

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2014-17

DATE OF MEETING: November 11th 2014

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ()

() Annual () SPLOST () Capital (X) N/A

Report ()

ACTION REQUESTED ON: REZ-2014-17 Grand Bay Estates, Upper Grand Bay & GA Hwy 135
R-A with Conditions to R-A, Well/Septic, ~94 acres

HISTORY, FACTS AND ISSUES:

This request represents a developer asking the LCBOC to reconsider zoning conditions that were originally approved with the rezoning of the subject property in 2007 (REZ-2007-10). The current developers are different than the previous one that originally rezoned the subject property. The conditions that were previously approved are attached for reference (REZ-2007-10 Decision Notice). The general motivation for this request is that the developers would like to pursue larger lots rather than a denser conservation style subdivision¹. For additional reference, the subject property is depicted as both Agriculture/Forestry and a Rural Activity Center on the Future Development Map. While Planning staff would prefer a conservation subdivision the main concern is continuing protection of the currently unimproved Upper Grand Bay Road. Based on that main concern and negotiations largely between the applicant's agent and the Engineering Division the current overall direction is for approval with at least one condition. Thus, the TRC recommends to find this request overall consistent with the comprehensive plan and recommends for its approval with one condition. The GLPC heard this request at their October regular meeting and ultimately also recommended for its approval with one condition by a 6-0 vote. Questioning and discussion amongst the GLPC focused on the proposed condition and the potential development of the subject property. The applicant's agent spoke for the request and no one spoke against it. The applicant's agent focused on the history of the subject property, the proposed condition, and a conceptual development plan that reportedly showed 5 lots along Upper Grand Bay Rd.

1. The subject properties will only be allowed to create five (5) new lots that have access to Upper Grand Bay Road. The intent of the condition is to limit development on the unimproved portion of Upper Grand Bay Road. This condition would be valid until Upper Grand Bay Road is paved. Should a proposed lot have frontage on both GA Hwy 135 and Upper Grand Bay Road then the County Engineer may require a non-encroachable buffer strip.

¹ A conservation subdivision allows for the overall residential impact of a tract of land to be clustered provided that the remainder is legally permanently protected from future development. For example, the ~100 acre subject property is currently zoned R-A and R-A typically allows for 1 residence per 2.5 acres. Thus, the maximum residential impact of the tract of land is 40 residences. These 40 residences served by wells and septic tanks could be clustered to take up close to 40 acres. The conservation subdivision option has now freed up 70 acres to be legally permanently protected from future development.

Additionally, although the TRC did not believe that the following 3 points should be rezoning conditions they should at the least be noted for future reference: (1) Access requested off of GA Hwy 135 will need to meet all current GDOT requirements, (2) Please plan on a Level III soil analysis for each of the subject properties by the Lowndes County Health Department, (229) 245-2314, before the site is permitted for septic tanks, and (3) the subject property has portions within Wetlands Protection Districts.

OPTIONS:

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

RECOMMENDED ACTION: Option #2

DIVISION: Planning

County Planner: Jason Davenport *J.D.*

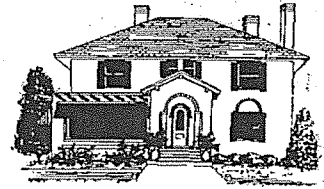

County Manager

Action by the Board: _____

THE HERNDON COMPANY

REAL ESTATE AND PROPERTY MANAGEMENT

1100 N. PATTERSON STREET • P.O. BOX 1625 • VALDOSTA, GEORGIA 31603-1625
REAL ESTATE (229) 244-1992 • 1-800-647-3716 • FAX 245-6390
PROPERTY MANAGEMENT 245-6380 • FAX 245-6375
www.herndoncompanyrealestate.com



LETTER OF INTENT

10/10/2014

Lowndes County Board
Commission & GLPC
327 N. Ashley Street
Valdosta, GA 31601

RE: 100 Acres (Map and Parcel Numbers 0248-022 & 0250-048)

Dear Commissions & GLPC,

On behalf of Pineridge Developers, Nathan Smith REALTOR[®] with the Herndon Company submit this letter of intent to remove conditions put on approximately 100 acres - Map & Parcel numbers (0248-022) (0250-048) on 4/12/2007 case #REZ-2007-10.

