

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-08

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 29, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-08 4374 River Road, ~15ac,
R-21 to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) to P-D (Planned Development) zoning to develop a 54-lot subdivision. In 2022, a request to rezone the property from R-21 to R-A was denied by the LCBOC (3-2). The subject property possesses road frontage on River Road, a major collector County Road, and is within the Urban Service Area and Suburban Character Area on the Future Land Use map.

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 rural residential character of the area, the low-density land uses and zoning patterns, the availability of County utilities, the topography of the subject property, and therefore recommends approval of the request for P-D with the following conditions:

Conditions:

1. Duplexes (Two-family dwellings) are not allowed
2. Front yard setbacks on all lots – 35’ from centerline of street, and
Secondary Front yard setbacks for Corner lots – 28’ from centerline of street (Lots 41, 42, 54)
3. Rear yard setbacks: Exterior lots – 30’ and Interior lots – 20’
4. Side yard setbacks on all lots – 8’
5. Lot 42 and 54 driveway access from Western property line only
6. When the dwellings are within sixteen (16) feet of each other fences are not allowed to be constructed in the side yards between them
7. Accessory structures allowed per lot: No more than 2 structures totaling no more than 400sf combined, located in the rear yard only, and no less than 5’ from the side and rear property lines
8. Landscaping/Buffering – Consistent with ULDC 4.07.00, a landscaped buffer of a minimum of four (4) shade trees per 100 linear feet shall be planted around the North, East, and West exterior boundaries, and the Western lot line of Lot 55 (interior green space)
9. No on-street parking allowed
10. Pedestrian and bicycle connection requirements must be satisfied (ULDC 4.06.02(F))
11. Unless otherwise noted and/or depicted future development shall be governed by the standards within R-10 zoning

Additional considerations include:

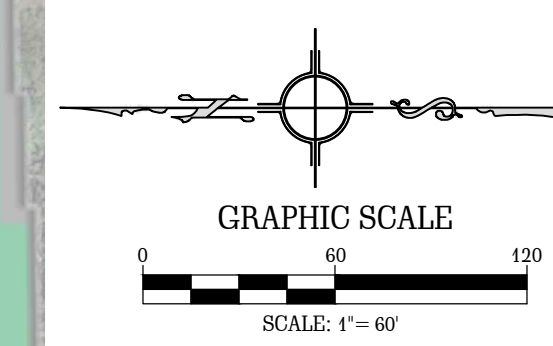
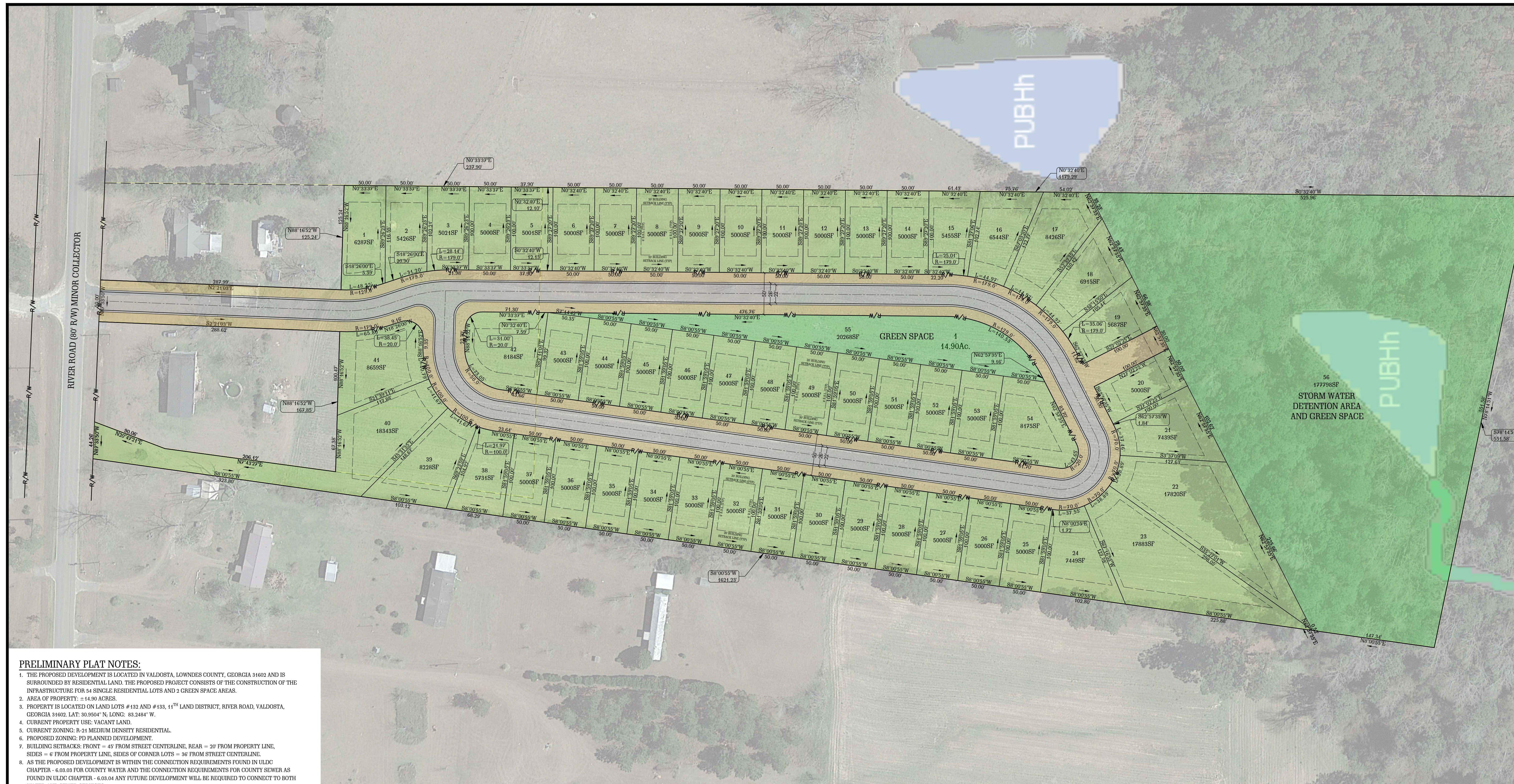
1. This is the first substantive attempt to develop a suburban density neighborhood that utilizes water and sewer in the River Road community
2. Setting a minimum lot size greater than what is currently depicted to allow for the subject property to better fit into the existing community e.g. 8,000 sqft lots
3. Additional emergency ingress/egress be added through the western stub out along River Rd
4. Existing houses on R-21 lots connection to County Utilities

