

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-02

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 29, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-02 Byrd Property
3725 & 3715 Byrd Road (0212 001)
E-A to R-1, Well and Septic, ~7.5 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Byrd Road, a locally maintained County Road, and is within the Rural Service Area and Agricultural/Forestry Character Area.

The subject property was created in 1969, and the two existing houses have historical construction dates of 1971, which predate the County's adoption of subdivision regulations in 1972, including the awareness of setbacks.

The neighboring properties along the northeast side of Byrd Road were rezoned in 1996 from A-U (Agricultural Use) to S-A (Suburban Agricultural), and then subdivided for the applicant's children; in essence, a precursor to Family Ties. These lots range in size from 1.86ac to 3.86ac in size.

Based on the survey, R-1 would allow for the creation of five (5) lots that meet County standards¹, including the separation of the existing homes onto individual lots. While not a condition for rezoning, it is worth noting that twelve and a half (12.5) feet should be reserved for future right-of-way for any widening/paving of Byrd Road², which might impact the overall lot sizes.

While R-1 is not recommended by the Comprehensive Plan in this area, it does state that "residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." The TRC reviewed the request and had no technical objections, noting that the unique shape of the property coupled with the requirements for individual well and septic systems naturally limits the overall development. Therefore, Staff recommends approval of the request for R-1 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ Minimum Lot Width and Area with Individual Well Water for R-A is 150' on 2.5ac and for R-1 is 120' on 1.0ac

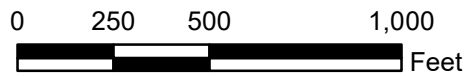
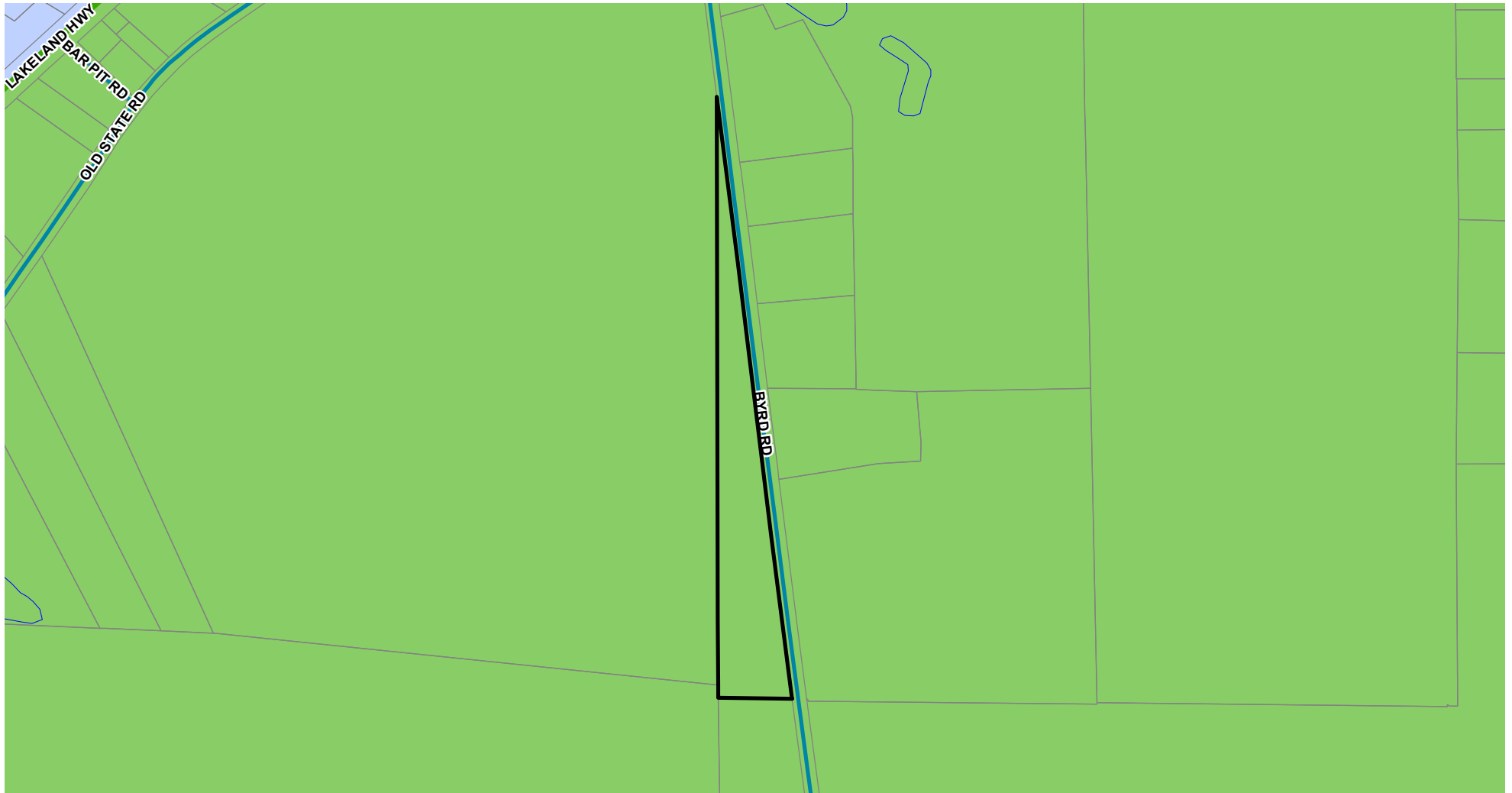
² Byrd Rd., Old State Rd., and Black Rd., traffic counts average ~45 Vehicles Per Day

