

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-14

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: June 24, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2024-14 Little,  
4253 Corinth Church Rd, ~4.93ac,  
E-A to R-1, Well and Septic

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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 Corinth Church Rd. and Peat Moss Rd, both locally maintained County Roads, 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 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: \_\_\_\_\_

May 28, 2024

## Letter of Intent 4253 Corinth Church Rd, Lake Park

Lowndes County Zoning Board,

Hello, my name is Erik Little and I reside at 4253 Corinth Church rd where I have lived with my family for over 3 years. I am writing this letter of intent to give the board an understanding of my goals and why I feel that my property should be permitted to be rezoned. I currently have 4.933 acres of land with my primary home and a few storage buildings/sheds in the back of a heavily treed property. The current home feels very cramped to my wife and I as we have 6 children total and although some are grown but still visit frequently. Our current farm house is also older and in need of renovations.

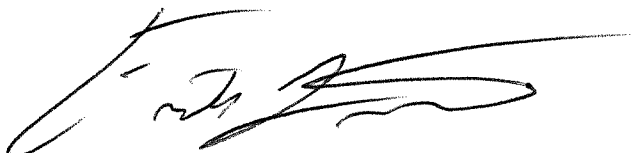
To solve our need for more space and our want for a new home, we want to rezone the land to Residential 1 so that we can divide the land into two parcels. We are wanting to build a home under 2000 sq feet on the new parcel and then plan is to keep both homes and renovate the older one once we move into the new one. The older home will serve as a residence for our older children, in addition possibly to aging parents and guests, so the house would definitely be lived in and upkept.

I feel that the rezoning should be permitted as it adheres to the stated goals of the Greater Lowndes Comprehensive Plan as outlined on page 121 where it talks about the Rural residential character area. The lots will still be large and have lots of open space with a high degree of building separation. We are also aiming to keep the heavily treed look of the land which again, ties into the goal of maintaining the rural atmosphere. We are planning to have a southern architecture to the new house which also keeps with the stated goals of the developmental strategy as outlined on page 121. In addition, there are several neighboring properties who have already achieved the R1 zoning so that our rezoning would be in keeping with what has already been established by the county and our neighborhood.

I appreciate your time to review this request and look forward to your response.

Sincerely,

Erik Little

A handwritten signature in black ink, appearing to read 'Erik Little', written in a cursive style.

RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**SURVEYOR CERTIFICATION:**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Source of Title: DG 6855 PG 288

*Barbara L. Herring*  
 Barbara L. Herring, RLS #2785

5-15-24

Date



**REZONING AND DIVISION SURVEY FOR:**

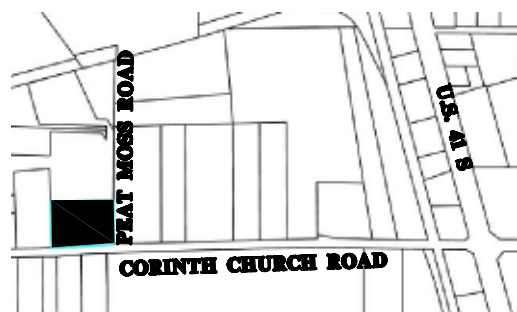
**ERIK LITTLE**

BEING IN LAND LOT 30 OF THE 16TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: MAY 15, 2024  
 PLAT DATE: MAY 29, 2024



GRAPHIC SCALE : 1 INCH = 100 FT.