5. The proposed location and design of the Cluster Mailbox Unit
6. Providing additional parking spaces to accommodate guests, visitors, and the use of the green space (Table 6.01.03(A) = 20 spaces)
7. Utilize a portion of the central greenspace for a shared bus stop area (Covered, Lights, etc.)
8. Providing a future ROW stub-out to the east and/or west to accommodate for future development.
9. Access and utilization of the stormwater detention/greenspace area as an amenity for the neighborhood (trails, picnic shelter, etc.)

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

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____



V D W E
VAN DER WATT
ENGINEERING, LLC
 CONSULTING CIVIL ENGINEERS
 84 BENT OAK CIRCLE,
 THOMASVILLE, GA 31757-9502
 TEL: (229) 551-0363
 FAX: (229) 227-6593
 E-MAIL: JJ@VDWENGINEERS.COM
 CERT. OF AUTH. GA # PE004845

PROJECT:
PROPOSED RESIDENTIAL
SUBDIVISION
4374 RIVER ROAD
VALDOSTA, GA 31605

CLIENT:
MR. CLINT JOYNER
VALDOSTA, GA 31604

DRAWING TITLE:
CONCEPTUAL
SITE PLAN

PROJ. No.: 00-000 DRAWN BY: jj
 DWG NAME: SITE PLAN.dwg CHECKED BY: jj
 SCALE: 1" = 60' DATE: 24 APR 2024

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION

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SHEET NO. **C4**

PRELIMINARY PLAT NOTES:

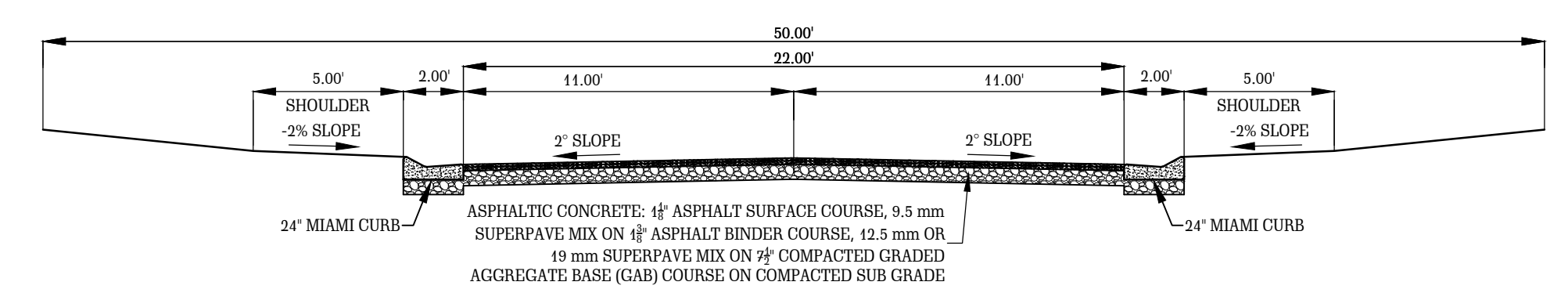
- THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWNDEN COUNTY, GEORGIA 31602 AND IS SURROUNDED BY RESIDENTIAL LAND. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF THE INFRASTRUCTURE FOR 64 SINGLE RESIDENTIAL LOTS AND 2 GREEN SPACE AREAS.
- AREA OF PROPERTY: ± 14.90 ACRES.
- PROPERTY IS LOCATED ON LAND LOTS #132 AND #133, 14TH LAND DISTRICT, RIVER ROAD, VALDOSTA, GEORGIA 31602. LAT: 30.9504° N, LONG: 83.2484° W.
- CURRENT PROPERTY USE: VACANT LAND.
- CURRENT ZONING: R-21 MEDIUM DENSITY RESIDENTIAL.
- PROPOSED ZONING: PD PLANNED DEVELOPMENT.
- BUILDING SETBACKS: FRONT - 45' FROM STREET CENTERLINE, REAR - 20' FROM PROPERTY LINE, SIDES - 6' FROM PROPERTY LINE, SIDES OF CORNER LOTS - 36' FROM STREET CENTERLINE.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER - 6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER - 6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.
- SANITARY SEWER WILL BE PROVIDED BY MEANS OF AN D/ONE SYSTEM WHICH WILL BE CONNECTED TO THE EXISTING SYSTEM IN CAT CREEK ROAD.
- WATER WILL BE SUPPLIED BY CONNECTING TO THE EXISTING WATER MAIN IN RIVER ROAD.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDEN COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE LOWNDEN COUNTY UTILITIES DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWNDEN COUNTY UTILITY SYSTEM.
- ALL EXTENSIONS AND ADDITIONS TO THE COUNTY UTILITY SYSTEM SHALL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR.
- A MINIMUM OF 18" OF VERTICAL AND 10' OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES.
- ANY CROSS CONNECTION TO THE LOWNDEN COUNTY WATER SYSTEM IS PROHIBITED.
- ALL 'S' AND 'BENDS' SHALL BE DUCTILE IRON.
- FUTURE DEVELOPMENT WILL BE GOVERNED BY THE STANDARDS ASSOCIATED WITH PLANNED DEVELOPMENT (PD) ZONING.
- I CERTIFY THERE ARE NO DWELLING, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS OR SWIMMING POOLS 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)).
- PROJECT OWNER / PERMITTEE / 24 HOUR CONTACT:
 OWNER: MR. CLINT JOYNER
 231 NORTHSIDE DRIVE
 VALDOSTA, GA 31602
 CONTACT: MR. CLINT JOYNER
 TEL: (229) 254-2990
- LOWNDEN COUNTY ENGINEERING DEPARTMENT CONTACT INFORMATION
 MIKE FLETCHER, P.E., COUNTY ENGINEER
 827 N. ASHLEY STREET
 VALDOSTA, GA 31601
 (229) 671-2421
- LOWNDEN COUNTY UTILITY DEPARTMENT CONTACT INFORMATION
 STEVE STALWY, UTILITIES DIRECTOR
 827 N. ASHLEY STREET
 VALDOSTA, GA 31601
 (229) 671-2501

NOTES REGARDING LOTS ADJACENT TO WETLANDS:
 (WILL BE REQUIRED ON FSD)

- FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, DETENTION PONDS OR ANY AREAS FORMERLY DELINEATED AS ANY OF THE ABOVE, THE FOLLOWING SHALL BE PROVIDED:
 - A BENCHMARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER FOR EVERY LOT.
 - A HIGH WATER MARK OR HYDROLOGIC ANALYSIS SHALL BE REQUIRED TO ESTABLISH THE 100-YEAR FLOOD ELEVATION FOR THE LOT.
 - A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT AT A MINIMUM OF TWO (2) FEET ABOVE THE ESTABLISHED 100-YEAR FLOOD ELEVATION FOR THE LOT.
 - PRIOR TO ANY INSPECTIONS BEING PERFORMED AND SIGNED-OFF ON, A REGISTERED LAND SURVEYOR SHALL CERTIFY THAT THE PROPOSED FINISHED FLOOR OF THE BUILDING IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.
 - A MINIMUM OF TWO (2) SOIL BORINGS, ONE ON EACH SIDE OF THE PROPOSED FOUNDATION OF THE BUILDING, SHALL BE PROVIDED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
 - IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE (1) FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE INSTALLED. THIS SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER.

NOTES REGARDING HOMES, PARKING AND GREEN SPACES:

- PROPOSED HOME SIZE = 1,200 TO 1,500 SQUARE FEET, WITH 1 OR 2 CAR GARAGES.
- MINIMUM LOT SIZE = 5,000 SF.
- AVERAGE LOT SIZE = 6,252 SF.
- AVERAGE LOT WIDTH = 50 FT.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 64, WHICH IS 5.62 LOTS PER ACRE.
- PARKING WILL BE PROVIDED FOR 2 CARS PER HOME, EXCLUDING THE GARAGE.
- THE TOTAL AREA OF THE RESIDENTIAL LOTS IS 2.75 ACRES, WHICH IS 52.0% OF THE UNIMPROVED TRACT.
- THE STORM WATER DETENTION AND GREEN SPACE LOT #56 IS 0.47 ACRES, WHICH IS 3.1% OF THE UNIMPROVED TRACT.
- THE STORM WATER DETENTION AND GREEN SPACE LOT #56 IS 4.08 ACRES, WHICH IS 27.4% OF THE UNIMPROVED TRACT.
- THE TOTAL AREA OF THE ROAD RIGHT-OF-WAY IS 2.60 ACRES, WHICH IS 17.5% OF THE UNIMPROVED TRACT.
- THE TOTAL PERCENTAGE OF GREEN AREA IS 50.5%.



TYPICAL ROAD SECTION LOCAL ROADS IN
RESIDENTIAL AREAS WITH 24" MIAMI CURBS
 SCALE: 1" = 5'

Rezoning request for 14.84 acres

Building Valdosta is proposing a 14.84 acre tract to be rezoned to PD. This would include 54 lots designed to accommodate single family dwelling. Homes with no less than 1200 square feet. Each home will have asphalt shingles and vinyl siding. All new homes will meet or exceed home values in the area. This subdivision will help military, retirees, first time buyers, and families deal with rising cost of development and new home prices. Our goal is to build a 3 bedroom, 2 bath, with a 2 car garage for under \$225,000. This site is located within the Pine Grove School districts and close to Moody Air Force Base. County water and sewer is available with water already at site. Below is a list of goals from the Greater Lowndes 2030 Comprehensive plan:

Goal 1. To provide different levels of workforce through the developing phase, along with the construction phase of each home while offering employment opportunities for graduating students, skilled workers, local businesses, along with Real Estate agents, mortgage Lenders and appraisers within the local area. (Policy 3.2 Economic Development)

Goal 2. To support the local businesses in our community by continued purchase of goods and materials needed to construct new homes. During the course of this project, millions of dollars will be brought into the growth of Lowndes County businesses. (Policy 3.2 Economic Development)

Goal 3. To provide affordable and adequate housing options for residents in the area by offering reasonable priced homes in order to increase homeownership. (Policy 3.3 Housing)

Goal 4. To preserve and utilize natural green spaces surrounding the subdivision for the enjoyment of homeowners. (Policy 3.4.1 Natural and Cultural Resources)

Goal 5. To continue to grow a successful subdivision that is diverse in homeowners whether they are retiring and/or just starting out with their first home purchase. (Policy 7.8, Policy 3.4)

Lowndes County Board of Commissions
327 N. Ashley Street
Valdosta, GA 31601

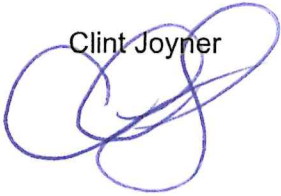
March 28, 2024

Dear Commissioners:

The intent of this letter is to respectfully request that the planning commission, staff and county Commissioners visit this site before any public meetings are held. Due to extreme land cost and new construction prices, our goal is to be able to develop a new subdivision in the county and to be able to sell new homes for under \$225,000. Thank you in advance for your consideration and taking the time to evaluate this request. If you have any questions or concerns please contact Clint Joyner at 229-251-2990

Respectfully,

Clint Joyner

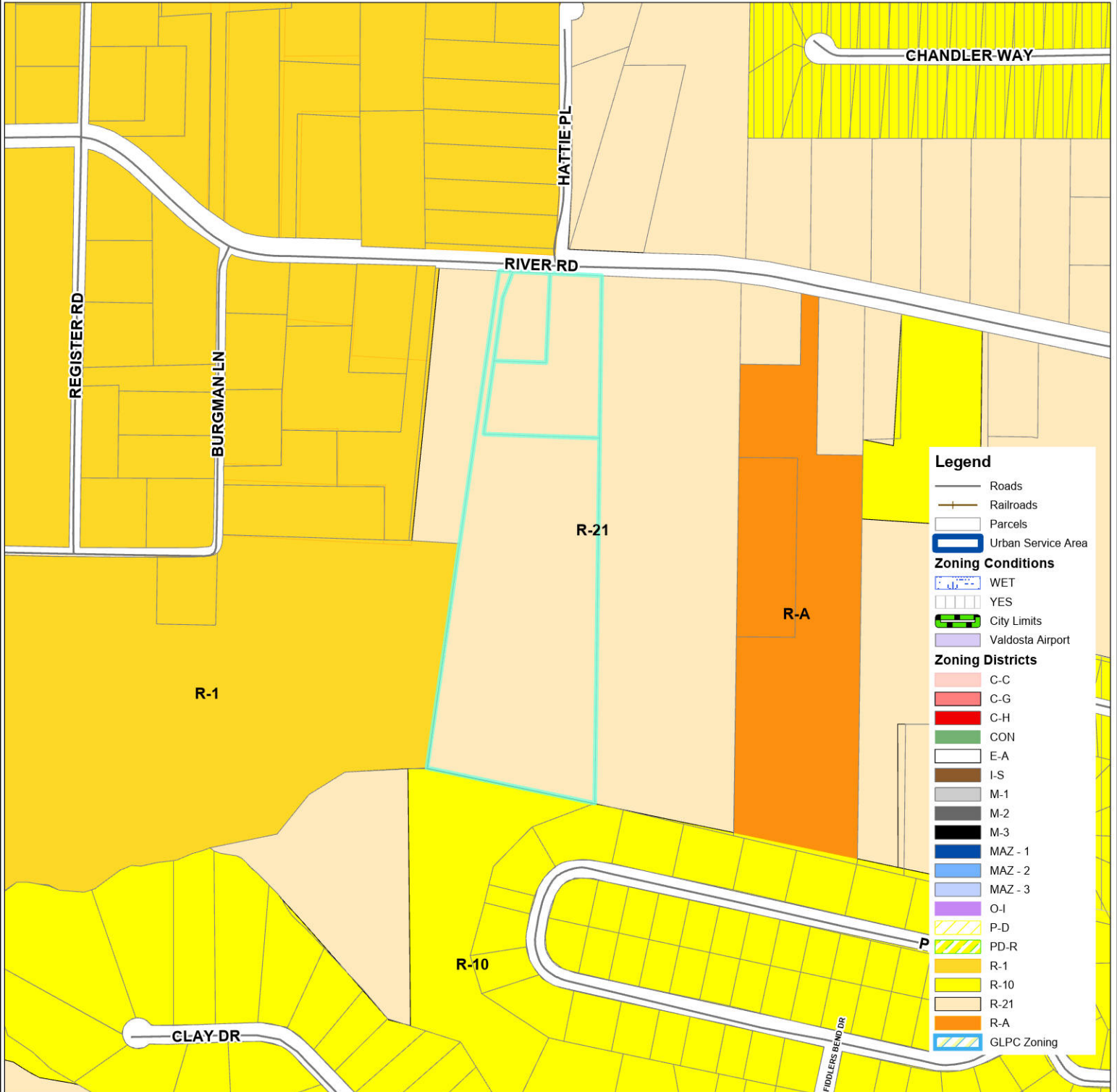
A handwritten signature in blue ink, appearing to be "Clint Joyner", written over the printed name.

