

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-12

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-2024-12 Vicky King,
4829 Carter Lane, ~2.98ac,
R-A to R-1, Well and Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Carter Lane, a locally maintained County Road, and is within the Urban Service Area and Rural Residential 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 R-1 land use and zoning pattern and the requirements for lots in groundwater recharge areas, and therefore recommends approval of the request for R-1 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

INNOVATE!

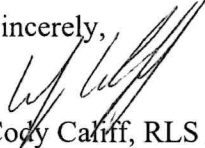
Engineering & Surveying

April 1, 2024

RE: Rezoning Request for 4829 Carter Lane (Parcel #0195 070)

I am writing this letter to formally request that Lowndes County allow the rezoning of Parcel 0195 070 located at 4829 Carter Lane from RA to R-1. The reason for the rezoning would be for an additional house to be built on the rear side of the property,

Sincerely,



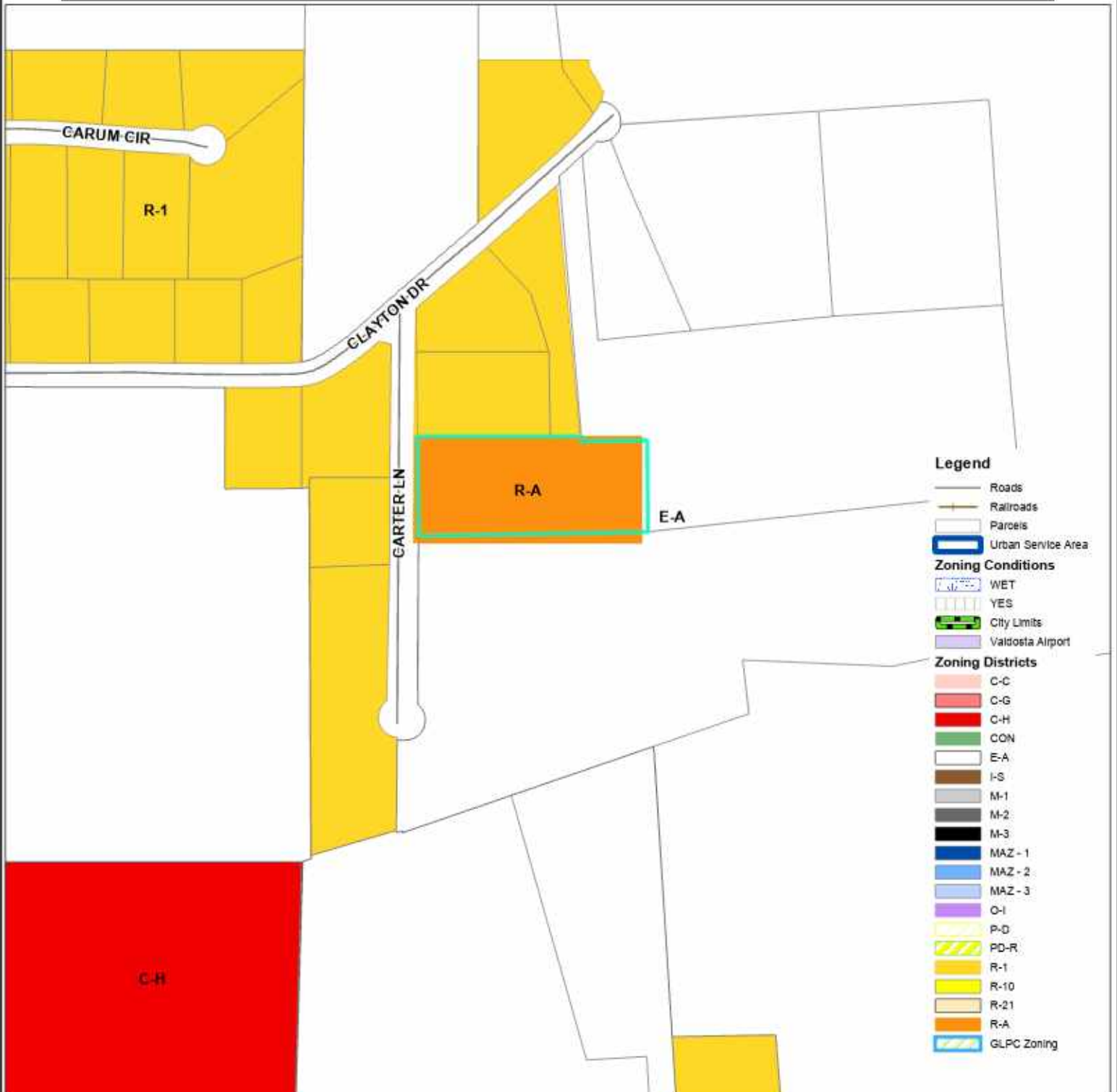
Cody Carrif, RLS 3276
Innovate Engineering & Surveying
2214 North Patterson Street
Valdosta, Ga 31602

