

Mr. Dillard presented the case requesting a change to the zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into three new ULDC conforming lots. The subject property is within the Rural Service Area and Agriculture/Forestry Character Area, and possesses road frontage on both Chug-A-Lug and Hardee Roads.

Staff finds the request consistent with the existing land use pattern, the Comprehensive Plan and having no other technical concerns from the TRC, recommends approval of the request.

There being no questions from the commissioners, Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Madison Hewitt – 1921 Gornto Rd., Valdosta, GA

Ms. Hewitt stated she is the realtor for the applicant and that the intent is for the newly created parcels to be sold individually. By maintaining the 2.5 acres minimum size, the integrity of the area is preserved. Commissioner Bailey asked about the sizes of parcels in the area surrounding the subject property, to which Mr. Dillard stated that most are approximately ½ acre parcels. Commissioner Bailey asked if the surrounding properties are served by individual wells and septic. Mr. Dillard explained that the surrounding properties are served by individual wells and septic, however, development predates current regulations.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented. Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #4

REZ-2022-19 Talley, Old Bemiss Road, 0145B 076, ~0.81 acre.

Current Zoning: R-21 (Medium Density Residential) Proposed Zoning: R-10 (Suburban Density Residential)

Mr. Dillard presented the case requesting a change in zoning on approximately 0.81 acre from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning, in order for the property to be divided into two ULDC conforming lots. The intent is for each newly created lot to be developed with a duplex unit, with the existing dwelling being removed. The subject property is in the Urban Service Area and Neighborhood Activity Center Character Area, with access to and from the property off Old Bemiss Road