

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-13

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 20, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-13 Carter,
6128 Glenn Road, ~4.72ac,
E-A to R-1, Well and Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate 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 Glenn Road, a locally maintained County Road, and is within the Rural 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 land use, lot sizes, and zoning pattern, the lack of available utilities, 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: _____



16 May 2024

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
Office: (229) 244-2920
folsom22@bellsouth.net

Re: Re-zoning of 4.72 Acres, Tax Parcel 0240 037, located on Glen Road.

Dear Commissioners;

On behalf of the property owner, Mr. Robert Carter, Folsom Surveying LLC submits this letter of intent to rezone 4.72 Acres of land from E-A to **R-1, Low Density Residential (1 acre)**. **This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.**

1. This area has multiple residential uses, many of them 1.0 Acre, that dates back 40 years. R-1 Zoning would comply with Lowndes County's 2030 Comprehensive plan and blend with existing development.
2. Tax Parcel 0240 037 is located on Glen Road, which was widened to 80' and paved in to promote growth in the area.
3. Tax Parcel 0240 037 is located in the Rural Residential Character Area.

Greater Lowndes 2030 Comprehensive Plan:

Goal 7: LAND USE - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Policy 7.2.1 – Locate rural residential...uses within the rural service area.

Policy 7.6.2 – Encourage future development to expand in area contiguous to existing developed areas...