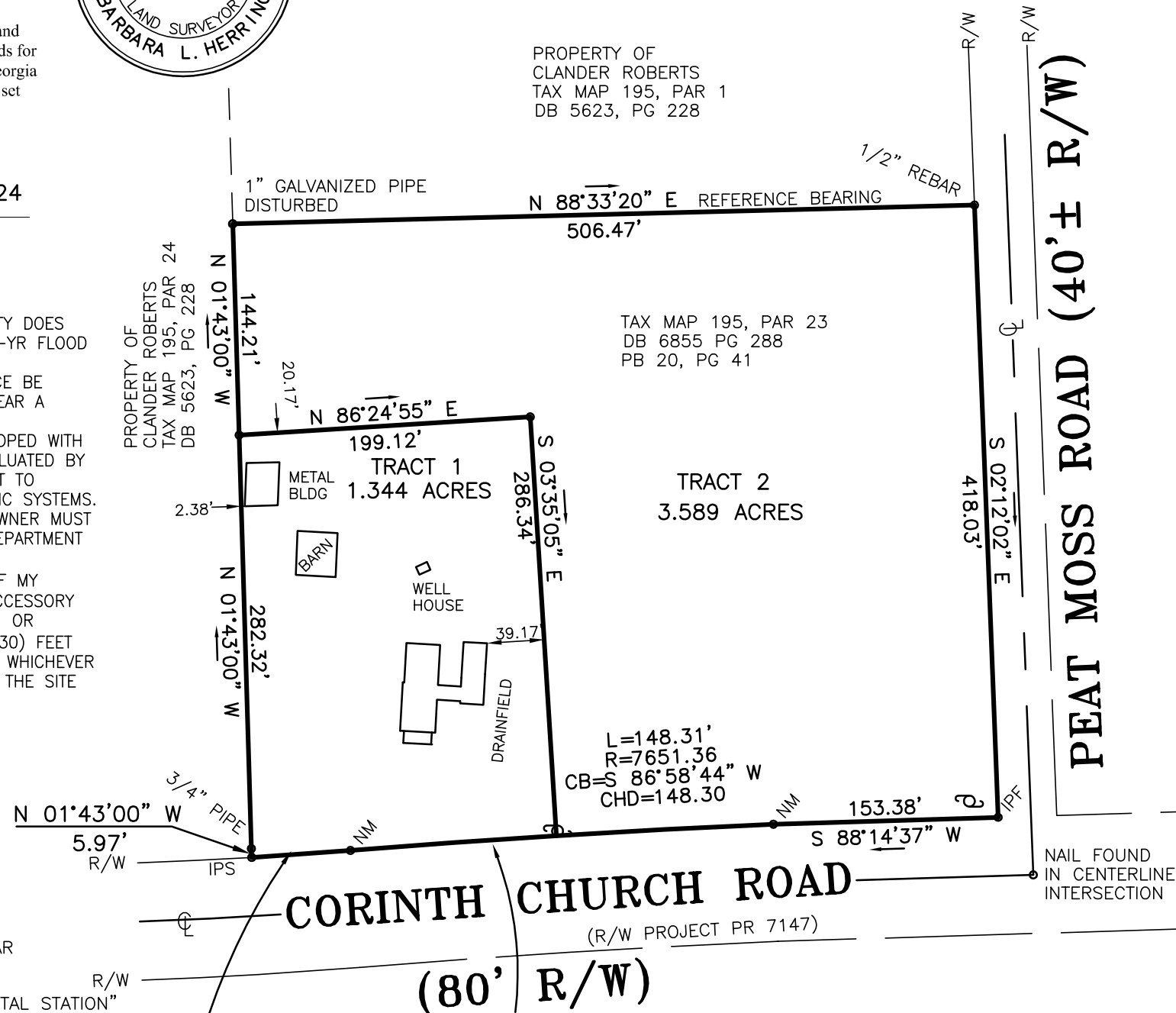
- PER LOWNDES COUNTY G.I.S. THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT IN A 100-YR FLOOD ZONE, IS IN A WATER RECHARGE AREA.
- IT IS RECOMMENDED THAT FLOOD INSURANCE BE OBTAINED FOR ANY HOME CONSTRUCTED NEAR A WETLAND OR 100-YR FLOOD ZONE.
- THIS PROPERTY IS INTENDED TO BE DEVELOPED WITH WELL AND 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.
- EXCEPT AS SHOWN - TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, 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)).
- TOPCON PS-103A "TOTAL STATION"
- CURRENT ZONING - E-A
- PROPOSED ZONING - R-1

NM - NON MONUMENTED  
 IPF - IRON PIN FOUND - 5/8" REBAR  
 R/W - RIGHT OF WAY  
 C/L - CENTERLINE  
 EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"

FIELD MEASUREMENTS WERE BASED UPON REDUNDANT MEASUREMENTS OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.

