

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-06

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2022-06 Kinderlou Forest
P-D to R-10 & C-H, County Water & Sewer

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 780 acres from P-D (Planned Development) zoning to R-10 (Suburban Density Residential) and C-H (Highway Commercial). Approximately 690 acres are designated as residential development to the west, and ~90 acres are proposed for commercial development along the southeastern edge of the development. The existing phases of the Kinderlou Forest Development will remain P-D, based on their 2002 and 2005 approved site plans.

The subject parcels were previously approved and bound to their site plans in 2008. The request for R-10 and C-H zoning on these parcels is to allow for flexibility in site plan changes, while still aligning with the overall vision and master plan of the Founder of Kinderlou Forest Development, LLC.

The subject property is in the Urban Service Area and Suburban and Community Activity Center Character Areas, with access to and from the property from various interior roads (classified as residential), while the main entrance is located on US Hwy 84W, a principle arterial road. Per Comprehensive Plan guidance, R-10 zoning is listed as a recommended zoning within the Suburban Character area, and C-H zoning is recommended within the Community Activity Center.

Staff finds the request overall consistent with the Goals and Policies of the Comprehensive Plan, and the TRC considered the request and had no objectionable comments to the rezoning request itself. Additional comments regarding the build out of the subdivision were received and will be applied to any construction plans and surveys submitted for recording.

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

DIVISION: Planning & Zoning

Staff: JD Dillard

Planning & Zoning Staff

Recommendation by the Commission: _____



March 07, 2022

Mr. JD Dillard
327 N. Ashley St.
2nd Floor
Valdosta, GA 31601

Subject: Kinderlou Forest Development

Dear Mr. Dillard:

On behalf of our client, Kinderlou Forest Development LLC, Lovell Engineering Associates, PC (LEA) respectfully requests to rezone the following parcels:

From P-D to R-10 Zoning (Map/Parcel):

0059/245 thru 0059/258

0036/001B

0036/001A

From P-D to C-H Zoning (Map/Parcel):