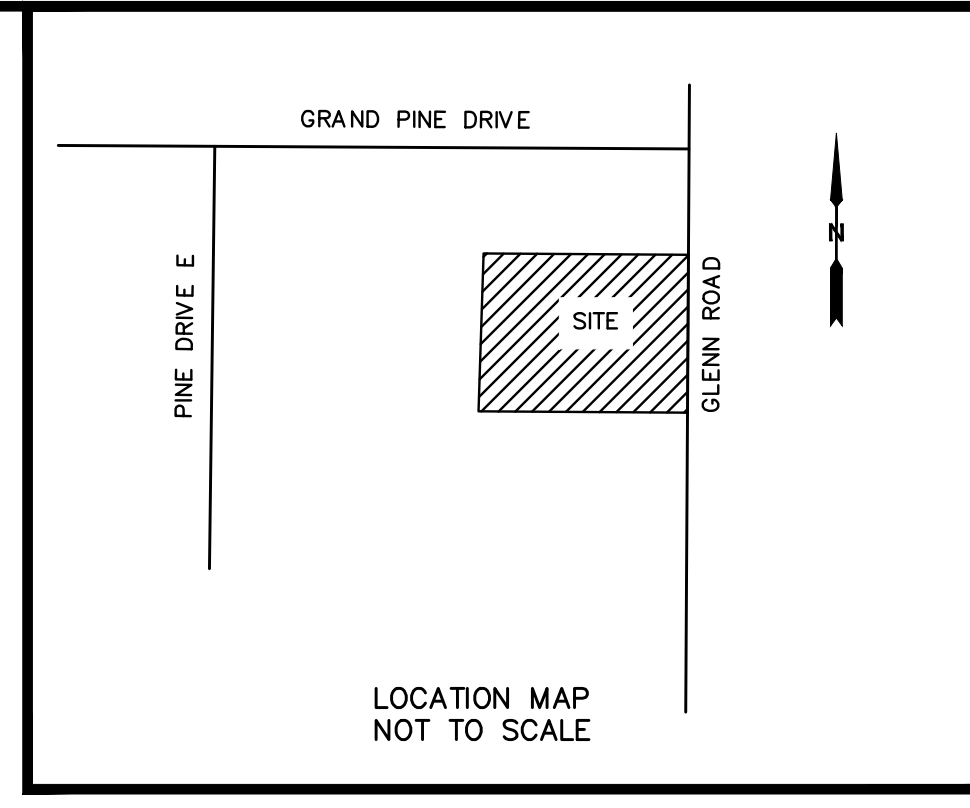
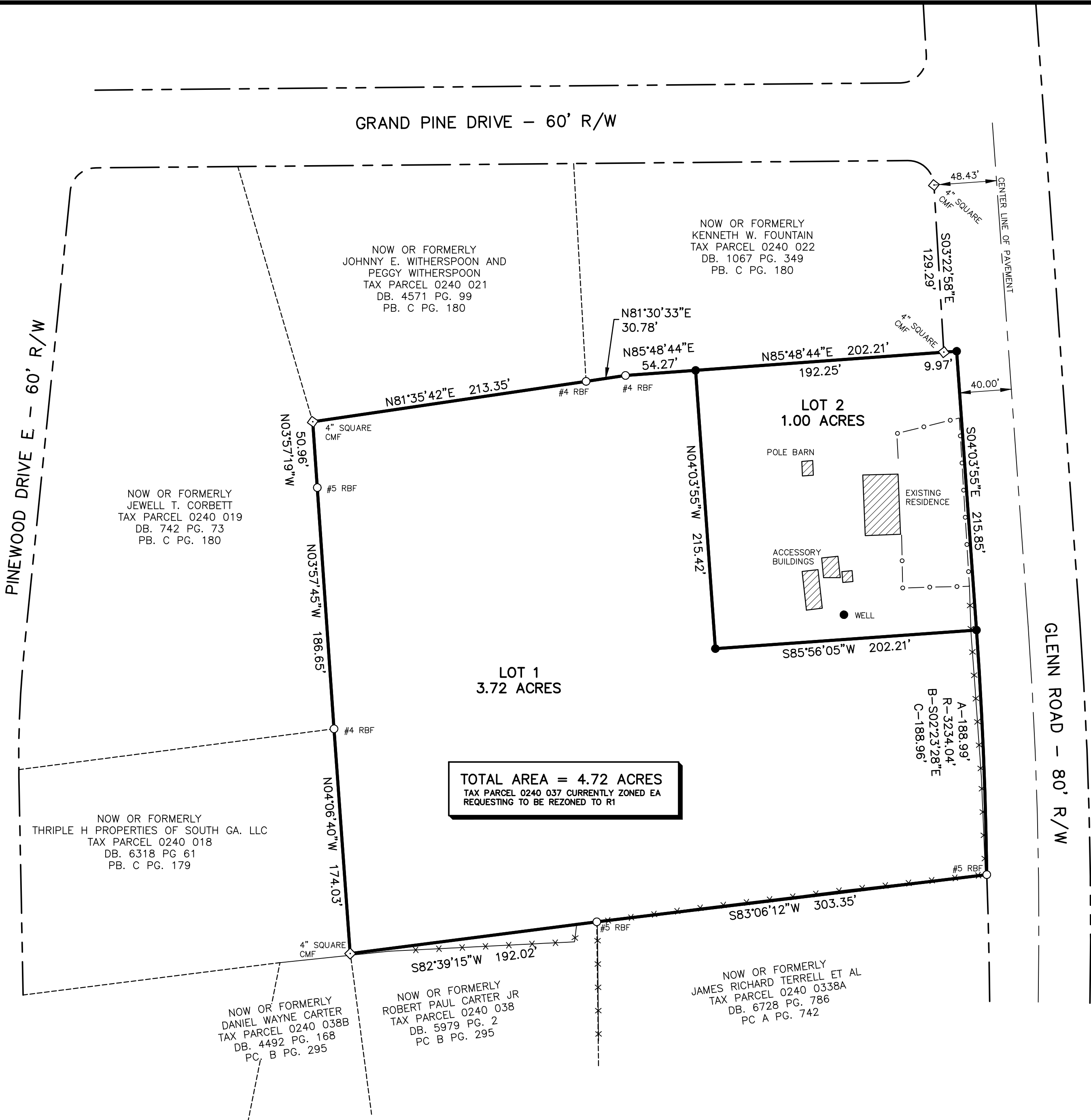
In summary, I feel that the proposed R-1 Zoning is compatible with the Greater Lowndes 2030 Comprehensive Plan, and with the existing land uses adjoining and surrounding it.

Thank you for your consideration.

