

WINDY HILL SUBDIVISION

Lowndes County Rezoning Application

REZ-2022-03

February 1, 2022

Requested Zoning Change

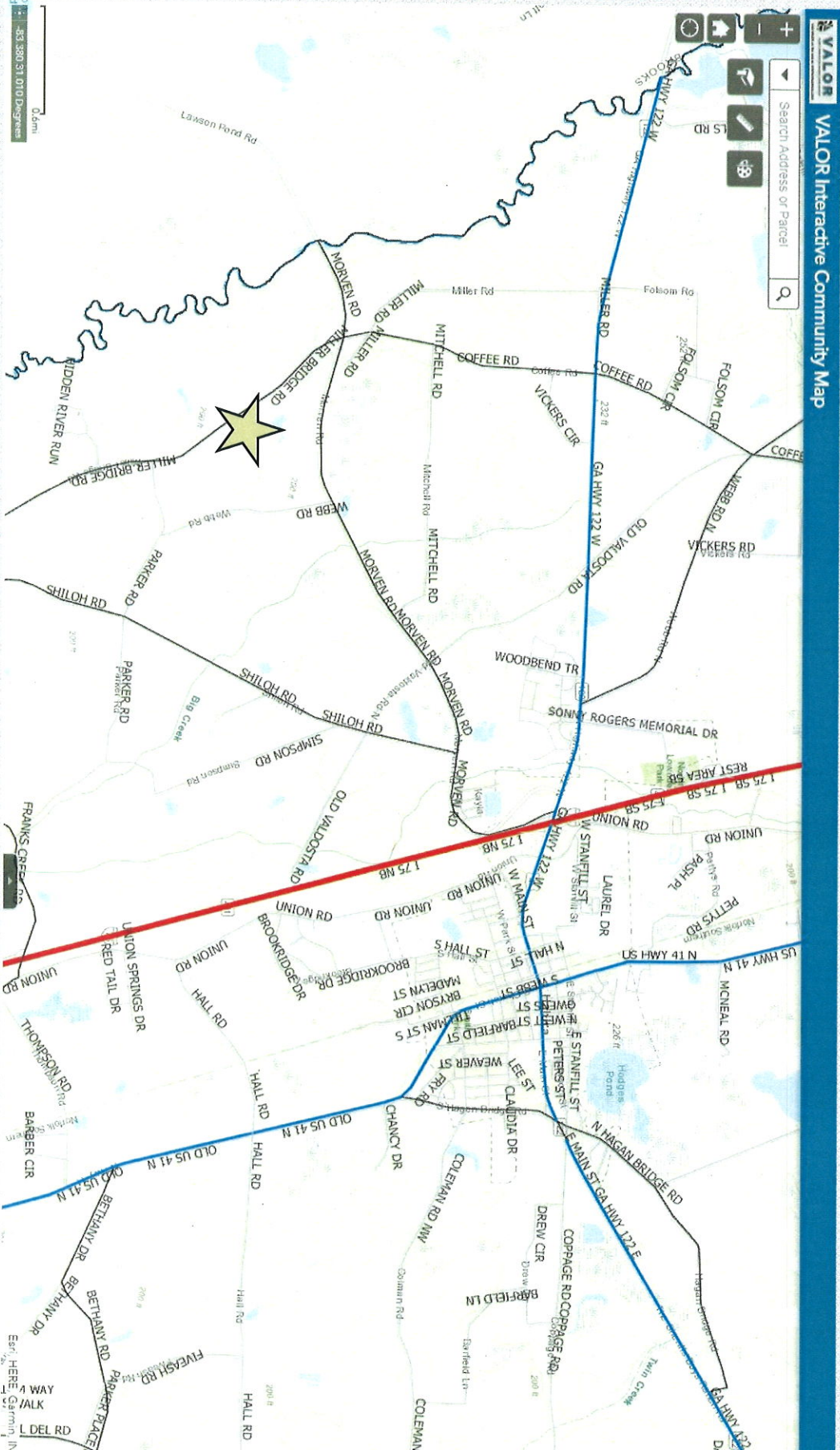
Marvet Construction is requesting 34.0 acres be re-zoned from E allow for the development of 11 ea. – 2.5 acre-lots in a subdivision known as Windy Hill Subdivision.



WINDY HILL SUBDIVISION CHARACTERISTICS

- 11 Proposed Lots
- 2.5 Acre Minimum Lot Size
- Proposed Residential Street w/ Curb Gutter and 60' R.O.W.
- Private Well and Septic Tank
- Large Green Spaces
- Homes Valued at \$400k to \$600k

LOCATION OF PROPERTY



Justification for Zoning Request

1. As stated in Lowndes County's ULDC, R-A zoning will preserve the mixed Agriculture Residential character of the land.
2. Development would be 0.25 miles from a Rural Residential Area as shown on the Future Development Map of Lowndes County along Morven RD.
3. There is an existing Residential Subdivision just south of the property with 3 acre lot sizes.
4. Property is located on Miller Bridge Rd, 0.70 miles from the intersection of Morven Rd and 3 miles of the City of Hahira.
5. There will be minimal impact to County facilities or services, while increasing the tax revenue to the county approximately \$70k per year
6. The County has invested in Industrial Parks and Recreational Parks in the area
7. Almost every subdivision built in Lowndes County is adjacent to some form of agriculture or timber production

OPPOSITION POINTS ADDRESSES

1. Groundwater Recharge Area:

1. Lowndes County adheres to Local and State standards when in the Groundwater Recharge Area
2. Notable Developments in Recharge Area in Lowndes County
 1. Landfill
 2. Kinderlou Forest and Foxborough Subdivisions
 3. Valdosta Regional Airport
 4. Moody Airforce Base
 5. City of Dasher
 6. City of Lake Park and surrounding area
 7. Lake Park Industrial Park

2. Condition of Miller Bridge Road – Miller Bridge Road appears in good condition with minimal rutting, cracking or drop curbs along the edge of paving. There have been no complaints regarding the condition of the road over the past year.

OPPOSITION POINTS ADDRESSES

3. Runoff onto Adjacent Property
 - As required by law and the local engineering staff, adequate drainage facilities will be provided on site to maintain the drainage characteristics of the property.
 - Typically, runoff from grassed residential lots with low impervious percentages is less than cultivated fields.
4. No Subdivisions in the Area
 - Morven RD just north of this parcel is considered Rural Residential.
 - There are multiple parcels in the area that are between 1 and 2 acres.
 - Shiloh Ridge is a similar subdivision across the road on Mill Creek that includes multiple 3 acre lots.
5. Strain of Local Community Resources will be "Overwhelming"
 - County Schools position at this time is to accept all new subdivisions.
 - A much greater public safety hazard was approved at Fox Hill Plantation (just north of the site) in 2020 where groups gathered for large events.
 - If 11 homes create an "Overwhelming" strain on County Schools, will we be able to build anywhere again in Lowndes County?

OPPOSITION POINTS ADDRESSES

6. Agriculture Use Area

- R-A zoning is being requested to preserve the mixed agriculture and residential use of the area.
- Most existing homes along Miller Bridge RD are surrounded by grassed yards. There are a large number of actively cultivated fields along Miller Bridge Road
- Lowndes County has a tradition of providing excellent housing alongside agricultural operations.