A portion of Map 0059/156

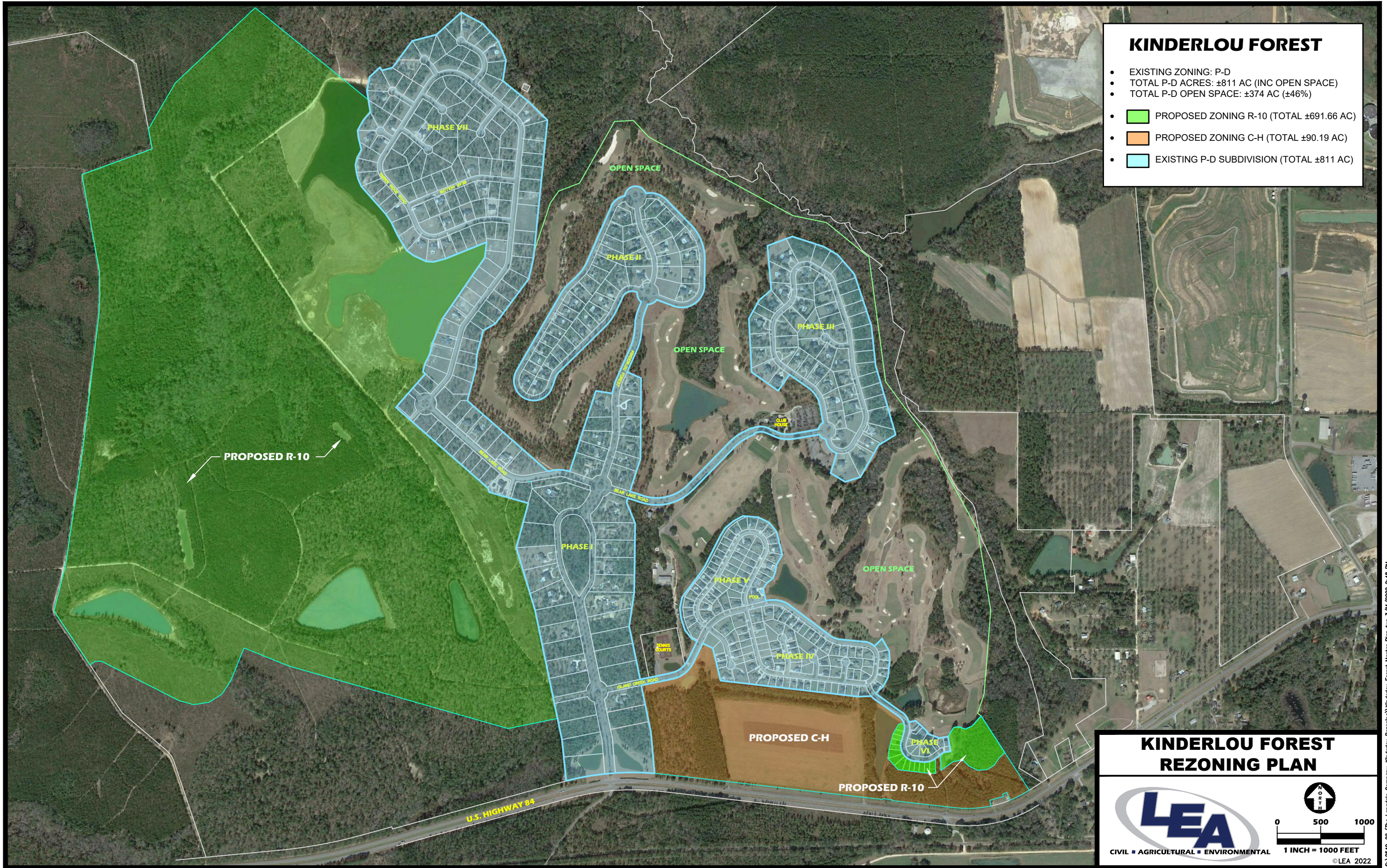
0059-155

The parcels will be rezoned for subdivision and/or commercial development. Thank you for your consideration concerning this request.

Sincerely,

A handwritten signature in blue ink that reads 'Dale Arrowood'.

Dale Arrowood, CPESC
Senior Civil Designer



- ### KINDERLOU FOREST
- EXISTING ZONING: P-D
 - TOTAL P-D ACRES: ±811 AC (INC OPEN SPACE)
 - TOTAL P-D OPEN SPACE: ±374 AC (±46%)
 - PROPOSED ZONING R-10 (TOTAL ±691.66 AC)
 - PROPOSED ZONING C-H (TOTAL ±90.19 AC)
 - EXISTING P-D SUBDIVISION (TOTAL ±811 AC)

KINDERLOU FOREST REZONING PLAN



CIVIL ■ AGRICULTURAL ■ ENVIRONMENTAL



0 500 1000
1 INCH = 1000 FEET

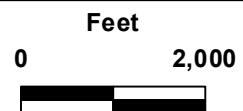
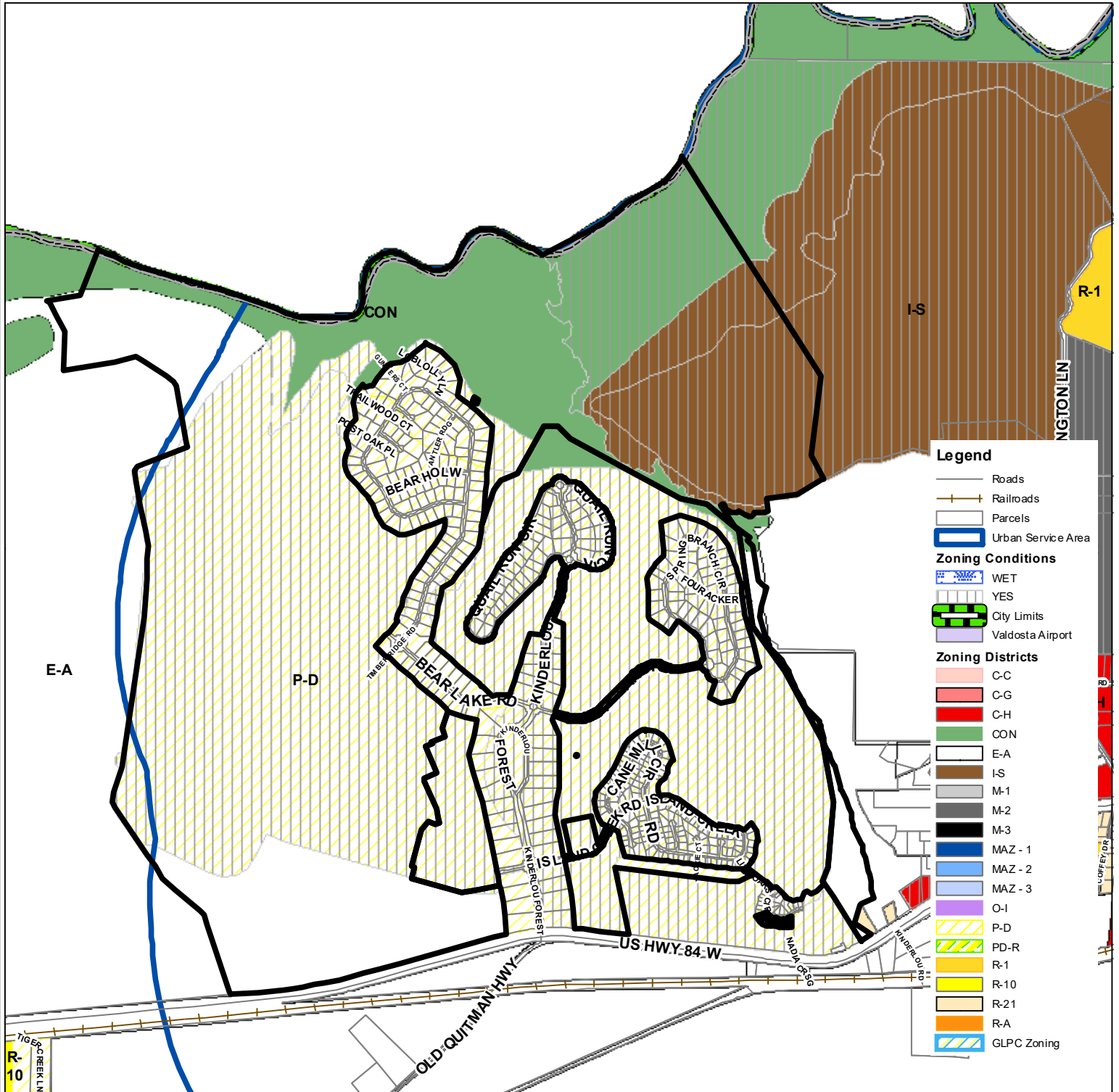
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REZ-2022-06