PLAT CLOSURE: 1'/473,116

BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO PB 20, PG 41



PB 20, PG 41

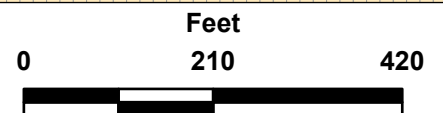
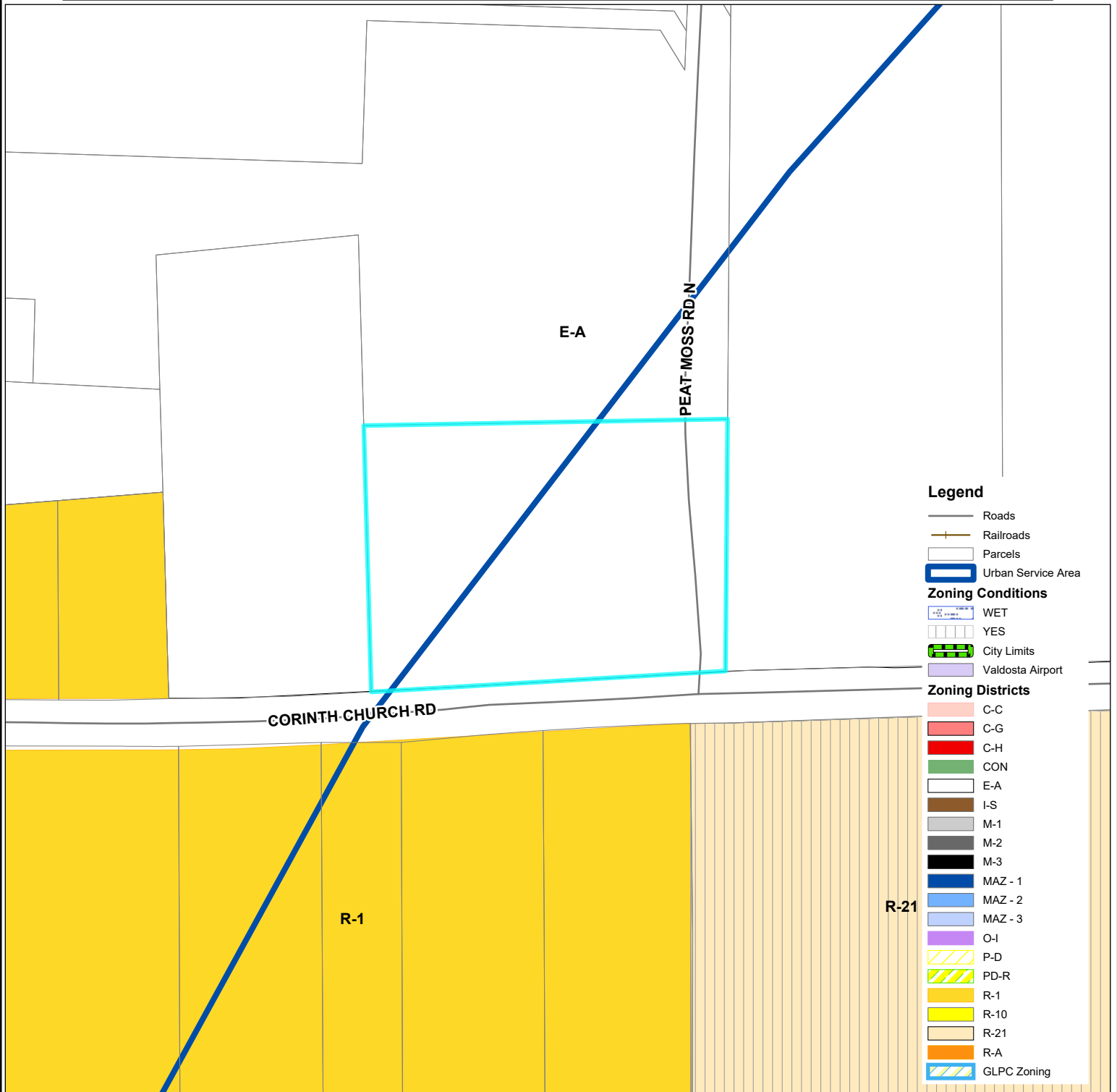
**Southeastern Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-9455  
 Valdosta, GA 31601 Fax: 229-259-9926  
 E-mail: bherring@sesurveying.com  
 GA Certificate of Authorization No. 685

