

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-04

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2024-04 Clyattstone Rd. Subdivision (0053 060)
~62acres, R-1 to R-10, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning, in order to develop a 110-lot subdivision. The subject property possesses road frontage on Clyattstone Road and Rocky Hill Church Road, a County owned Collector and Local Road respectively, and lies within the Urban Service Area and Suburban Character Area.

In 2020, the adjoining property to the east was rezoned to an R-10 site plan with conditions that included lots abutting Clyattstone Road be no less than 0.5 acres in size, lots fronting interior roads, the inclusion of sidewalks, and neighborhood amenities.

In keeping with the Comprehensive Plan's guidance, new development should be master-planned at a moderate density in these areas, with a greater focus on traditional neighborhood development residential subdivisions; including compatible architecture styles to maintain the regional character of the area, and as a way to capitalize on the recent investment in water and sewer infrastructure.

The TRC reviewed the application and had no technical objections, and Staff finds the request consistent with the Comprehensive Plan and land use patterns, and therefore recommends Approval with Conditions that Lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

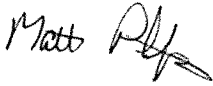
Recommendation by the Commission: _____

LETTER OF INTENT

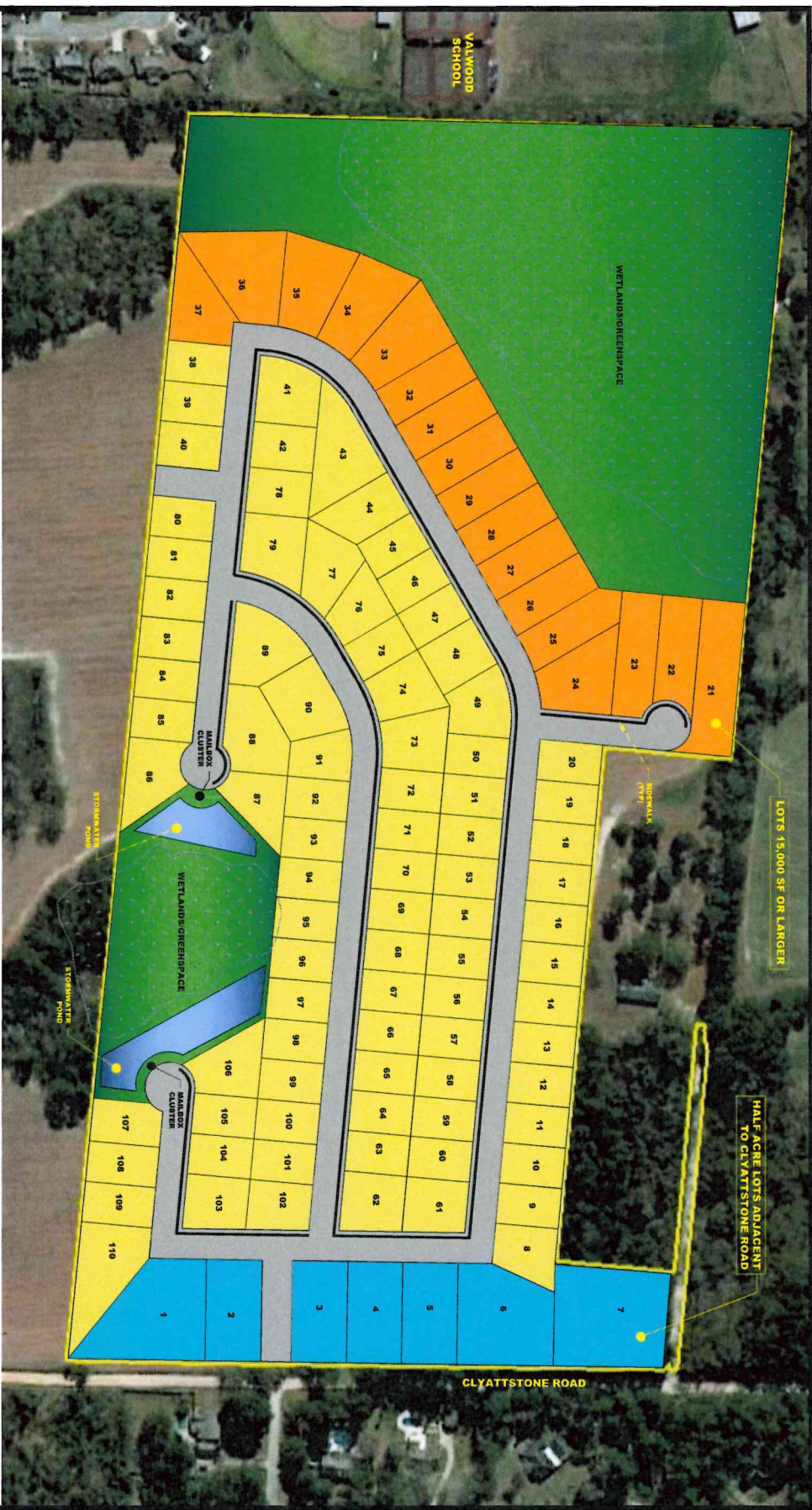
Clyattstone Road subdivision
For
Cat Creek Development Company
Map 0053 Parcel 060