Sincerely,
Stan Folsom, GA RLS #2284

Folsom Surveying LLC – Land Surveying & Related Professional Services
1309 Edgewood Drive – Valdosta, GA 31601
Stan Folsom RLS #2284
Office Phone
229-244-2920
folsom22@bellsouth.net

RESERVED FOR THE CLERK OF THE SUPERIOR COURT



THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 21,565' WITH AN ANGLE ERROR OF 05 SECONDS IN 8 ANGLE POINTS AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 287,683'.

EQUIPMENT USED:

- O LEICA 1203 3" ROBOTIC TOTAL STATION
- O GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION
- O CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC REALTIME NETWORK CORRECTION USED TO DETERMINE GRID NORTH AND OR TO LOCATE CONTROL POINTS AND CORNER MARKERS
- O 100' STEEL TAPE

SOURCE OF TITLE DESCRIPTION:
DEED BOOK 6640 PAGE 298
GRANTEE: ROBERT PAUL CARTER

THIS SURVEY WAS MADE AT THE REQUEST OF ROBERT PAUL CARTER.

LEGEND

—●—	POR POINT OF REFERENCE
—●—	POB POINT OF BEGINNING
—	NOT DRAWN TO SCALE
—	PROPERTY BOUNDARY SURVEYED
—	RIGHT OF WAY LINE
—	LAND LOT LINE
—○—	CHAIN LINK FENCE
—x—	WOVEN WIRE FENCE
---	APPROXIMATE PROPERTY LINES
—	REBAR CONCRETE REINFORCING ROD
—	CMF CONCRETE MARKER FOUND
—	RFB REBAR FOUND
—	RBP REBAR PLACED
—	R/W RIGHT OF WAY
—	PB PLAT BOOK
—	DB DEED BOOK
—	PG PAGE
—	PLAT CAB. PLAT CABINET
—	LL LAND LOT
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
DOT	DEPARTMENT OF TRANSPORTATION
AC	ACRES
#5 RFB	#5 REBAR PLACED WITH CAP NO. 2284
▲	COMPUTED ANGLE POINT — NO MARKER
·	AS NOTED ON SURVEY
□	CONCRETE MARKER FOUND
◇	WOOD STAKE PLACED
◆	#5 REBAR WITH CAP 2284 FOUND
#5 RFB	5/8" RFB
#4 RFB	1/2" RFB
#3 RFB	3/8" RFB

PROPERTY CORNER MARKERS WILL BE PLACED AFTER APPROVAL BY LOWNDES COUNTY.

IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA UNINCORPORATED AREAS, MAP NO. 13185C0245E, WITH AN EFFECTIVE DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

PLANNING AND ZONING NOTES:
MINIMUM SET BACK FOR R1 RESIDENTIAL ZONE:
FRONT SETBACK FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
FOR COLLECTOR STREET IS 70' FROM CENTERLINE OF RIGHT OF WAY
FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET, 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
MINIMUM SIDE YARD SETBACK = 20'
MINIMUM REAR YARD SETBACK = 40'

FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE 4.0602(B), OR SECTION 4.0603(D)

OWNERS SIGNATURE _____	DATE _____
OWNERS SIGNATURE _____	DATE _____
OWNERS SIGNATURE _____	DATE _____

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

APPROVED BY THE DIRECTOR OF ENGINEERING _____	DATE _____
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____	DATE _____
APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA. _____	DATE _____
BOARD OF HEALTH REPRESENTATIVE _____	DATE _____
APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA. _____	DATE _____
COUNTY ENGINEER _____	DATE _____

PLAT OF A BOUNDARY RETRACEMENT SURVEY, RE-ZONING AND SUBDIVISION SURVEY OF TAX PARCEL 0240 037 FOR ROBERT CARTER

6178 GLENN ROAD
LAND LOT 297 – 11TH LAND DISTRICT
LOWNDES COUNTY GA

FIELD SURVEY: 13, 14 MAY 2024
PLAT DATE: 15 MAY 2014

SCALE: 1" = 60'

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 APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