To whom it may concern;

It is with great pleasure that I present this project before all committees associated with the Lowndes County Board of Commissioners. With the approval of all required committees the intent for this project will be to rezone this parcel located at 3715 Byrd Rd (0212 001) to R-1 and divide this 7.5 acre lot into three separate parcels. After doing so the two existing houses will be fully renovated and sold to a homeowner, and not used for rental property. The new additional third lot will be used to build a new residential home similar in size and elevation to the existing two. This new construction home will also be sold to a homebuyer as well and not used for rental purposes. After thoroughly reviewing the Lowndes County Comprehensive Plan I believe this project aligns perfectly with the character area and comprehensive plan currently in place. The rezoning to R-1 also carries well with the surrounding parcels and does not appear to be spot zoning. I believe this plan will also benefit the comprehensive plan for many purposes such as education, tax improvements, and much needed housing opportunities in this area of the county. I believe this project, if approved, will be a great asset and benefit to Lowndes County and will likely encourage growth, development, and continued improvements for the surrounding areas. Neighboring properties should impact directly as well, with the renovation of two abandoned (eye sore) dwellings and a new construction home to follow, encouraging more growth and infrastructure to the area, all of which will be positive influences. All around I believe this project will positively impact the Greater Lowndes county and all of the surrounding land and home owners for this area. I hope that the committee finds this project in their favor to approve this request.