We believe by removing the conditions, it would allow affordable & equal pricing for the population which prefer to live in rural Lowndes County area. On page 26 of the Greater Lowndes 2030 Comprehension Plan. 2.4.4 Rural Residential Zonings E-A & R-A provide housing opportunities for people who desire larger parcels. By removing the conditions, we believe this would provide the Quality Community Objectives described on page 26 #3 of the Greater Lowndes 2030 Comprehension Plan.

Thank you very much for your consideration on this matter.

A handwritten signature in black ink, appearing to be 'Nathan Smith', written over a horizontal line.

Nathan Smith
Associate Broker
THE HERNDON COMPANY
REAL ESTATE



MEMBER: Valdosta Board of Realtors – Georgia Association of Real Estate Boards
National Association of Real Estate Boards – National Institute of Farm and Land Brokers



LEADING
REAL ESTATE
COMPANIES
OF THE WORLD

NOTE: High water elevation shown as requested by the Lowndes County Engineering Department. This elevation is based on the datum of the date of this survey and in no way determines the high water elevation during a 100-yr or 500-yr storm. There are no FEMA published flood maps for this area which determines a 100-yr flood elevation for this area or shows this property to be within a 100-yr flood zone.

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SHEDS, POOLS, OR OTHER STRUCTURES ON THIS PROPERTY LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

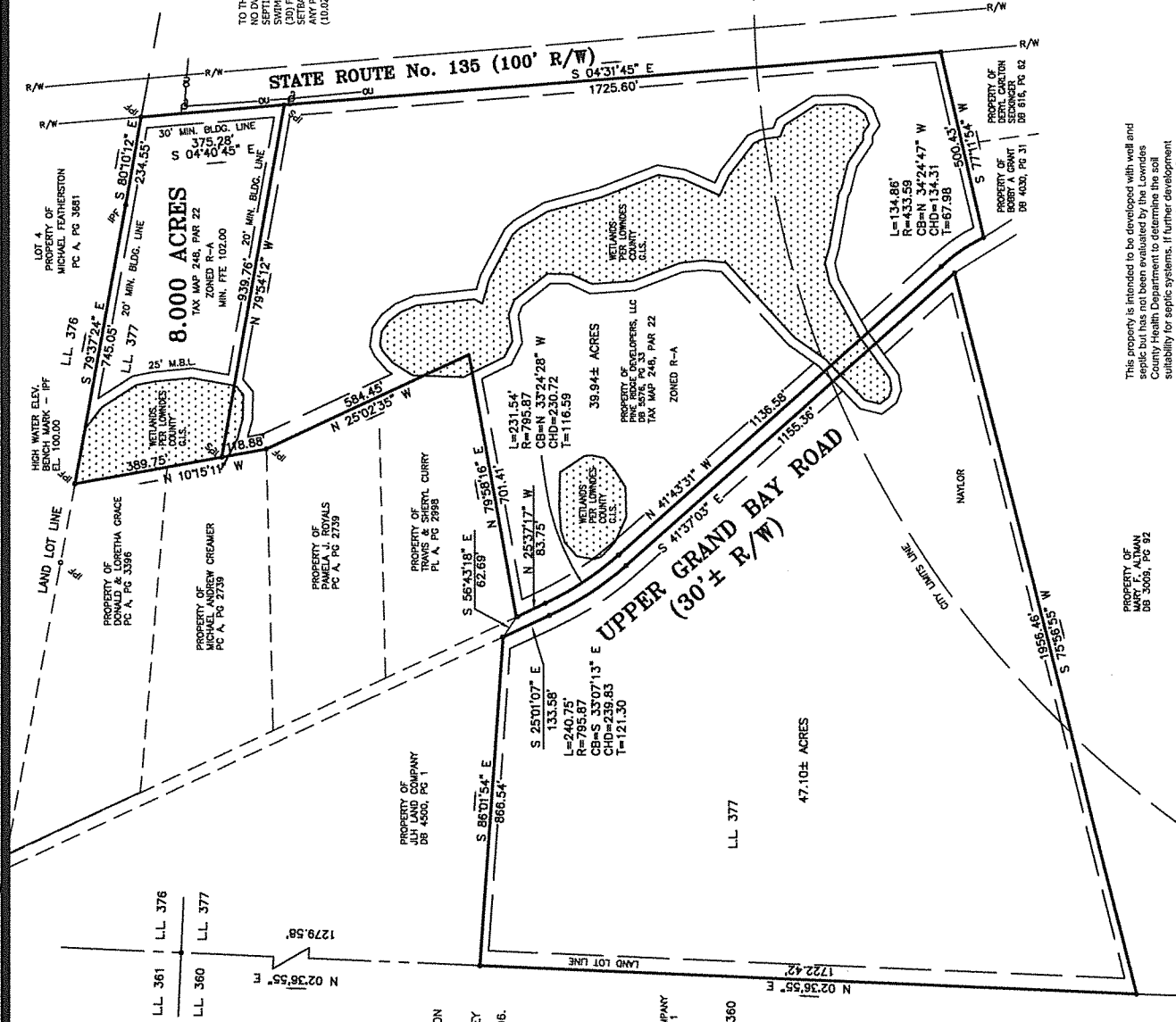
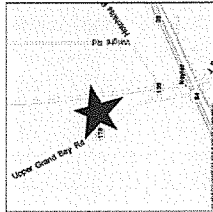


