

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-13 NATCO, Val Del Rd. R-1 to P-D,
County Water & Sewer, ~56.102 acres

Work Session/Regular Session

DATE OF MEETING: October 8, 2019

BUDGET IMPACT:

FUNDING SOURCE:

- () Annual
- () Capital
- (X) N/A
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-13 NATCO, Val Del Rd.
R-1 to P-D, County Water & Sewer, ~56.102 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater density, a maximum of 123 residential lots with an average size of approximately 1/3 acre. 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 a Suburban Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The Nelson Hill Planned Development to the northwest, which is close to being built out, 2) The P-D zoning adjacent to the north, 3) County water and sewer connectivity, and 4) Current growth trends in the area.

The GLPC heard this request at its September regular meeting. For reference, the developer's representative was present to answer any questions and three citizens spoke in opposition to the request. Concerns focused mainly on increased traffic on Val Del Road and protection of wetlands. Ultimately, the GLPC voted unanimously (7-0) to recommend approval of the request.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan.

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