Stan Folsom
STAN FOLSOM GA. RPLS 2284
15 MAY 2024
DATE

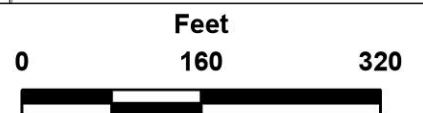
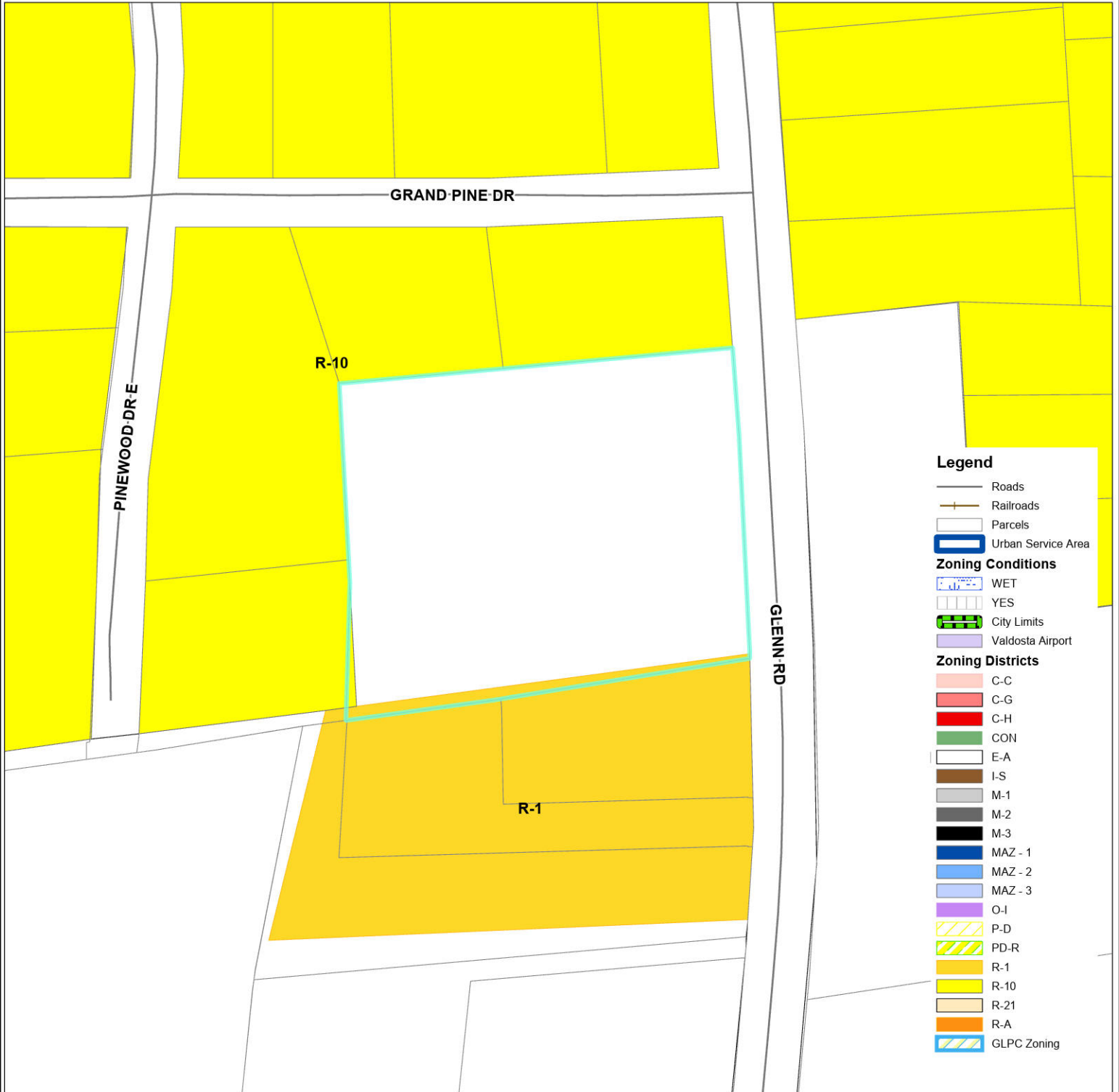
STAN FOLSOM RPLS 2284
FOLSOM SURVEYING LLC
COA LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229-244-2920 J4622