The request is to rezone this property from R-1 to R-10. The request is being made for the purpose of developing the infrastructure for a +/-110 lot residential subdivision and to construct single family residences.

The project will be served by Lowndes County water and sewer.

A handwritten signature in black ink that reads "Matt Phelps". The signature is written in a cursive style with a long, sweeping underline.

Matt Phelps
PACE, Inc
President

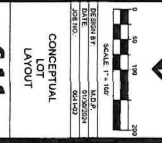


PARKS, PICNIC AREAS, TRAILS & STORMWATER POND OWNERSHIP:
 * PARKS, PICNIC AREAS, TRAILS AND STORMWATER POND OWNERSHIP, OPERATION, AND MAINTENANCE OF PARKS, PICNIC AREAS, TRAILS AND STORMWATER POND SHALL BE PROVIDED BY COORDINATE DEED BENEFIT OF A HOMEOWNERS ASSOCIATION, LAND TRUST OR OTHER LEGAL ENTITY.

UTILITY CONNECTIONS:
 * REQUISITE ENGINEERING SHALL BE PROVIDED TO VERIFY THE CONNECTION REQUIREMENTS FOUND IN LOCAL CHAPTER 8 AND FOR COUNTY SERVICE ARE PROVIDED IN LOCAL CHAPTER 8 AND APPROVED DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

SITE DEVELOPMENT NOTES:
 * CLUSTER MALLORX CENTER WITH PARKING SPACES INSTALLED ON EITHER SIDE OF STREET.
 * 4' WIDE SIDEWALK ON ONE SIDE OF EACH STREET INSTALLED ON EITHER SIDE OF STREET.
 * LOT'S ADJACENT TO VALTSTONE ROAD SHALL BE A MINIMUM OF 10' WIDE SIDEWALK INTERIOR ROADS.

SITE INFORMATION
 * MAP 081 - PHEASANT
 * 110 LOTS
 * TOTAL ACRES: 61.73 ACRES
 * TOTAL LOTS: 110
 * MINIMUM LOT AREA: 4,800 SF
 * MINIMUM LOT AREA: 10,000 SF
 * SETBACKS BY FRONT: CL. REAR: 30'
 * SIDE: 30' 48' FROM CL.
 * UTILITIES: LOCALS COUNTY WATER AND SEWER



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 UTILITIES PROTECTION CENTER
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 Know what's below. Call before you dig.
 www.gapcc.com