REZ-2024-08

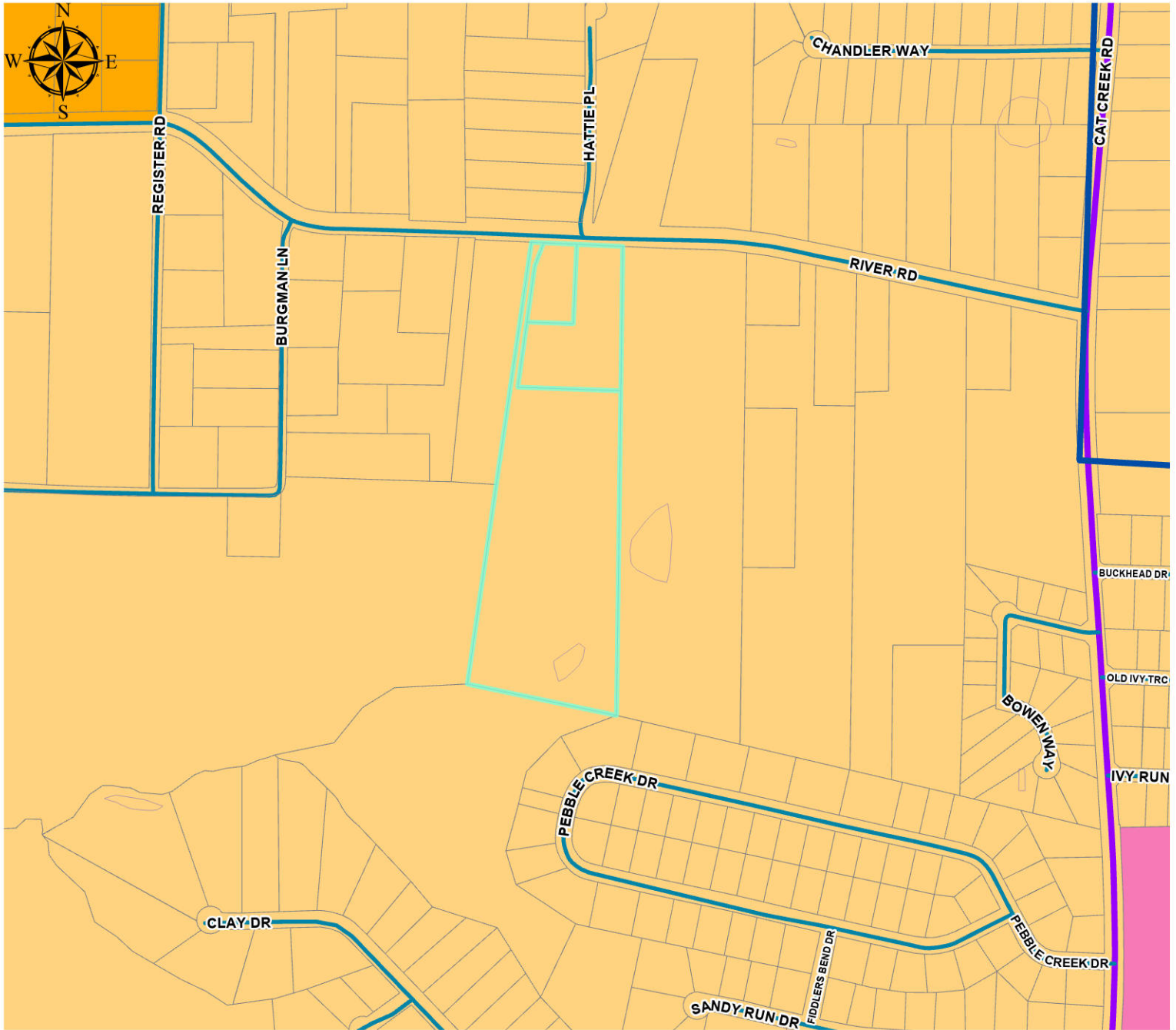
Zoning Location Map

River Road
Rezoning Request

CURRENT ZONING: R-21
PROPOSED ZONING: P-D



River Road Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- 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-2024-08

WRPDO Site Map

River Road Rezoning Request

Legend

- | | | |
|-----------------------|--------------------|-----------|
| — Roads | □ Open Water | □ Parcels |
| — Railroads | □ Valdosta Airport | |
| 🌳 Park | ▨ Wetlands | |
| 🏙️ City Limits | 🌊 100 Yr Flood | |
| 🚗 Crashzone | 🌊 Hydrology | |
| 🌊 Crashzone West | ⚠️ Drastic | |
| 🏘️ Urban Service Area | 🌊 Recharge Areas | |