# REZ-2024-14

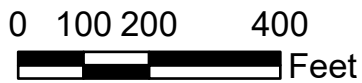
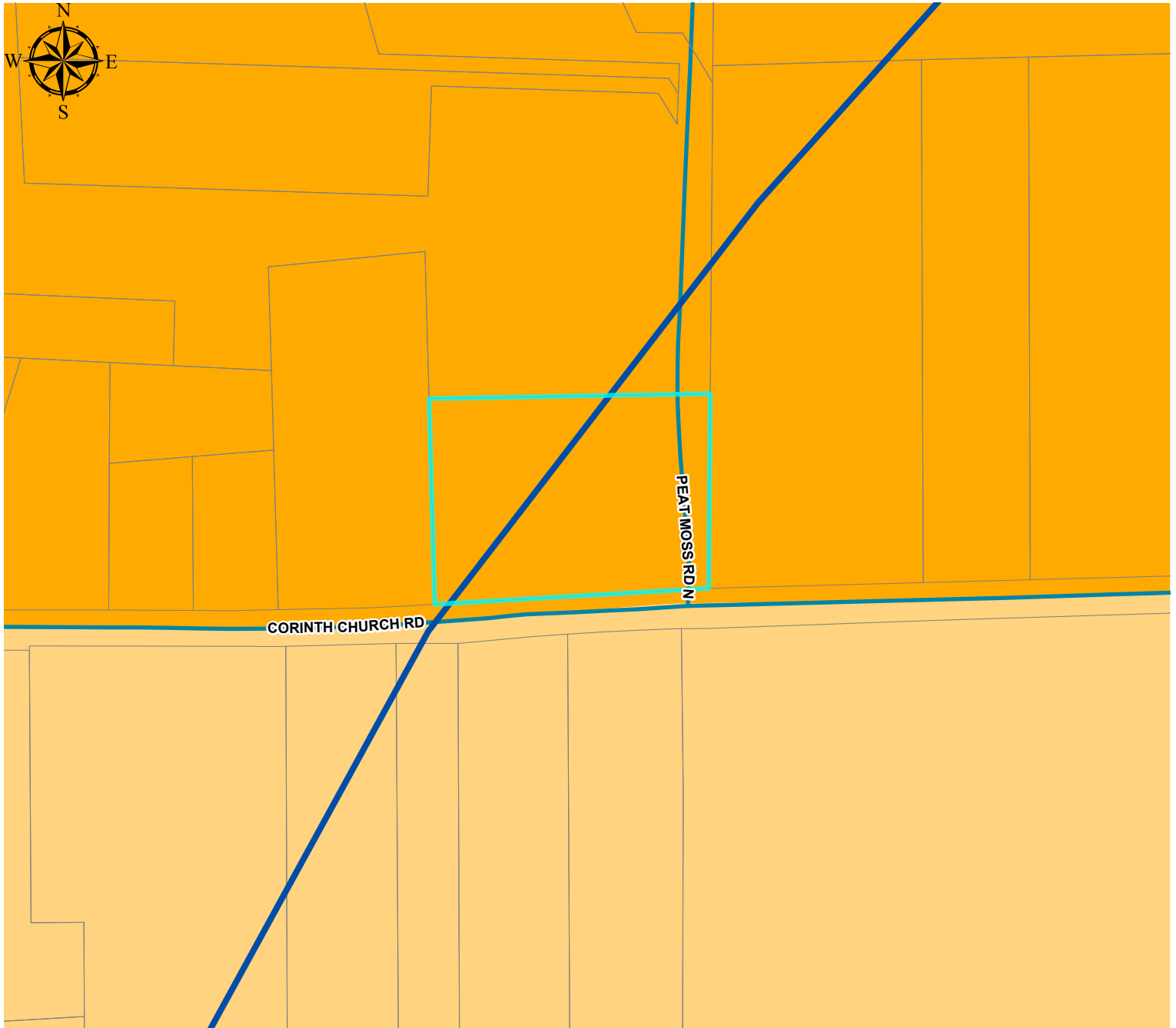
# Zoning Location Map

Erik Little  
Rezoning Request

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



## Erik Little 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-2024-14

# WRPDO Site Map

**Erik Little**  
**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   |         |