Thanks,
Tripp Talley

Byrd Road Project Rezoning Request



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

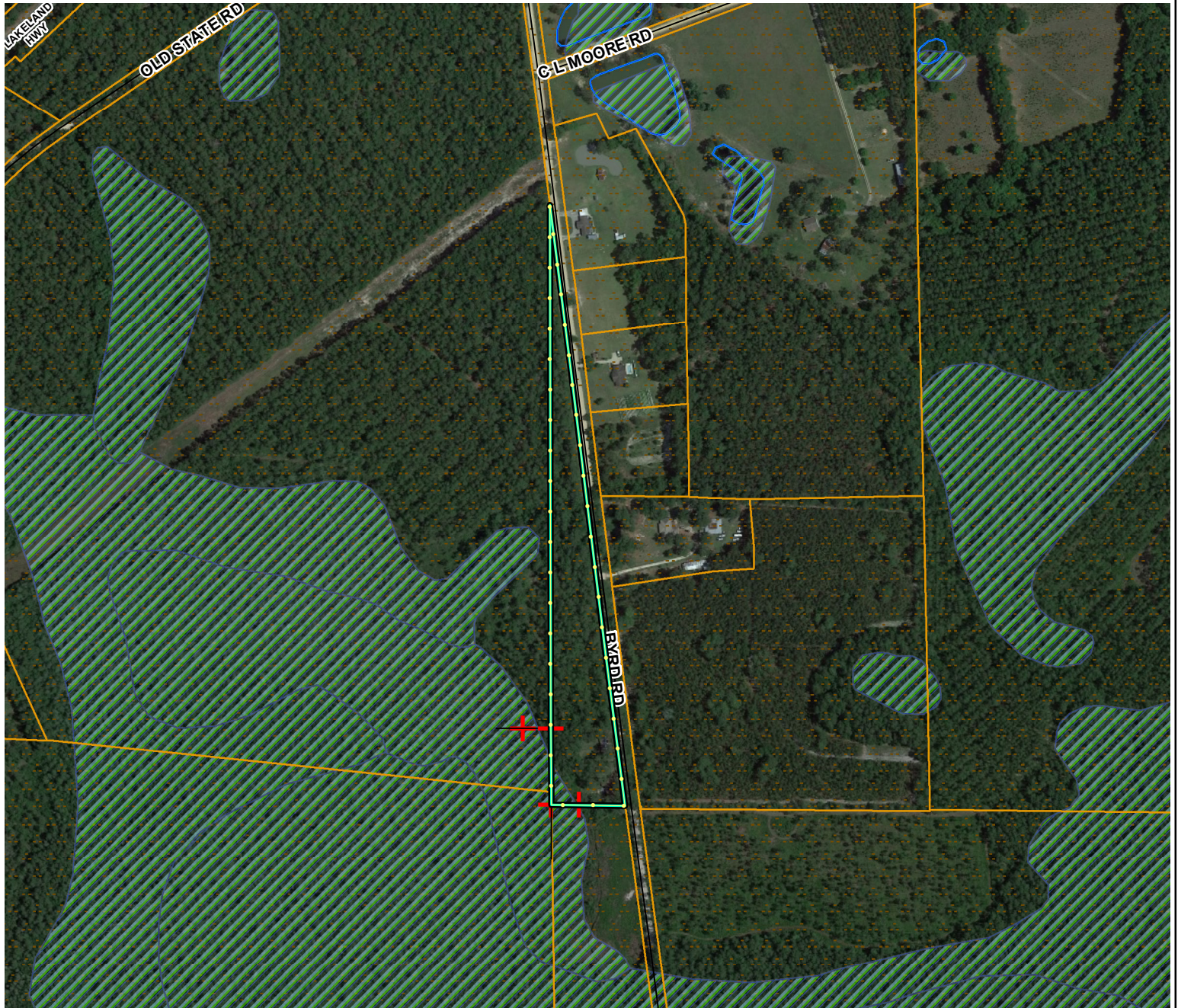
REZ-2024-02

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 |

Byrd Road Project Rezoning Request

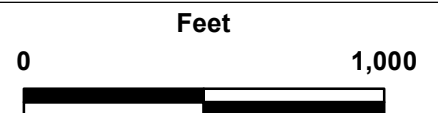
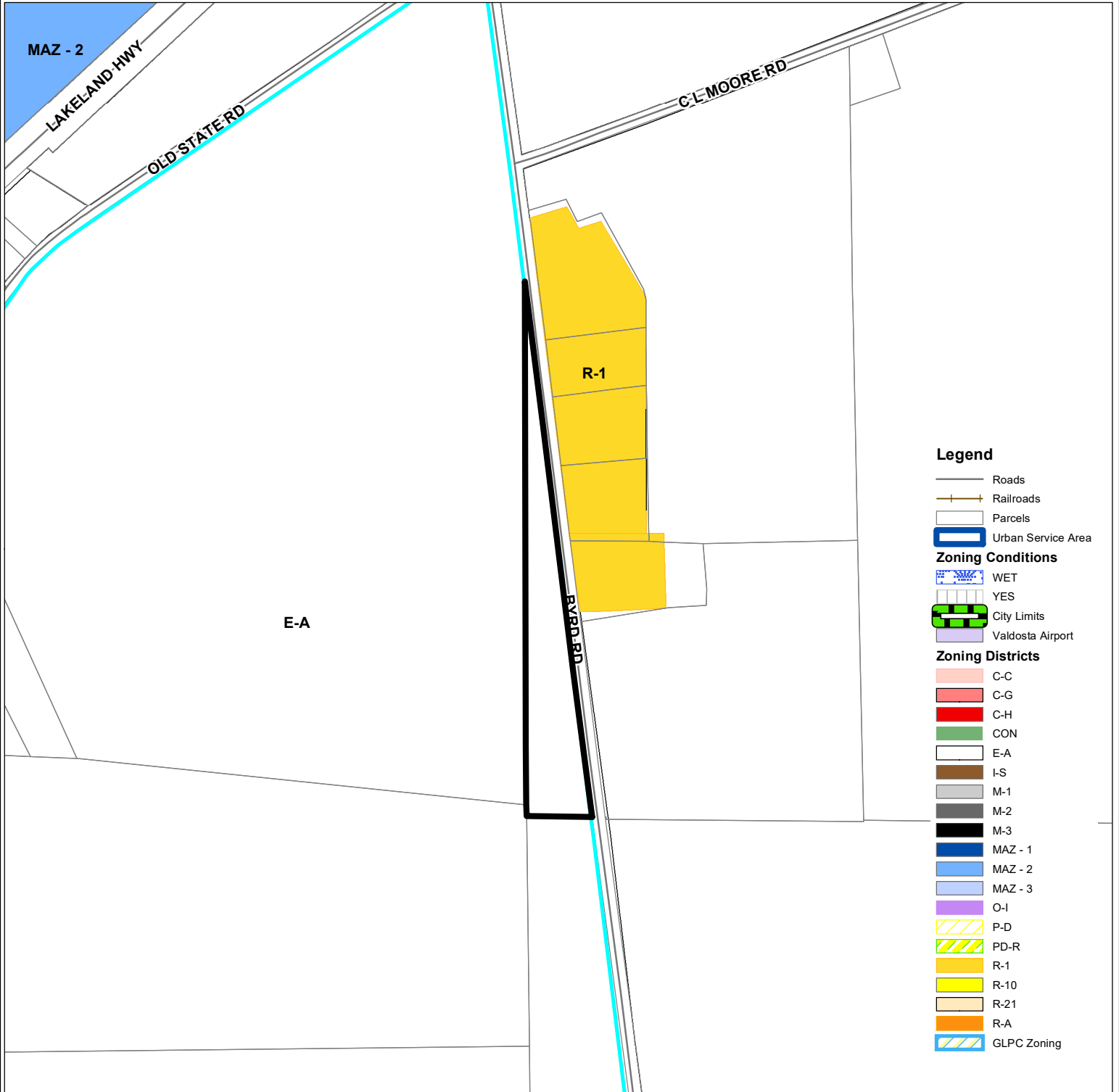


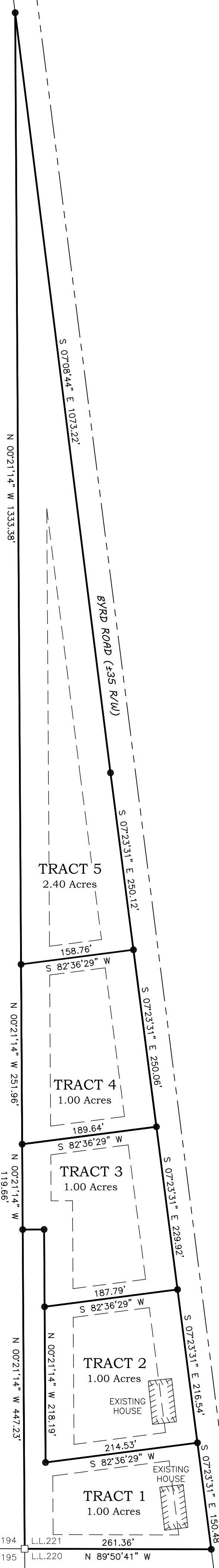
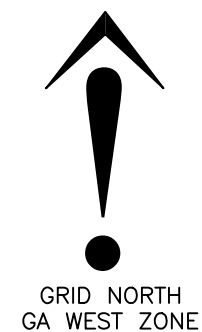
REZ-2024-02

Zoning Location Map

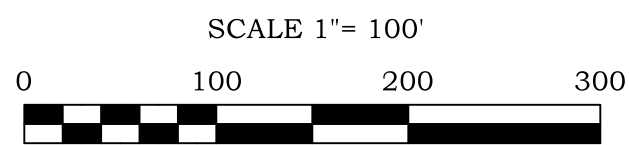
Byrd Road Project
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-1





LOCATED IN
LAND LOT 221
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 1/12/2024
PROPOSED ZONING: R-1
CURRENT ZONING: E-A



INNOVATE
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2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:
TRIPP TALLEY

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