

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-15

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: August 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-15 Loch Winn Farms LTD,
Loch Laurel Rd & Carroll Ulmer Rd, ~62ac,
R-A to R-1 & R-A, Well and Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) and R-A zoning. The general motivation in this case is for the applicant to subdivide a portion of the properties into a 41-lot residential subdivision. The subject property possesses road frontage on Loch Laurel and Carroll Ulmer, both locally maintained County Roads, with proposed access off Loch Laurel, and is within the Urban Service Area and Rural Residential Character Area.

Depicted on the conceptual layout as Lot 11 is an existing cemetery, which is currently being field delineated and will not be suitable for development.

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 the groundwater recharge area, and therefore recommends approval of the request for R-1 zoning as depicted on the exhibit, while the remaining portion of Map and Parcel 0168 113 remain R-A.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

Loch-Winn Farms Letter of Intent

July 30, 2024

TO: Lowndes County Planning and Zoning Department
FROM: Loch-Winn Farms LTD
1201 Evergreen Dr
Thomasville, GA 31792

Loch-Winn Farms, LTD, headquartered in Thomasville, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 62.414 +/- acres at Loch Laurel Road in Lowndes County, Georgia from Residential Agriculture District (R-A) to Residential (R-1).

This requested change of zoning from R-A to R-1 is to allow for the development of residential subdivision with 1.25+ acre lots.

We have reviewed the Lowndes County Unified Land Development Code and would like to highlight the following:

- The current zoning for the adjacent properties is as follows:
 - Adjacent (south): R-A
 - Adjacent (west): R-1
 - Adjacent (north): R-1
 - Adjacent (east): R-1

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from R-A to R-1 would be appropriate for the area.

- Under the R-A zoning, an residential subdivision would not be able to be developed. The only zoning designation that allows for residential housing is an R-1 designation.

We believe this rezoning request is in conformity with the policy in place by Lowndes County and will be an ideal multi-family development due to its proximity to schools, retail, and commercial establishments.

CARROLL ULMER
COPPAGE PROPERTY

CARROLL ULMER RD.
(60' R/W)

TRACT 3
0.285 ACRES
PART OF TAX PARCEL 0168 113
(AREA TO THE SOLID BOLD LINES)

TRACT 2
133.378 ACRES
PART OF TAX PARCEL 0168 113
(AREA TO THE SOLID BOLD LINES)

TRACT 1
62.414 ACRES
PART OF TAX PARCEL 0168 113
(AREA TO THE SOLID BOLD LINES)

BUCKEYE DR.
(60' R/W)

LOCH LAUREL RD.
(60' R/W)

