

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-03

DATE OF MEETING: January 31st 2022

BUDGET IMPACT: N/A

FUNDING SOURCE: () Annual () SPLOST VI () Capital (X) N/A

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

ACTION REQUESTED ON: REZ-2022-03 Windy Hill, Miller Bridge Road
E-A to R-A, Community Water & Septic, ~34 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Residential Agriculture (R-A), in order to develop an 11-lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. The subject property is located off Miller Bridge Road, a County maintained paved minor collector within the Rural Service Area and an Agriculture/Forestry Character Area.

Per Comprehensive Plan guidance, R-A zoning is recommended within an Agriculture/Forestry Character Area, while the development strategy aims to maintain the rural character by limiting new development and promoting large lot sizes. There are currently 151 lots within a 1-mile radius of the subject property, 95 of which are 10 acres or less, with a median lot size of 6.6 acres for the area. (See attachments for complete character area description and breakdown of parcels by acreage.)

Factors for consideration include 1) the predominantly agricultural zoning surrounding the subject property, 2) the amount of lands in open or cultivated states, including woodlands and farmlands, 3) the existing development pattern and growth of the community, 4) the proximity to the Rural Residential Character Area, and 5) the precedent set by this case for other similarly sized and located properties in Lowndes County.

The TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies. The development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time.

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

DEPARTMENT: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____

Agriculture/Forestry/Conservation Character Area

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, and Valdosta)



Description

Lands in open or cultivated state or sparsely settled, including woodlands and farmlands. Also includes natural lands and environmentally sensitive areas not suitable for development, i.e. scenic views, steep slopes, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.

Predominant Land Uses

Forestry, with some farmland as well as conservation areas, wetlands, and wildlife management

areas.

Permitted Zoning:

Conservation (CON)

Residential Agriculture (R-A)

Estate-Agricultural (E-A)

Crossroads-Commercial (C-C)

Development Strategy

The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize "franchise" or "corporate" architecture but instead should use compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

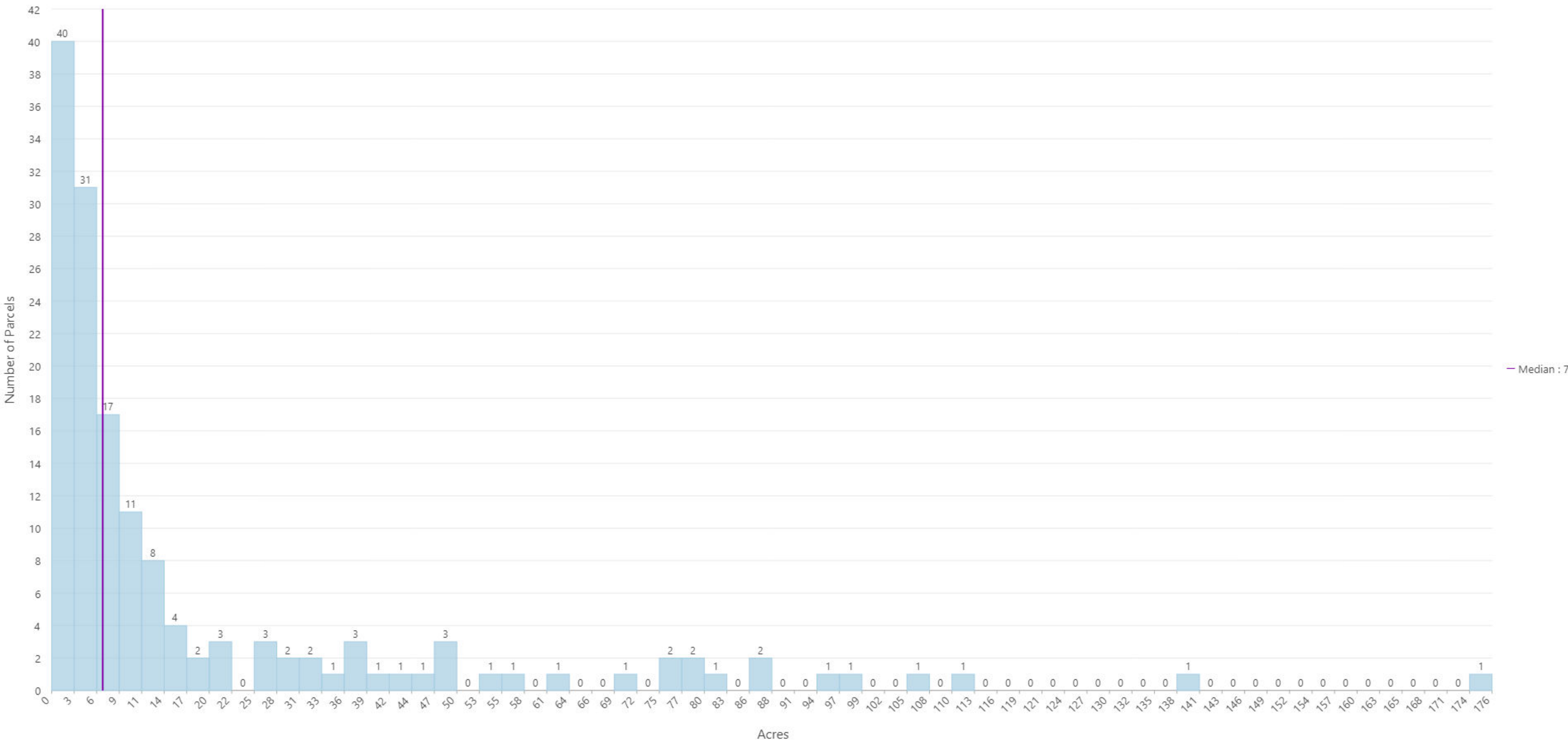
Quality Community Objectives:

