

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-07

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-2024-07 Hester Property,  
A portion of (0103 062), ~2.5ac,  
E-A to R-A, Well and Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into a conforming lot for an individual residence. The subject property possesses road frontage on Skipper Bridge Road and Franklinville Road, both locally maintained County Roads, and is within the Rural Service Area and Agricultural/Forestry Character Area.

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 zoning patterns and existing population density, the development potential based on well and septic criteria, the potential environmental impacts, and therefore recommends approval of the request for R-A zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

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

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE DATE  
CHAIRMAN, TECHNICAL REVIEW COMMITTEE

LOWNDES COUNTY DATE  
DIRECTOR OF ENGINEERING

RODNEY GENE TENERY, JR., RLS/RF DATE

- SURVEY EQUIPMENT USED**
- LEICA 1203 TOTAL STATION 3 SEC.
  - GEOMAX ZOOM 90 TOTAL 2" STATION
  - 3005W TOPCON TOTAL STATION 5 SEC.
  - 200' STEEL MESH TAPE
  - CST, AUTO LEVEL
  - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
  - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
  - CHAMPION PRO GNSS RECEIVER
  - SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.  
GA. L.S. NO. 3015  
EROSION & SEDIMENT CONTROL  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 199,613.2 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.  
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926  
GA BUSINESS LICENSE NO. 2534

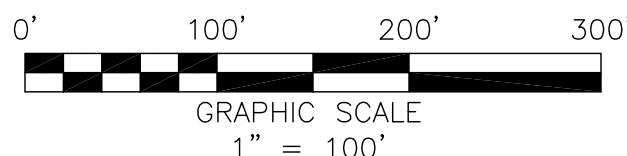
RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