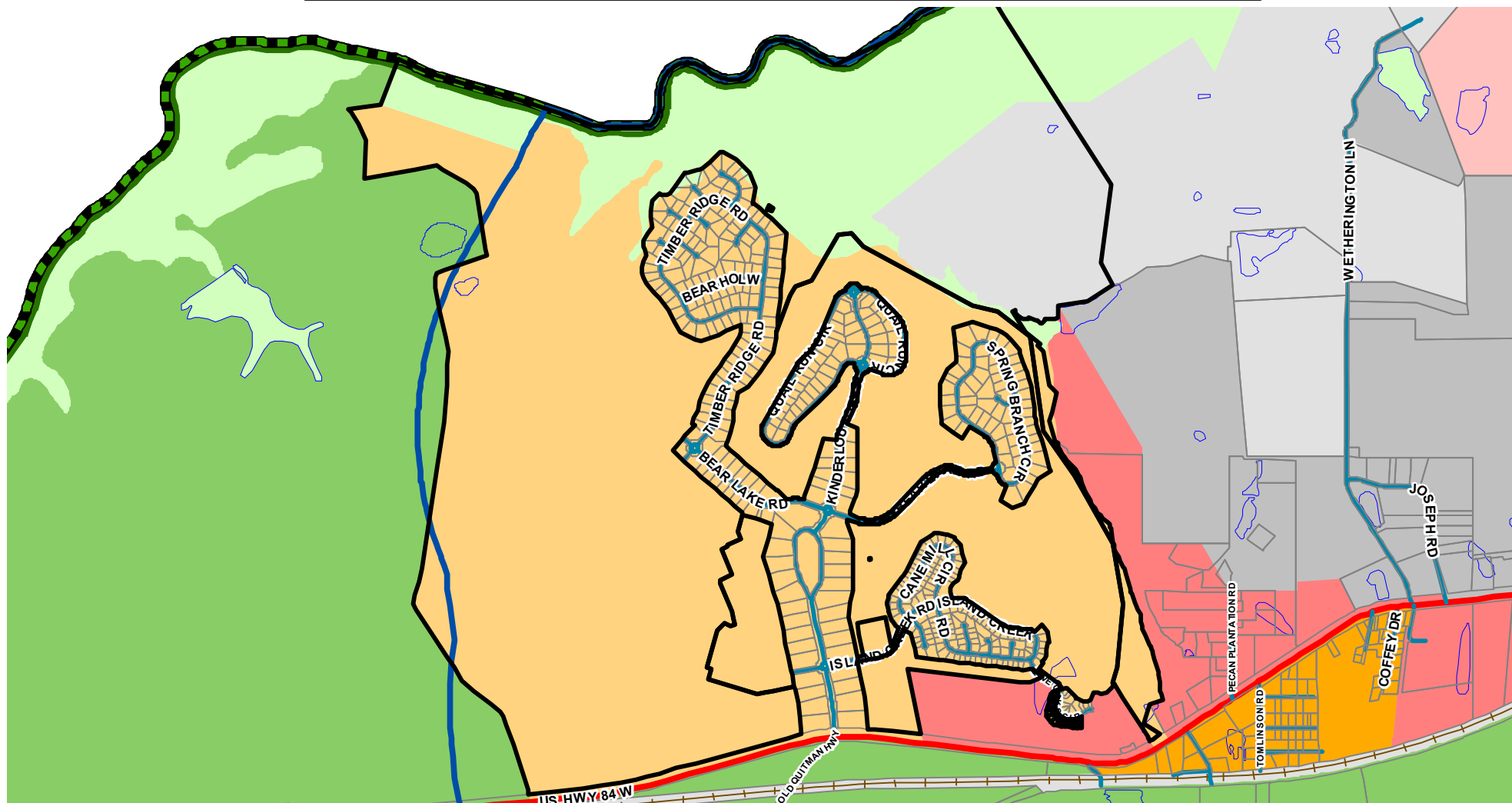
Zoning Location Map

KINDERLOU FOREST
Rezoning Request

CURRENT ZONING: P-D
PROPOSED ZONING: R-10 (AND C-H FOR 0059 --156 & 155)