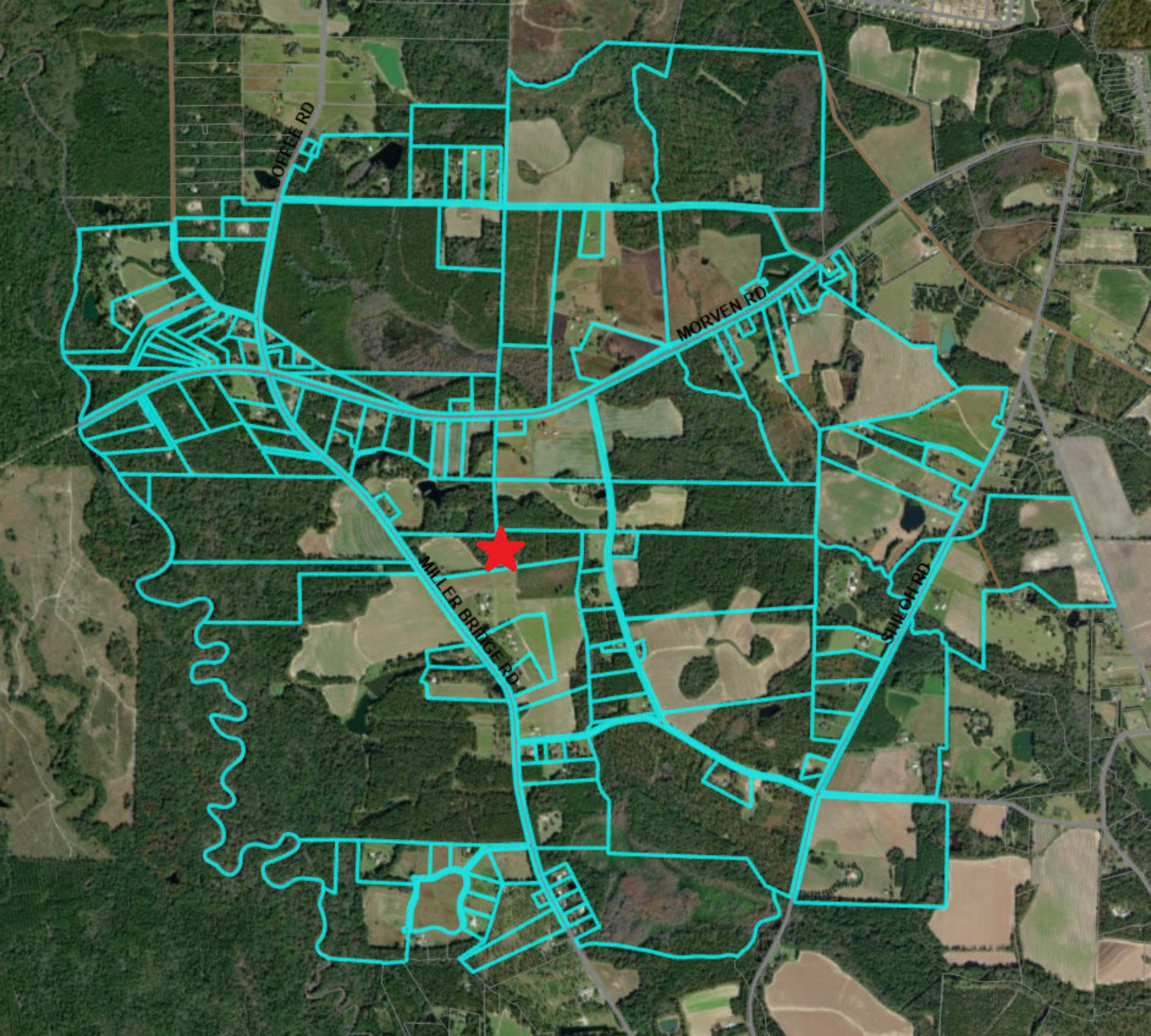
- Resource Management
- Economic Prosperity
- Efficient Land Use

