

REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the property is fronted on Val Del Road. The general motivation in this case, is so that the subject property can be subdivided at a greater density. Mr. Dillard also stated the future character of the area is rural residential and rural residential character area does not recommend R-21 zoning at this time and county utilities are not available in this area. Mr. Dillard further stated the Planning Commission recommends approval. Commissioner Orenstein asked County Engineer, Mike Fletcher, if stream areas are of concern, Mr. Fletcher replied he has a meeting scheduled today with the engineer to look at the preliminary hydrology and to look at what the plan is for this area. Commissioner Orenstein stated his concern is the one on the western side stopping at the new road. Mr. Fletcher responded, this is one of the items he will discuss with the engineer today. Mr. Fletcher stated he will send this information in an email to the County Manager, Paige Dukes, so that Mrs. Dukes can forward it to the commissioners. Chairman Slaughter asked Mr. Dillard if the small parcel that comes off of the corner portion of Bethany Drive is part of this development or is it an easement, Mr. Dillard replied it is a part of the parcel and it is only about 25 feet wide and the developers are not considering it to be used. Mr. Fletcher stated the county requires 50 feet of right of way through there, so there will not be a road coming out that way. Commissioner Orenstein asked Mr. Fletcher for the latest traffic counts for Val Del and Mr. Fletcher responded the latest traffic count for Val Del on GDOT's website is about 3,900, and the capacity of Val Del is 6,000. Chairman Slaughter stated there has been a lot of discussion and the commissioners have received emails from concerned citizens regarding this item. He also stated he wants to ensure that the commissioners have all the correct information they need to make a decision about this subdivision and he will probably ask that this item be tabled at tomorrow night's regular session meeting. Chairman Slaughter asked if Bethany Hills Subdivision is currently R-21, to which Mr. Dillard replied that is correct. Commissioner Wisenbaker asked if the ingress and egress on Bethany Drive has been eliminated, to which Chairman Slaughter replied the parcel that is there now, cannot be utilized because it is not wide enough to meet Lowndes County's road specifications.

REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to subdivide this property from its current six acres to three acres; in order to do so and create ULDC conforming parcels, it will need to be rezoned to R-A. Mr. Dillard further stated this is in the suburban character area and R-A zoning is listed as permitted. In addition, Mr. Dillard stated staff finds the request consistent with the current growth trends in the area and the community goals of the Comprehensive Plan. He also stated the Planning Commission recommended approval.

REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres, Planning and Zoning Director, J.D. Dillard, presented the item stating this is a request to amend the current PD zoning because two parcels (11 acres) were excluded in the updated site plan, reducing the total acreage to 65 acres. Mr. Dillard stated he would like to note that there is a 30 ft setback required on all PD amendments and the applicant is asking that they be excluded from lots 40 and 142. Mr. Dillard further stated staff finds this request consistent with the current growth trends in the area and with the community goals of the Comprehensive Plan. Mr. Dillard added, the Planning Commission recommended approval.

Street Lighting Ordinance Amendment 7, Planning and Zoning Director, J.D. Dillard, presented the item stating the request is to add 45 lots of the Quarterman Estates Subdivision into the County's Basic Decorative Street Lighting District under the Street Lighting Ordinance. Mr. Dillard stated staff