REZ-2024-13

Zoning Location Map

Carter
Rezoning Request

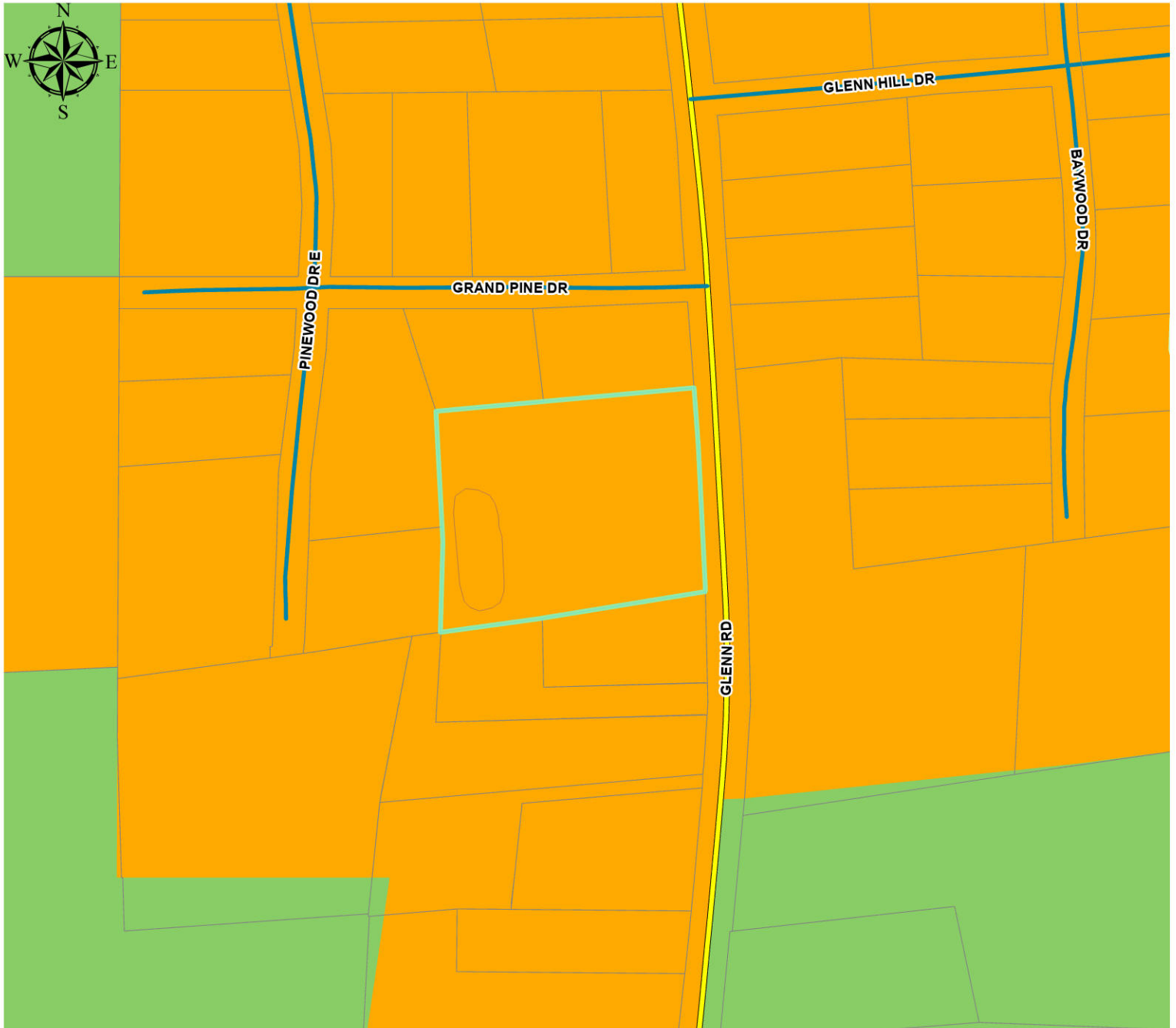
CURRENT ZONING: E-A
PROPOSED ZONING: R-1



REZ-2024-13

Future Development Map

Carter Rezoning Request



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-2024-13

WRPDO Site Map

Carter 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