Implementation Measures:

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.

Distribution of Parcels by Acreage





COFFEE RD

MORVEN RD

MILLER BRIDGE RD

SHILOH RD

12 STONES ENGINEERING COMPANY, INC.



2944 Dasher Johnson Road

Valdosta, Georgia 31606

229-474-4060

Lowndes County, Georgia
Lowndes County Board of Commissioners
327 N. Ashley St., 2nd Floor
Valdosta, GA 31601

January 5, 2022

Letter of Intent: Parcel 0010 022

To Whom It May Concern,

This Rezoning Application is being submitted on behalf of Don Powell.

Parcel 0010 022 is a 34-acre parcel located at 7532 Miller Bridge Rd Hahira, GA 31632. The property sits on the east side of Miller Bridge Rd, approximately 0.7 miles south of the intersection of Miller Bridge Rd and Morven Rd. Our intent is to develop eleven (11) residential lots with a minimum size of 2.5 acres. We are seeking to rezone the existing parcel from Estate Agriculture (E-A) to Residential Agriculture (R-A) to allow for the development of residential lots in the agriculture district. Referencing the preliminary plat provided, the proposed parcel that contains the existing residence will not be included in the proposed subdivision.

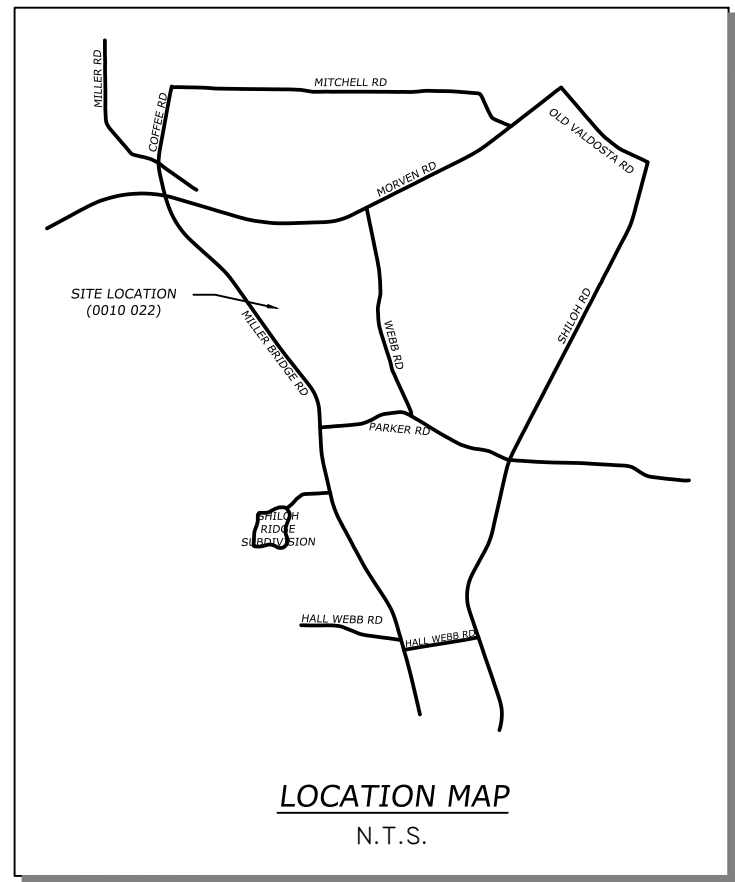
The development will include the construction of a residential road 22 feet wide with 24" valley gutter and a cul-de-sac. The proposed right-of-way width will be 60' wide. The subdivision will incorporate a community well and the individual residences will be serviced by septic tanks. Ponds will also be constructed as part of the stormwater management system to mitigate the additional impervious surface.