L.L. 112
L.L. 113

L.L. 119
L.L. 118

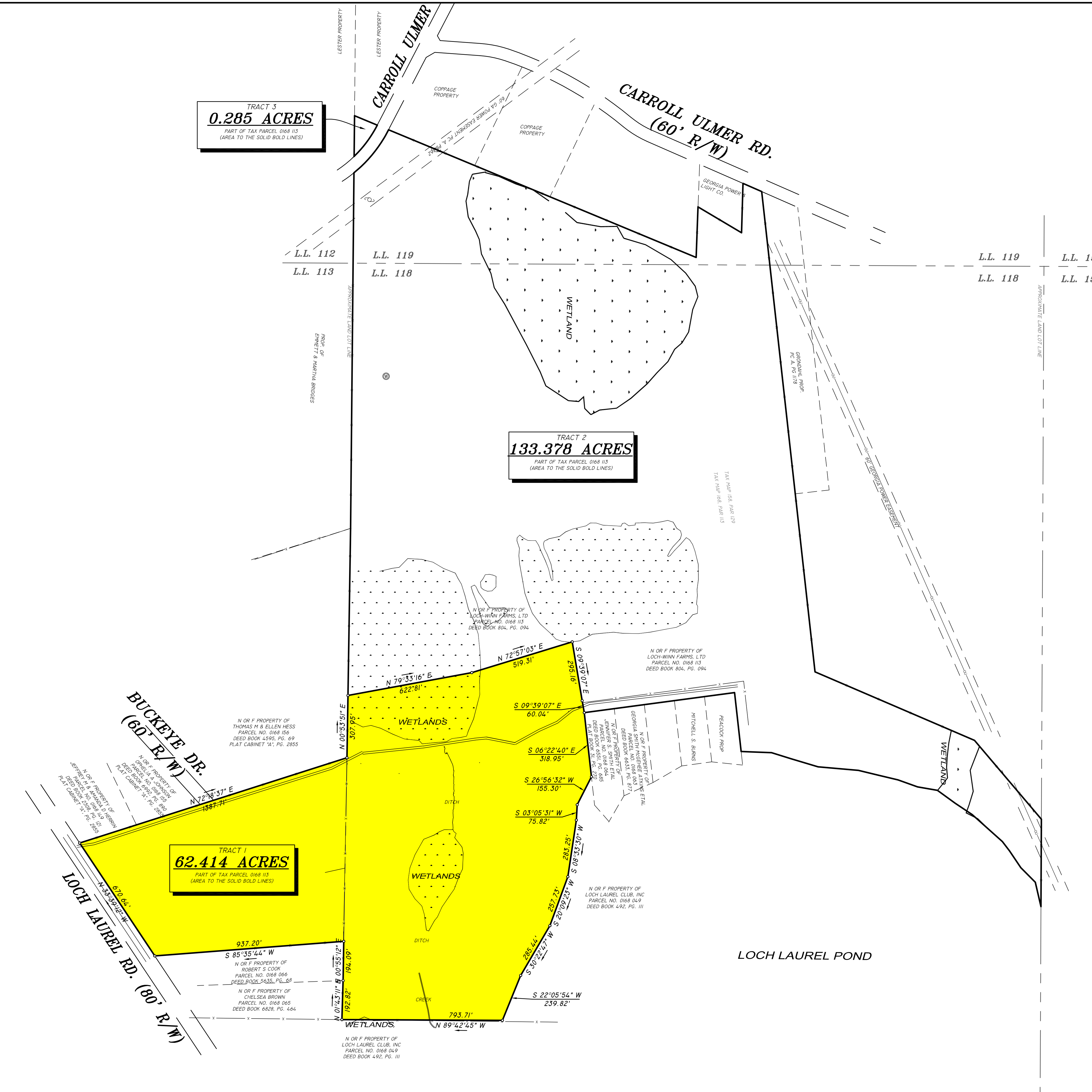
L.L. 119
L.L. 118

L.L. 158
L.L. 159

WETLAND

WETLANDS

LOCH LAUREL POND



N 07°53'41" E 307.95'
N 72°57'03" E 519.31'
S 09°39'07" E 60.04'
S 06°22'40" E 318.95'
S 26°56'32" W 155.30'
S 03°05'31" W 75.82'
N 89°42'45" W
S 09°33'30" W 283.25'
S 20°09'23" W 270.73'
S 22°05'54" W 239.82'
S 79°56'31" W 194.00'
S 85°35'44" W 937.20'
N 01°43'11" E 60°55'12" E 194.00'



DATE	BY	DESCRIPTION
07/29/24 <td></td> <td></td>		

CONCEPTUAL LAYOUT FOR:
LOCH-WINN FARMS LTD
 LOCATED IN L.L. 118 & 119 OF THE 11TH
 L.D., LOWNDES COUNTY, GEORGIA

ASA ENGINEERING & SURVEYING, LLC.
 038 S PATTERSON ST. - VALDOSTA, GA 39683
 PH: (727) 244-0949 - INFO@ASAESENG.COM - US 000830

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 3/23/24-045 LOCH-WINN FARMS, LTD. L.L. 118 & 119 OF THE 11TH L.D., LOWNDES COUNTY, GEORGIA. E:\HW\6145 7/29/24 11:20 AM

LOCH LAUREL RD. (60' R/W)

BUCKEYE DR. (60' R/W)

