

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-06

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 23, 2026

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2026-06 Val Del MHP

~34ac Val Del Road

P-D and R-A to P-D, County Utilities

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HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on ~34 acres property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning; and the development will be governed by sections 4.03.26 and 4.06.00 of the ULDC.

The original MHP along Val Way and Del Circle contained ~30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into a ~155 lot layout, including recreation space and common areas in accordance with ULDC 4.03.26 and 4.06.00 standards.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan, however, the applicant has requested to table this case until a more complete site plan can be prepared.

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

RECOMMENDATION: Option 2/3

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_