If you have any questions about this project, you can contact Jesse Bush at 12 Stones Engineering Company at (229) 474-4060.

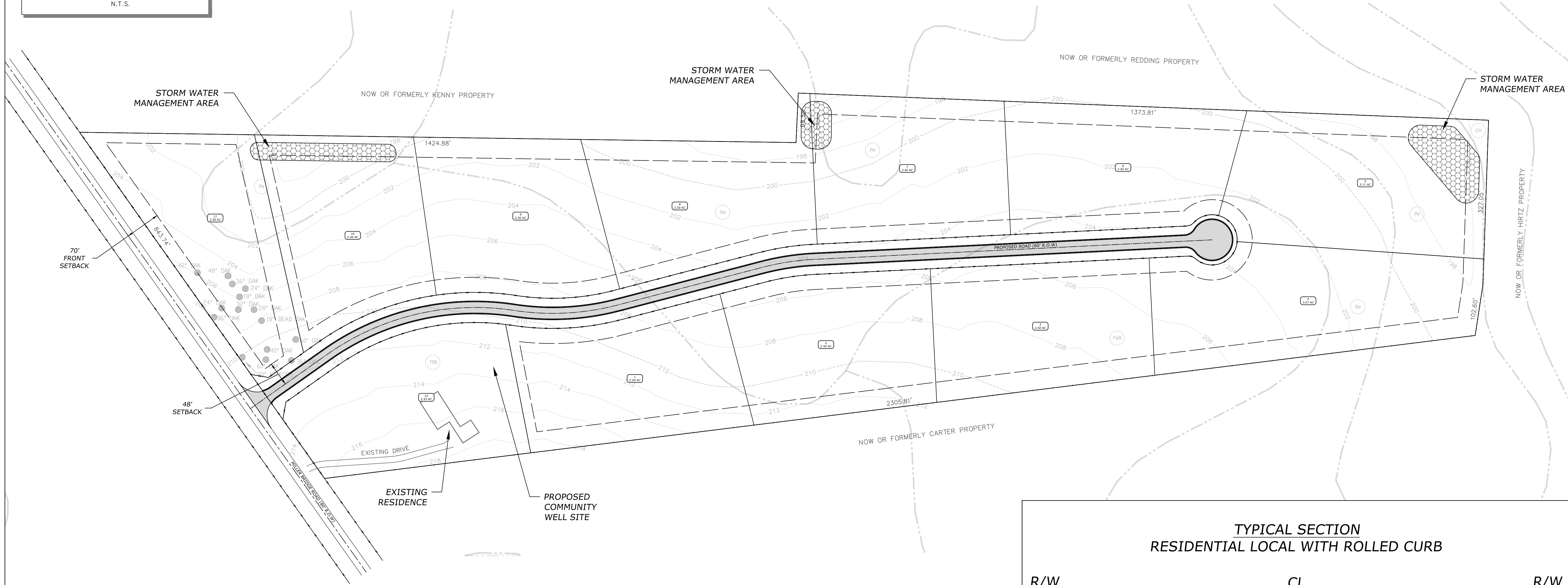
Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse N. Bush II', is written over a light blue horizontal line.

Jesse N. Bush II, P.E.



GENERAL NOTES:
SUBDIVISION NAME: WINDY HILL SUBDIVISION
LOCATION: LOWNDES COUNTY, GA
SURVEYOR: STAN FOLSOM, GA RPLS 2284
FOLSOM SURVEYING LLC
1309 EDGEWOOD DR
VALDOSTA, GA 31601
TAX PARCEL: 0010 022
CURRENT ZONING: E-A



BUILDING SETBACK NOTES:
FRONT: 60 FT
SIDE: 20 FT
REAR: 40 FT

EASEMENT NOTES (DRAINAGE & UTILITY):
FRONT (TYP): 10 FT
SIDE (TYP): 20 FT
REAR (TYP): 20 FT
SIDE (2 UTILITIES): 30 FT
REAR (2 UTILITIES): 30 FT