N OR F PROPERTY OF
JEFFREY M & AMANDA D HERRIN
PARCEL NO. 0168 169
DEED BOOK 2308, PG. 101
PLAT CABINET 'A', PG. 2955

N OR F PROPERTY OF
OPHELIA & JOHNSON
PARCEL NO. 0168 155
DEED BOOK 4992, PG. 890
PLAT CABINET 'A', PG. 2955

N OR F PROPERTY OF
THOMAS M & ELLEN HESS
PARCEL NO. 0168 156
DEED BOOK 4595, PG. 69
PLAT CABINET 'A', PG. 2955

PROPOSED ROAD TO
CONNECT TO BUCKEYE DRIVE

EXISTING
ASPHALT DRIVE

L.L. 113

L.L. 118

N OR F PROPERTY OF
LOCHWINN FARMS, LTD
PARCEL NO. 0168 113
DEED BOOK 804, PG. 094

N OR F PROPERTY OF
LOCHWINN FARMS, LTD
PARCEL NO. 0168 113
DEED BOOK 804, PG. 094

N OR F PROPERTY OF
JAMES S. SMITH FIRM
PARCEL NO. 0168 645
DEED BOOK 51, PG. 219
PLAT CABINET 'A', PG. 2955

N OR F PROPERTY OF
GEORGIA SOUTH COASTAL
PARCEL NO. 0168 645
DEED BOOK 653, PG. 877
PLAT CABINET 'A', PG. 2955

N OR F PROPERTY OF
LOCH LAUREL CLUB, INC
PARCEL NO. 0168 049
DEED BOOK 492, PG. 11

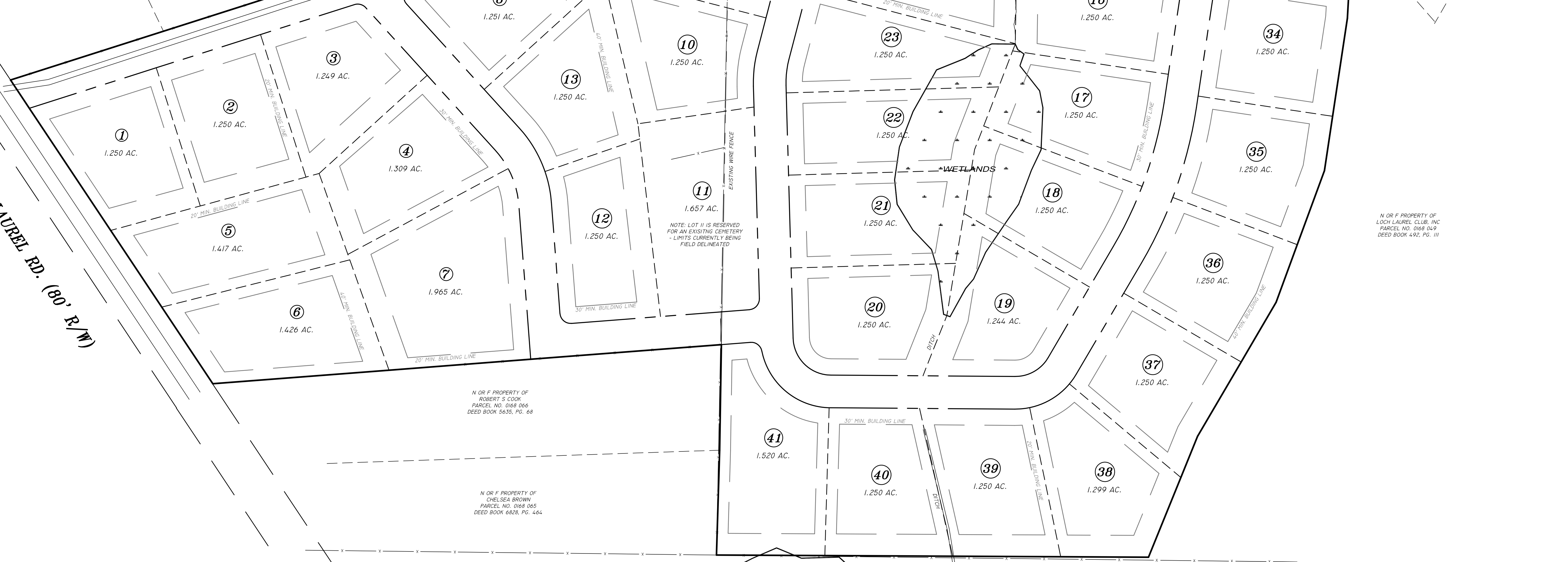
N OR F PROPERTY OF
ROBERT S COOK
PARCEL NO. 0168 056
DEED BOOK 5651, PG. 68

N OR F PROPERTY OF
CHELSEA BROWN
PARCEL NO. 0168 058
DEED BOOK 4628, PG. 464

PROP. OF
LOCH LAUREL CLUB INC.

NOTE: LOT 11 IS RESERVED
FOR AN EXISTING CEMETERY
- LIMITS CURRENTLY BEING
FIELD DELINEATED

N OR F PROPERTY OF
LOCH LAUREL CLUB, INC
PARCEL NO. 0168 049
DEED BOOK 492, PG. 11

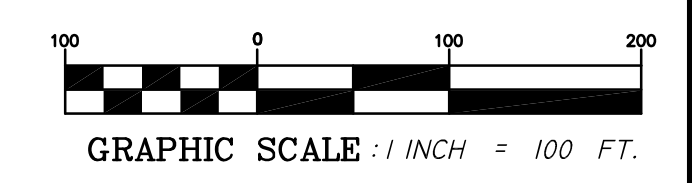


REVISIONS	
NO.	DESCRIPTION

CONCEPTUAL LAYOUT FOR:
LOCH-WINN FARMS LTD
 LOCATED IN L.L. 113 & 118 OF THE 11TH
 L.D., LOWNDES COUNTY, GEORGIA

ASA ENGINEERING & SURVEYING, LLC.
 03A S PATTERSON ST. - VALDOSTA, GA 3843
 PH: (770) 244-1976 - info@ase-engineering.com - LS# 000930