EXHIBIT PLAT FOR
PINE RIDGE DEVELOPERS, LLC
BEING IN LAND LOT 377 OF THE 11TH LAND
DISTRICT, LOWNDOS COUNTY, GEORGIA
DATE: OCTOBER 1, 2014

GRAPHIC SCALE: 1 INCH = 200 FT.

THIS EXHIBIT WAS PREPARED FROM INFORMATION THIS SURVEYOR OBTAINED FROM PLATS OF RECORD, FIELD SURVEYS AND INFORMATION TAKEN FROM A BOUNDARY SURVEY FOR WILLIAM MOORMAN PREPARED BY HARRIS SURVEYING AND ENGINEERING DATED 10-25-06.

FLOOD CERTIFICATION
 I, MEREDY CURRY
 THAT THIS PROPERTY IS LOCATED IN A
 FLOOD ZONE, WHICH IS DESIGNATED AS
 ACCORDING TO THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY'S FLOOD INSURANCE
 RATE MAP COMMUNITY-PANEL NUMBER
 13880075E, DATED 9-25-06.



LEGEND
 I.P.S. - IRON PIN SET - 6"Ø REBAR
 I.P.F. - IRON PIN FEND
 S/B - RIGHT OF WAY
 C/U - OVERHEAD UTILITY
 EQUIPMENT USED: TOPCON AP-11A TOTAL STATION
 RELATED SHOW WERE CALCULATED FROM
 PLAT CLOSE - 1/7/1983/31
 FIELD ANGLES TURNED REFERENCED TO
 P.S.A. 15-381

Southeastern
Surveying, Inc.
 601 N. St. Augustine, Rd. Telephone: 228-568-9145
 Vidalia, GA 31601 Fax: 228-228-8928
 E-mail: b.herring@southernsurveying.com

This property is intended to be developed with well and septic but has not been evaluated by the Lowndes County Health Department to determine the soil suitability for septic systems. If further development occurs, the owner must contact the Lowndes County Health Department for Individual Site Evaluations.