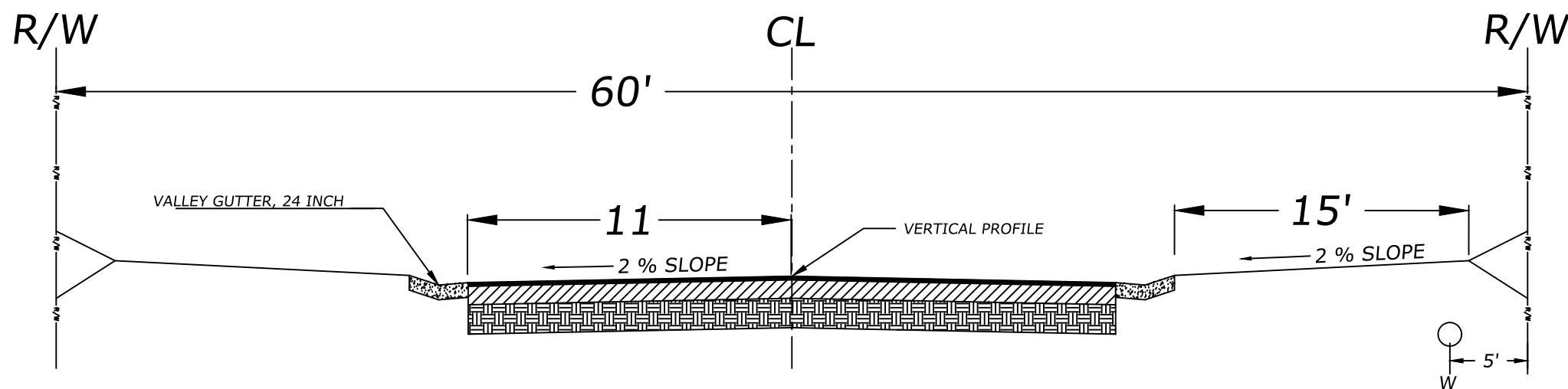
SYMBOL LEGEND	
	PROPERTY LINE
	ROAD CENTERLINE
	SETBACK
	EASEMENT
	RIGHT OF WAY

TOTAL SITE ACREAGE: 34.01 AC
PROPOSED POND AREA: 0.66 AC
PRELIMINARY LOT TOTAL: 11 LOTS

LOT REQUIREMENT NOTES:
CURRENT ZONING: E-A
PROPOSED ZONING: R-A
WATER PROVISION: COMMUNITY WELL
SEWER PROVISION: SEPTIC TANK/DRAIN FIELD
MINIMUM LOT AREA: 108,900 SF
MINIMUM LOT WIDTH: 100 FT
MAX. IMPERVIOUS SURFACE: 20%

SOIL LEGEND	
	Tifon Loamy Sand
	Pelham Loamy Sand
	Stilson Loamy Sand
	Fuquay Loamy Sand
	Clarendon Loamy Sand
SOIL TYPE DELINEATION	

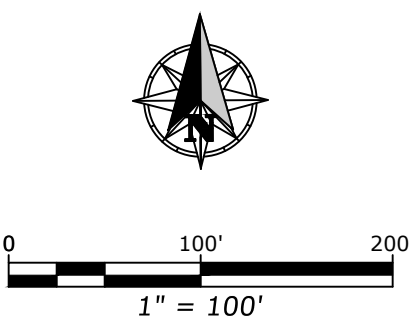
TYPICAL SECTION RESIDENTIAL LOCAL WITH ROLLED CURB



PAVING SECTION
1.5 INCH - RECYCLED ASPHALTIC CONCRETE, 12.5MM SUPERPAVE PER GDOT 402
7.5 INCH - GRADED AGGREGATE BASE PER GDOT 310
12 INCH - COMPACTED SELECT SUBGRADE PER GDOT 209

GEORGIA811
www.Georgia811.com
Know what's below
Call before you dig.

NOTE:
LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.
PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
12 STONES ENGINEERING DOES NOT GUARANTEE
THAT ALL EASEMENTS WHICH MAY AFFECT THE
PROPERTY ARE SHOWN HEREON AND ASSUMES NO
LIABILITY FOR FAILURE TO CONFIRM UTILITY
LOCATIONS PRIOR TO ANY DIGGING OR
CONSTRUCTION.



PRELIMINARY LAYOUT PLAN FOR:
WINDY HILL SUBDIVISION
LOCATED IN L.L. 144 & 179 OF THE 12TH L.D.
OF LOWNDES COUNTY, GA.