CONCEPT LOT LAYOUT
 FOR
CAT CREEK
DEVELOPMENT COMPANY
 LOWMEDES COUNTY, GA

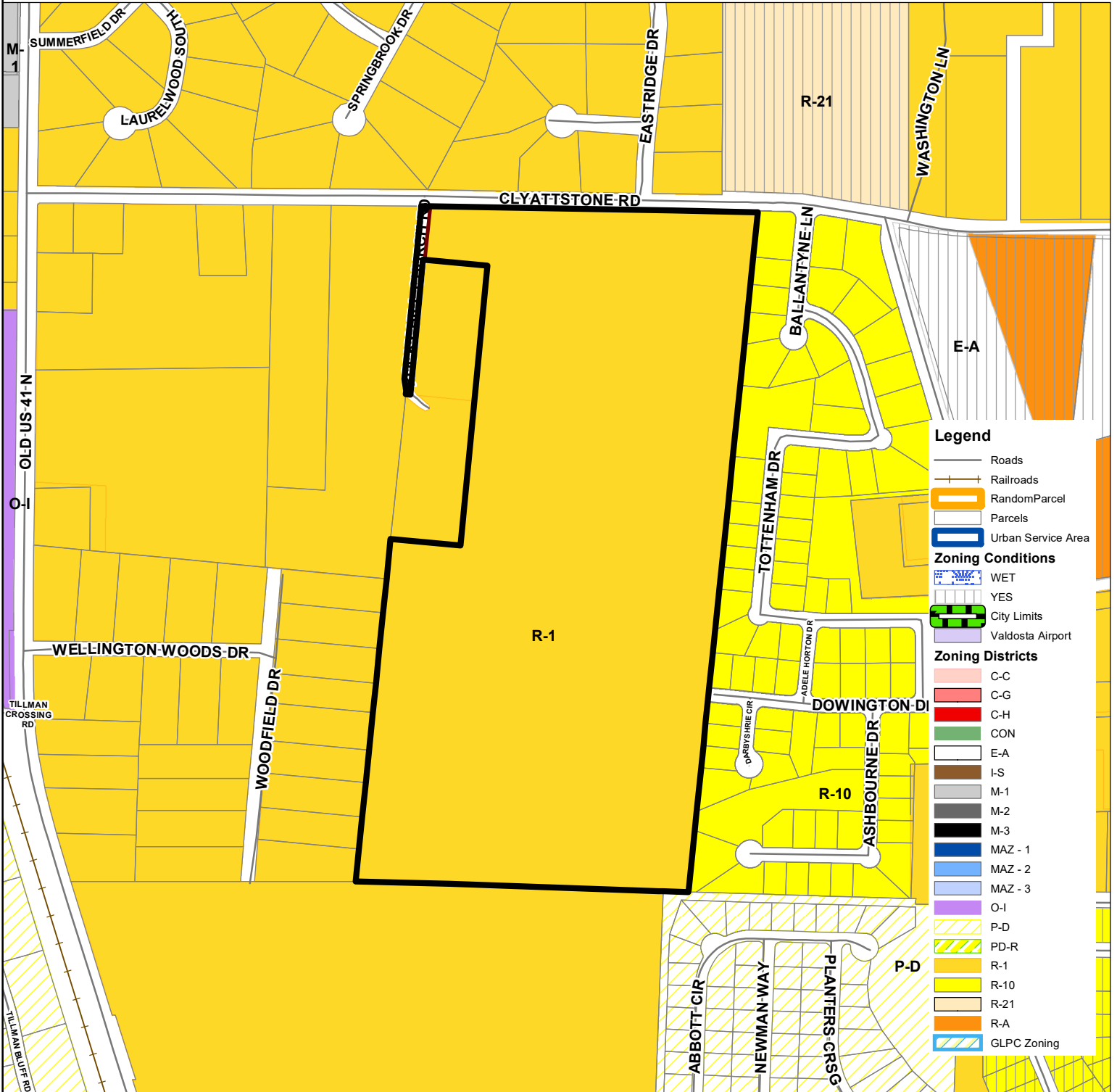
PACE
 CIVIL ENGINEERING - GENERAL CONTRACTING
 4560-F Valnorth Drive
 Valdosta, GA 31602
 (229) 252-0756
 matt@pelps-companies.com