REZ-2024-12

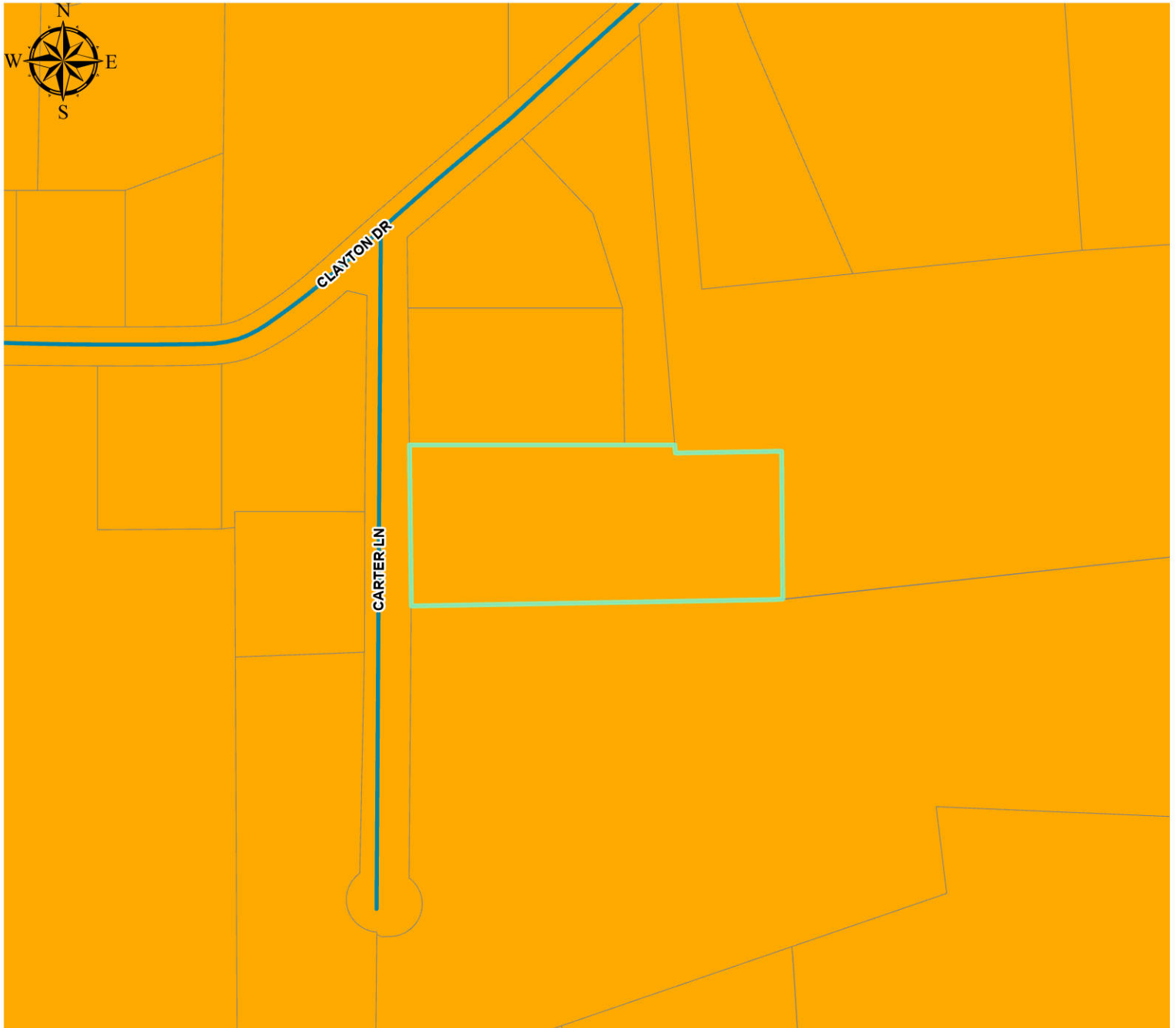
Zoning Location Map

Vicky King
Rezoning Request

CURRENT ZONING: R-A
PROPOSED ZONING: R-1



Vicky King Rezoning Request



0 50 100 200
Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

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-2024-12

WRPDO Site Map

Vicky King 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 | |