PROPERTY OF
 BOB A GRANT
 DB 4000, PG 31

PROPERTY OF
 BOB A GRANT
 DB 3069, PG 92

REZ-2014-17

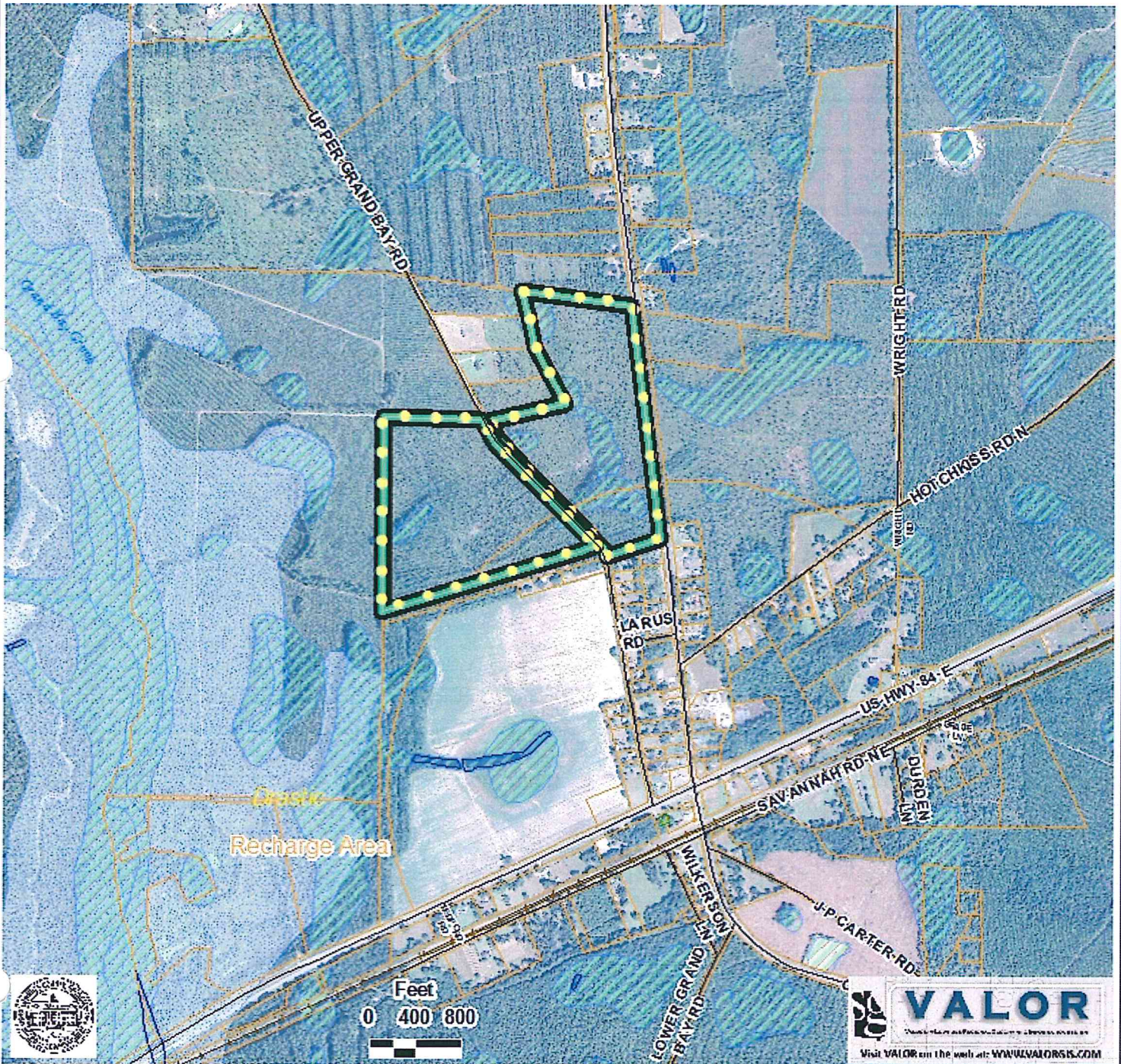
WRPDO Site Map

GRAND BAY ESTATES Rezoning Request

Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| + Railroads | ▨ Valdosta Airport |
| ▨ Park | ▨ Wetlands |
| ▭ City Limits | ▨ 100 Yr Flood |
| ● Crashzone | — Hydrology |
| ▨ Crashzone West | ▨ Drastic |
| ▭ Urban Service Area | ▨ Recharge Area |
| | ▨ Parcels |

Aerial Imagery Courtesy USDA NAIP n2010.