REZ-2024-04

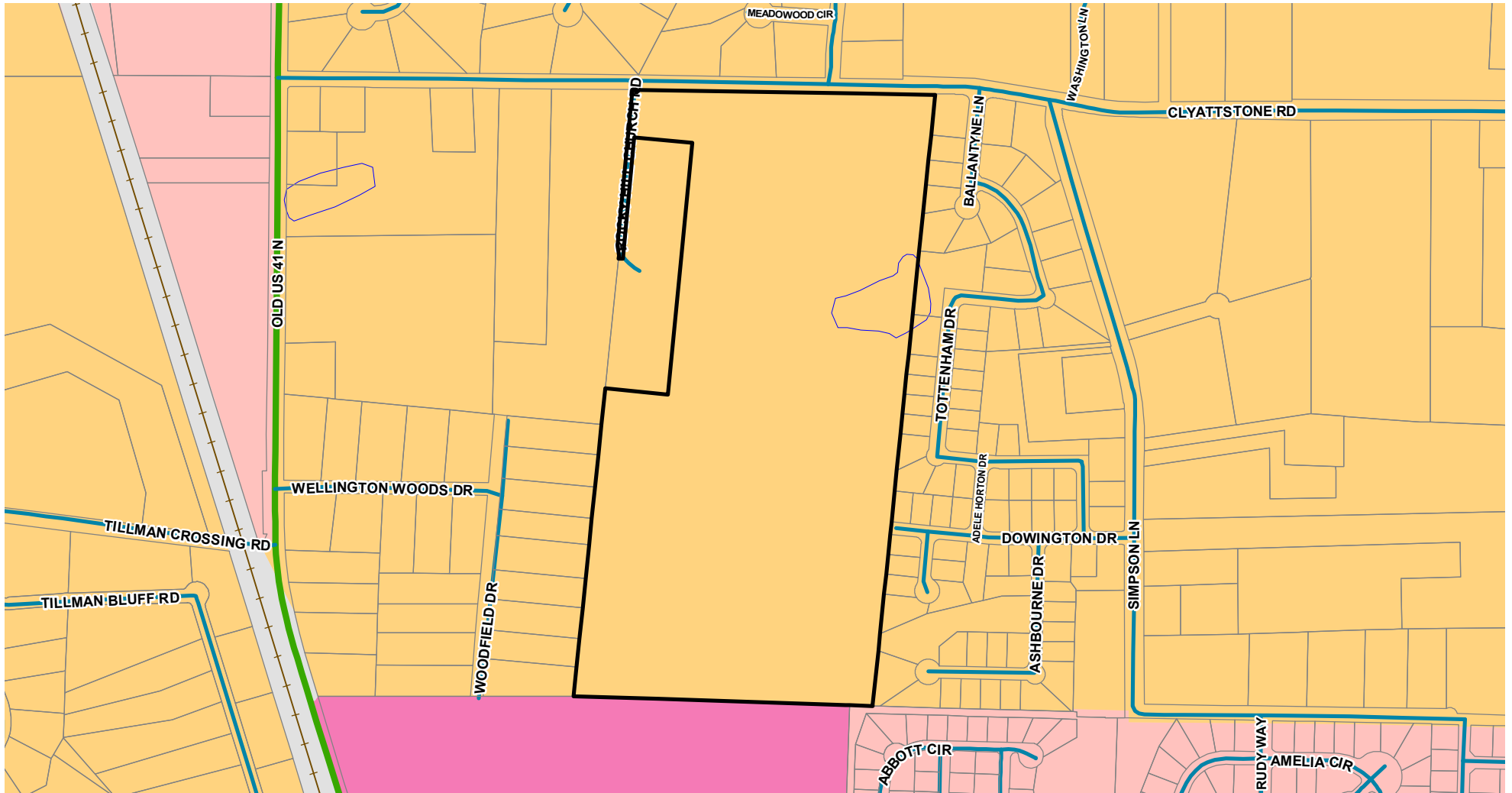
Zoning Location Map

Clyattstone Road Subdivision
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: R-10



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

REZ-2024-04

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

Clyattstone Road Subdivision Rezoning Request