12 STONES
ENGINEERING CO.

2944 DASHER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4060
JNBUSH@12STONES.BIZ

PROJECT: 21045

SHEET
C2.0

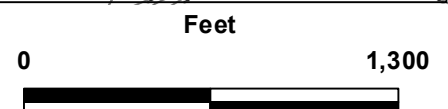
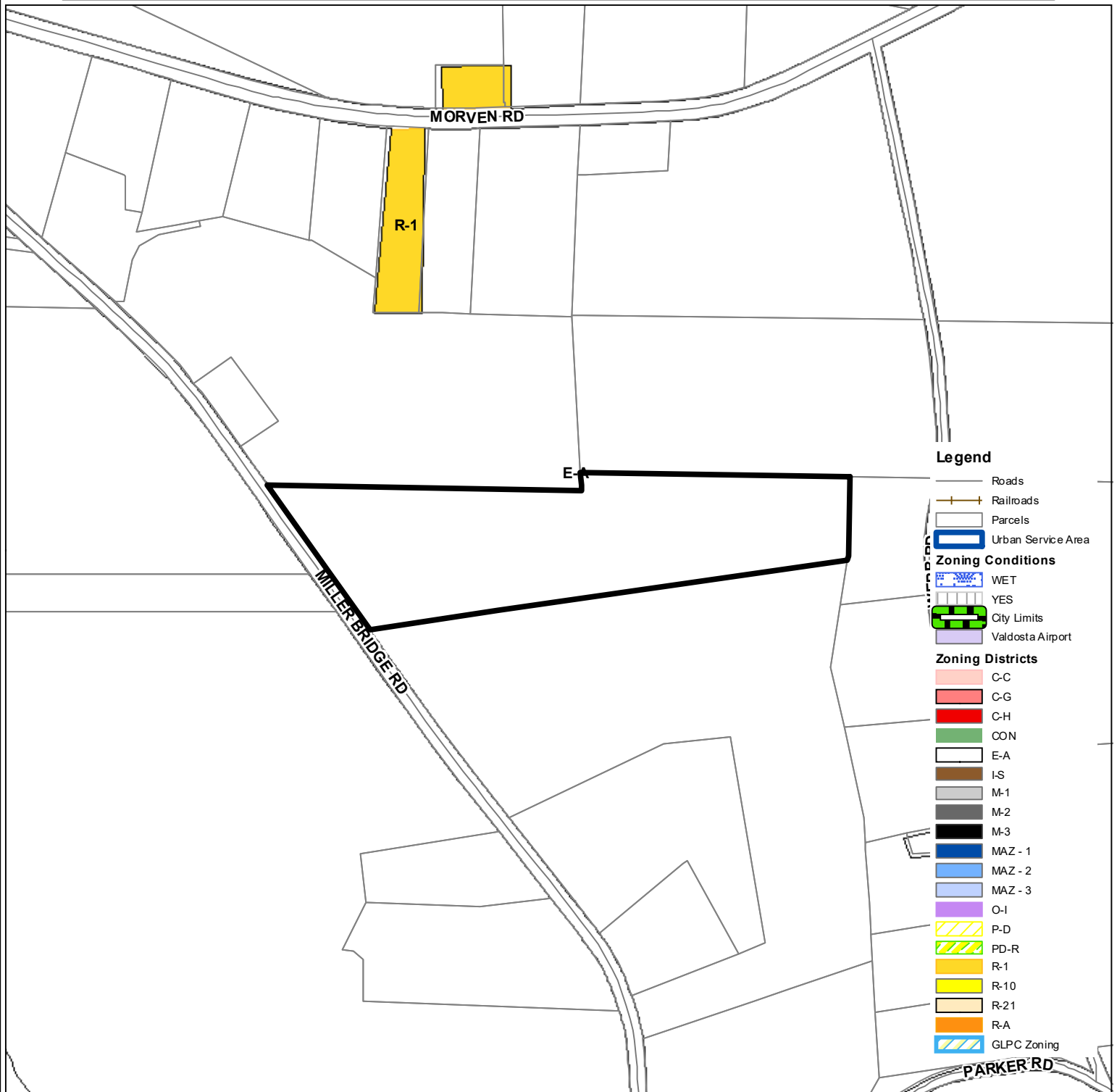
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REZ-2022-03