KINDERLOU FOREST Rezoning Request



0 500 1,000
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 2, OTHER PRINCIPAL ARTERIAL
- 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

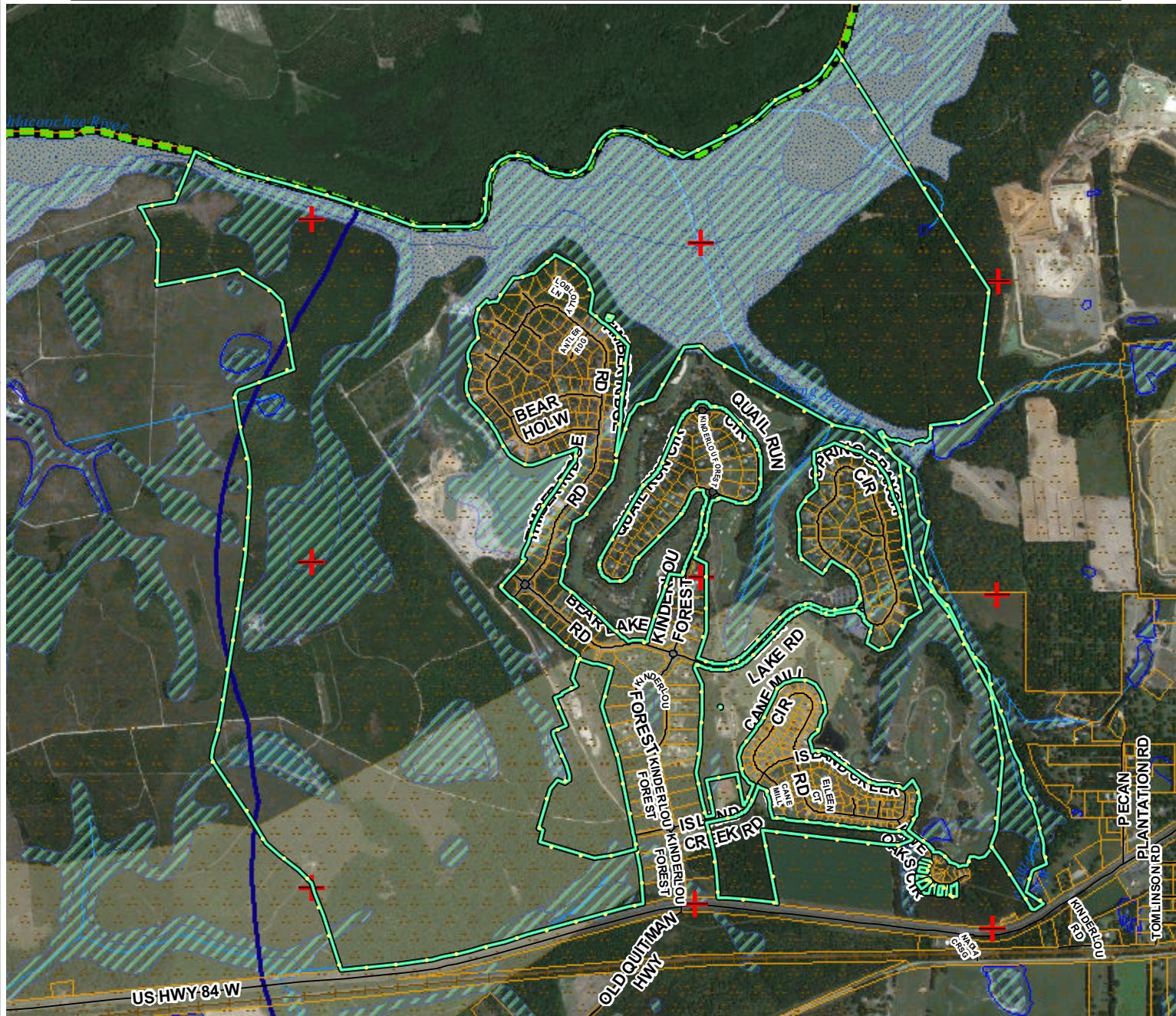
REZ-2022-06

WRPDO Site Map

Legend

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

KINDERLOU FOREST Rezoning Request



200000 Feet