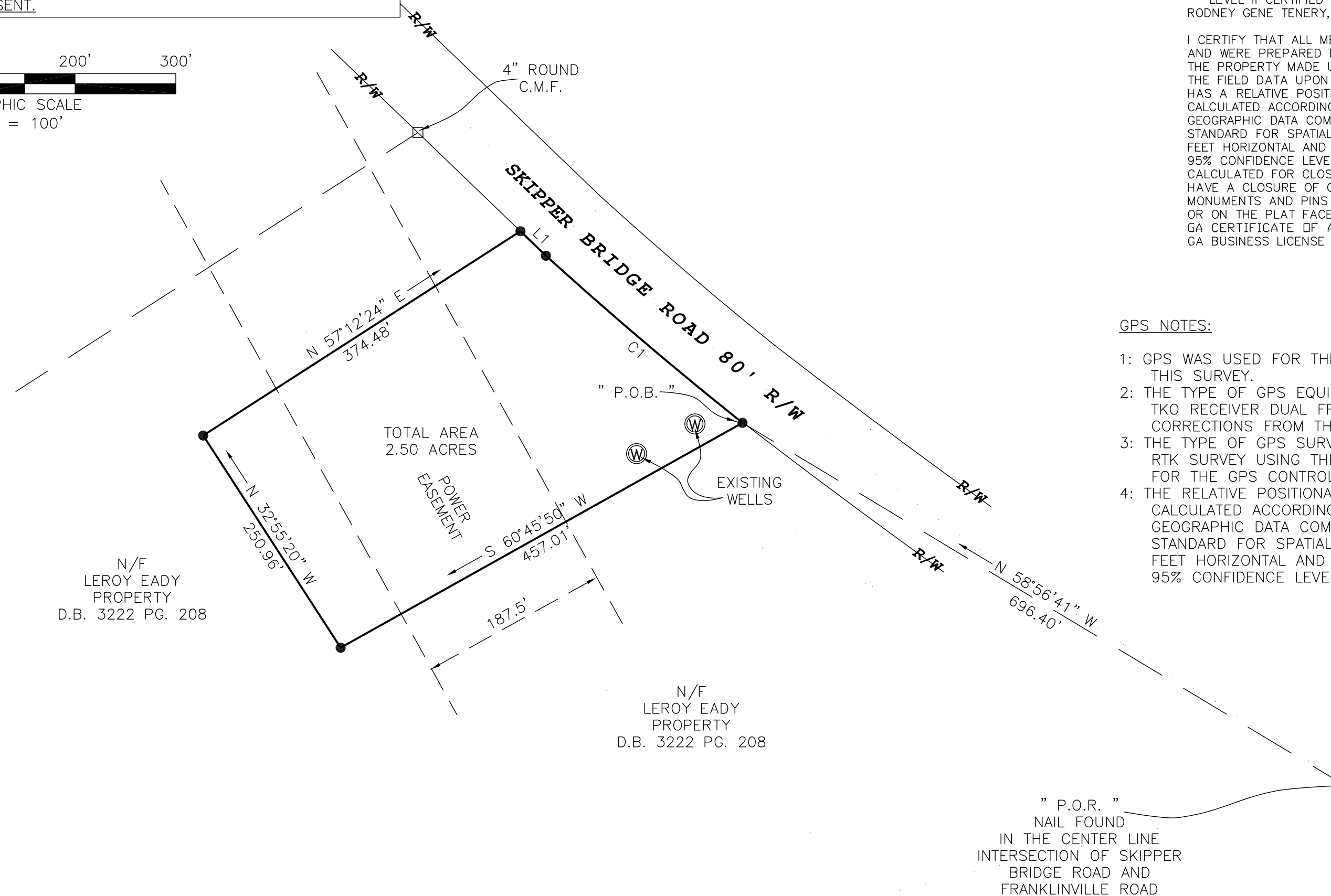
**\*\* PRELIMINARY \*\***

GRID NORTH (NAD 83 GA. WEST ZONE)

- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
  - C.M.F. = CONCRETE MONUMENT FOUND
  - C.M.P. = CONCRETE MONUMENT PLACED
  - G.P.F. = GALVANIZED PIPE FOUND
  - G.P.P. = GALVANIZED PIPE PLACED
  - R.M.F. = RIGHT OF WAY MARKER FOUND
  - P.O.B. = POINT OF BEGINNING
  - P.O.R. = POINT OF REFERENCE
  - = BROKEN LINE NOT TO SCALE
  - P/L = PROPERTY LINE
  - C/L = CENTER LINE
  - R/W = RIGHT OF WAY
  - B.M. = BENCHMARK
  - N.M. = NON MONUMENTED POINT
  - R.R. = RAIL ROAD
  - N/F = NOW OR FORMERLY
  - - - = GROUND SLOPE



**\*\* PRELIMINARY \*\***



**GPS NOTES:**

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

**GENERAL NOTES:**

1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0110E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 3222 AT PAGE 208 SHOWING LEROY EADY AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. WAYNE HESTER.

LINE	BEARING	DISTANCE
L1	S 46°06'36" E	35.10'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3961.71'	256.17'	256.12'	S 49°36'57" E	3°42'17"

**SURVEY FOR:**

**WAYNE HESTER**  
LOCATED IN LAND LOT 50  
OF THE 11TH LAND DISTRICT  
OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:  
11 / 6 / 2023 - 01 / 22 / 2024  
DATE OF PLAT:  
01 / ?? / 2024

THIS IS A SURVEY OF  
PART OF  
LAND PARCEL 0103  
ON TAX MAP 061



**Prime Consulting Solutions**

Land Surveying, Land Planning,  
Mapping & Consulting Forestry Solutions

2621 U.S. HIGHWAY 84 EAST  
VALDOSTA, GA 31606  
PH. 229-244-9735  
FAX 229-244-9781

E.MAIL: harri613@bellsouth.net

I am proposing to rezone a portion of property shown as Land Parcel 0103 062 so that it can be divided and a portion of the property deeded to me. The property is located in an agricultural/forestry and Rural Residential area according to the Greater Lowndes Comprehensive Plan. The proposed zoning meets the suburban characteristics of high to moderate building separation, low pedestrian orientation and a predominately residential use and is consistent with the current zoning in the area. The proposed use also meets the objective as described in Goal 4 Policy 4.6 and Goal 7, Policy 7.5.