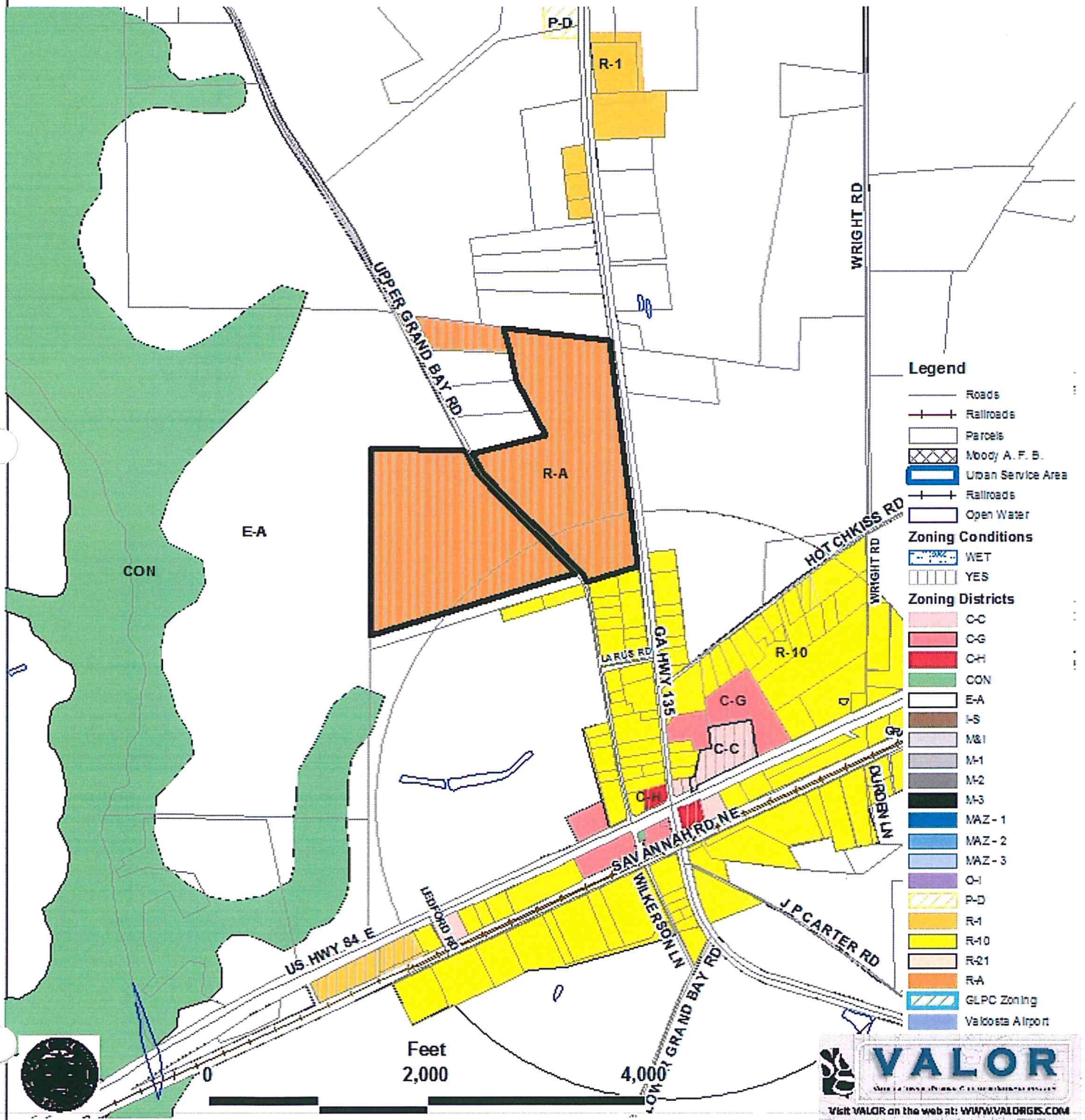


REZ-2014-17

Zoning Location Map

GRAND BAY ESTATES
Rezoning Request

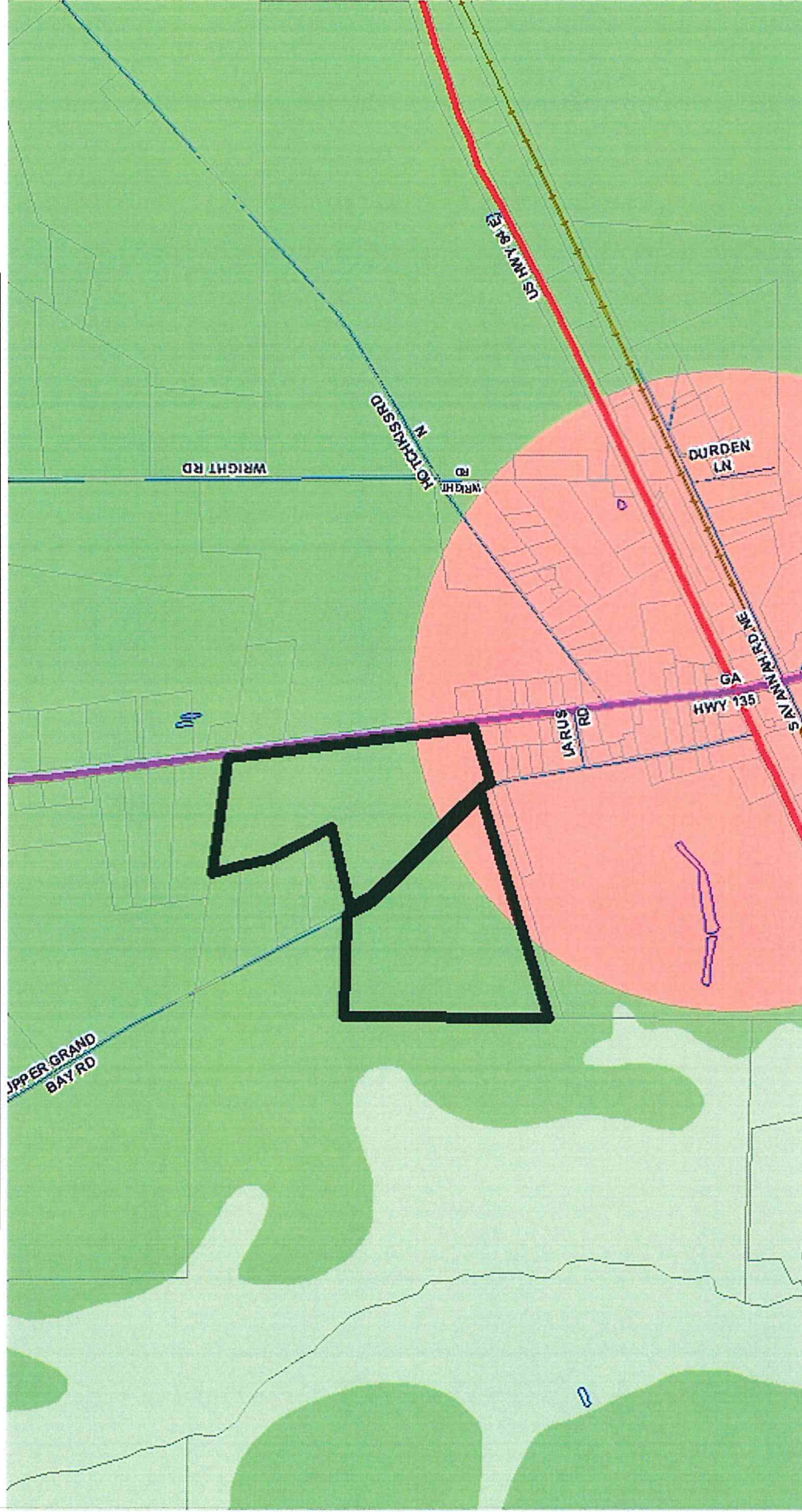
Current Zoning: R-A (COND.)
Proposed Zoning: R-A



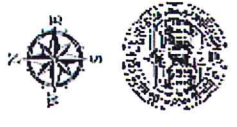
REZ-2014-17

Future Development Map

GRAND BAY ESTATES Rezoning Request



<p>Urban Service Area</p> <ul style="list-style-type: none"> City Limits Parcels Railroads 	<p>Roads</p> <ul style="list-style-type: none"> 7 RURAL Major Collector 8 RURAL Minor Collector 9 RURAL Local Road 11 URBAN Interstate 14 URBAN Principal Arterial 16 URBAN Minor Arterial 17 URBAN Collector 19 URBAN Local Road Open Water 	<p>Functional Classification</p> <ul style="list-style-type: none"> 1 RURAL Interstate 2 RURAL Principal Arterial 6 RURAL Minor Arterial 	<p>Character Areas</p> <ul style="list-style-type: none"> Agriculture / Forestry Community Activity Center Downtown Established Residential Industrial Activity Center Industrial Area Institutional Activity Center Linear Green space/Trails Mill Town 	<p>Neighborhood</p> <ul style="list-style-type: none"> Neighborhood Activity Center Neighborhood Village Park/Recreation/Conservation Public / Institutional Regional Activity Center Rural Activity Center Rural Residential Suburban Area Transitional Neighborhood Transportation/Communication/Utilities
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