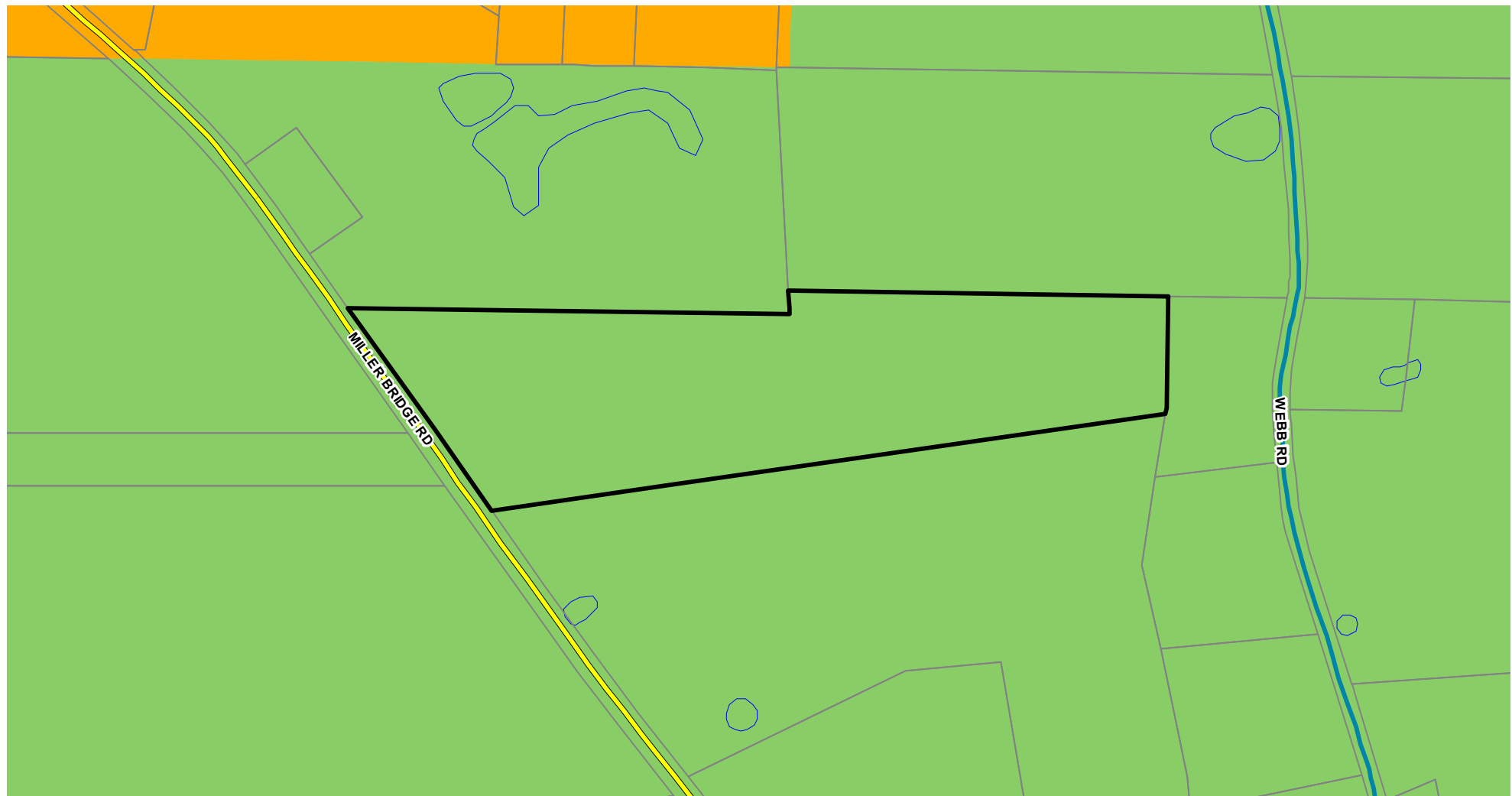
Zoning Location Map

WINDY HILL SUBDIVISION
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-A



WINDY HILL SUBDIVISION Rezoning Request



0 250 500 1,000
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

City Limits

Parcels

Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2022-03

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| — Roads | Open Water |
| — Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drastic |
| Urban Service Area | Recharge Areas |
| | Parcels |

WINDY HILL SUBDIVISION Rezoning Request



0 200 400 800 Feet