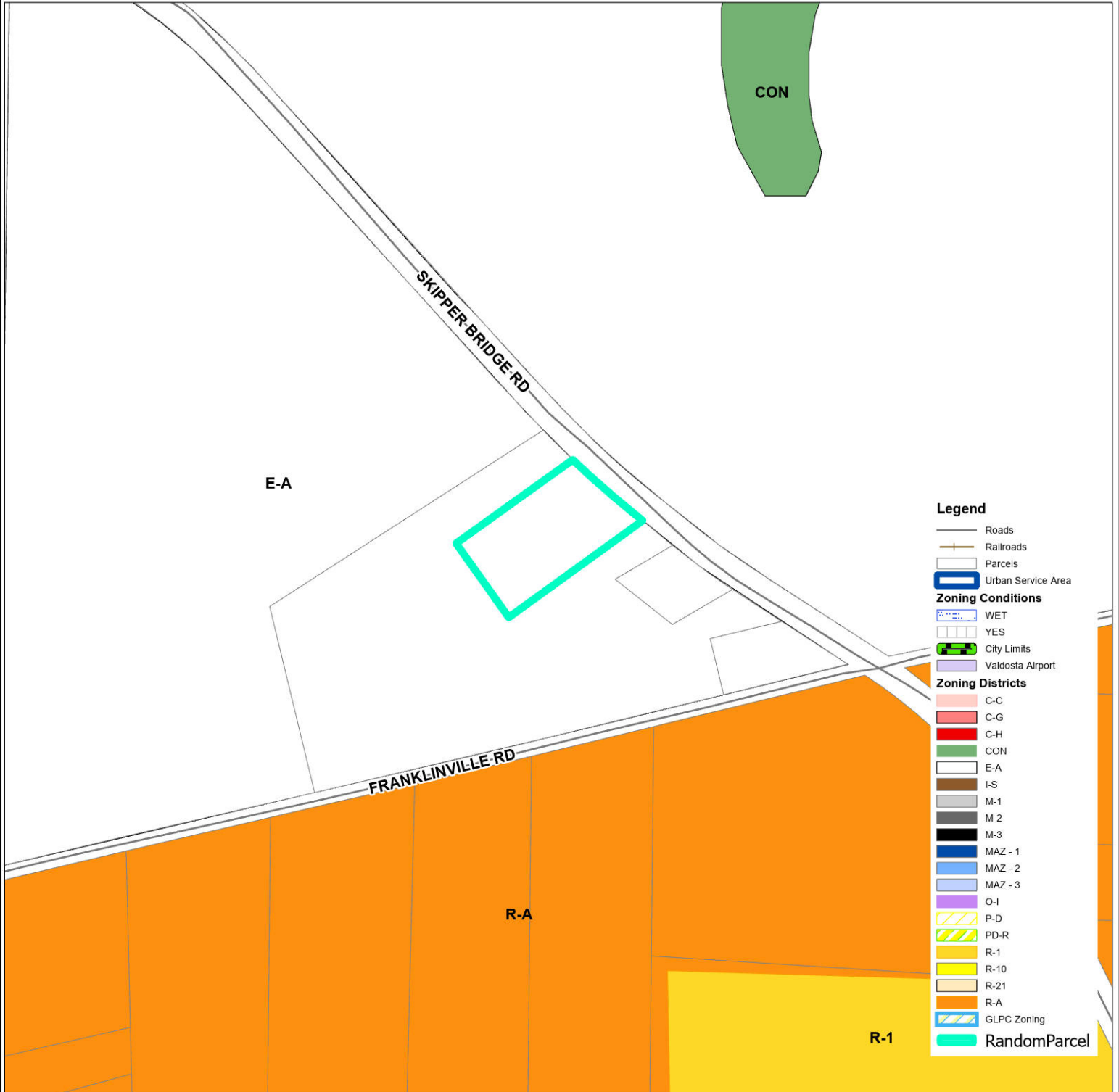
Wayne Hester

# REZ-2024-07

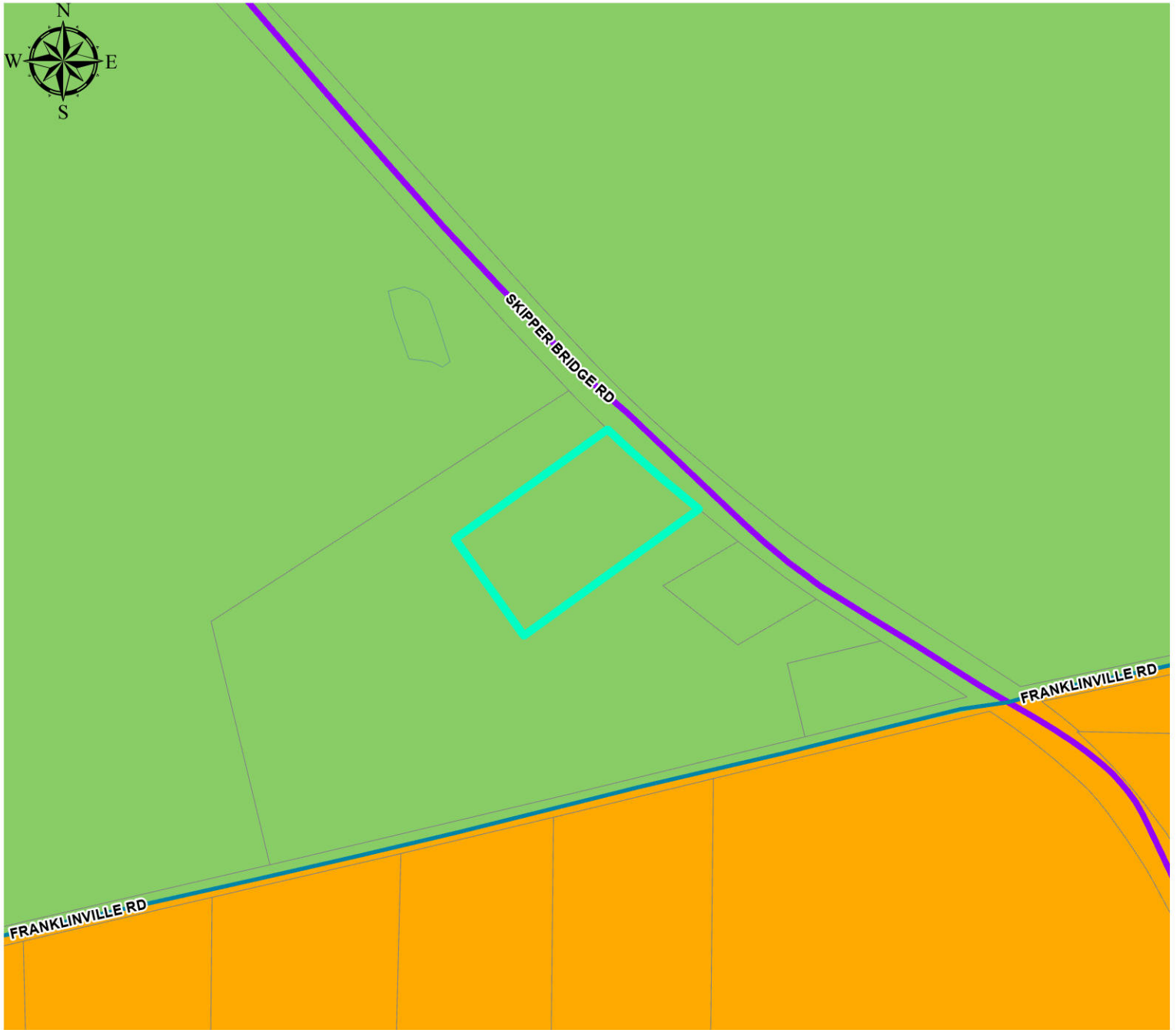
# Zoning Location Map

Hester Property  
Rezoning Request

CURRENT ZONING: E-A  
PROPOSED ZONING: R-A



## Hester Property Rezoning Request



### Roads

#### Functional Classification

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

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- 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-2024-07

# WRPDO Site Map

## Hester Property Rezoning Request

### 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
- RandomParcel

