroom homes with two and three-car garages, and average sizes of 1,900sf or more. Of the proposed lots, approximately 20 are greater than the 1-acre minimum, and a community pool/common area is proposed within the development. 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 Character Area Map the subject property is depicted as an Agriculture/Forestry Character Area 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 pattern, 3) the existing land use pattern, 4) the zoning history in the surrounding area, 5) the potential precedent set for the surrounding area with this decision, 6) the potential investment in the subject property, 7) the location of Dana Circle (R-1 Zoning – 20 lots) to the north, 8) that the Comprehensive Plan does not support this density in this area at this time, 9) the development pattern concerning a direction of well-integrated and organized growth of the community.

Overall, Planning found this request inconsistent with the Comprehensive Plan. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic, and adherence to the supplemental engineering standards for properties containing or adjacent to wetlands.

The Planning Commission heard the request at their September meeting and discussed various aspects of the case including stormwater detention, well and septic viability, potential spot zoning, and the precedence of the request in changing the character of the area. Ultimately, the Planning Commission recommended denial of the request by a split vote (7-2).