WORK ORDER: 6145
 SHEET
 1 OF 1



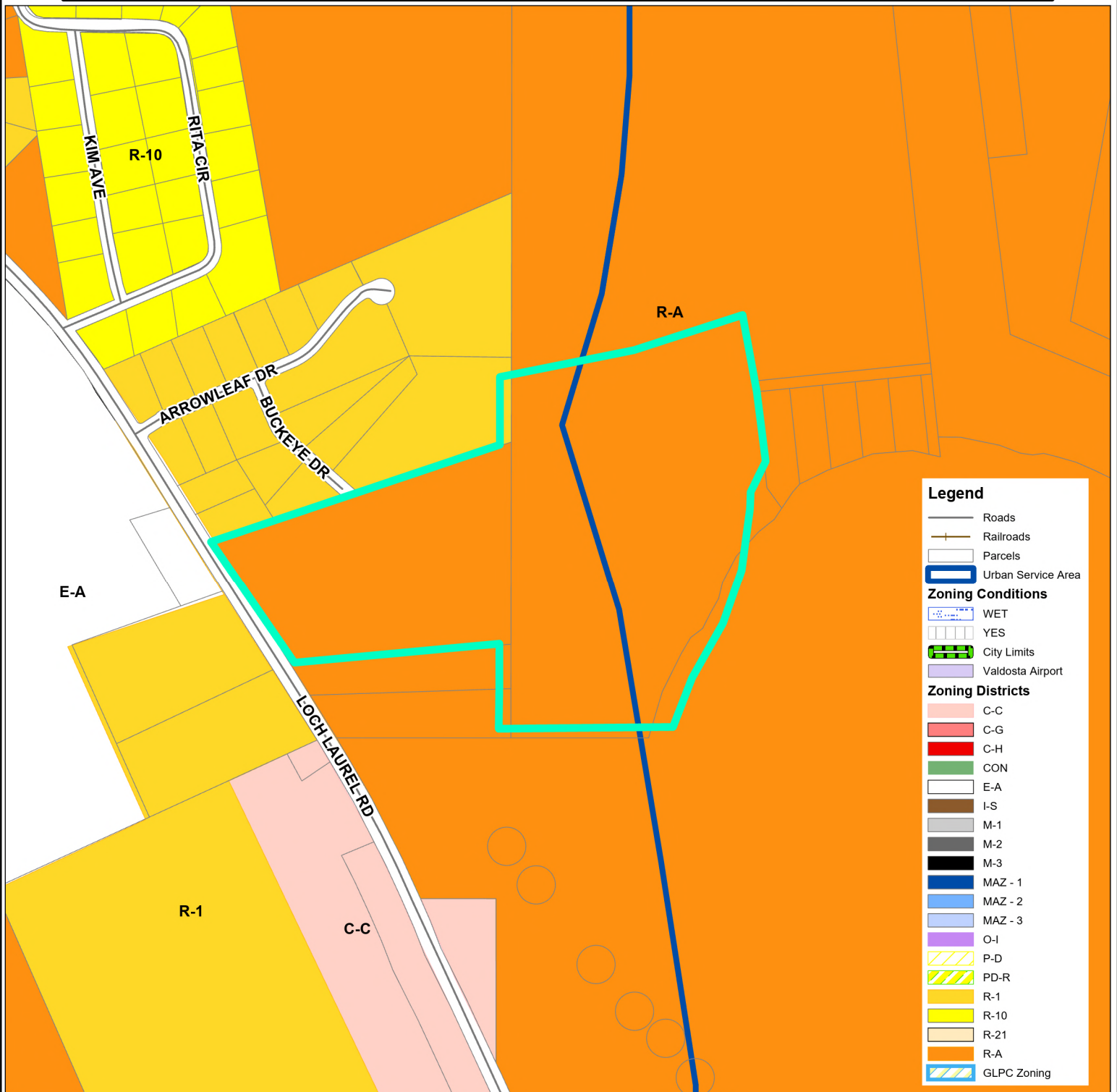
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 1/23/24-045, LOCHWINN FARMS, LTD., ROAD/LOWNDES COUNTY, CONCEPT LAYOUT, 10/24/24, 10:54:30 AM

REZ-2024-15

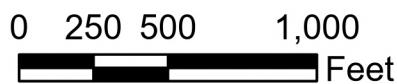
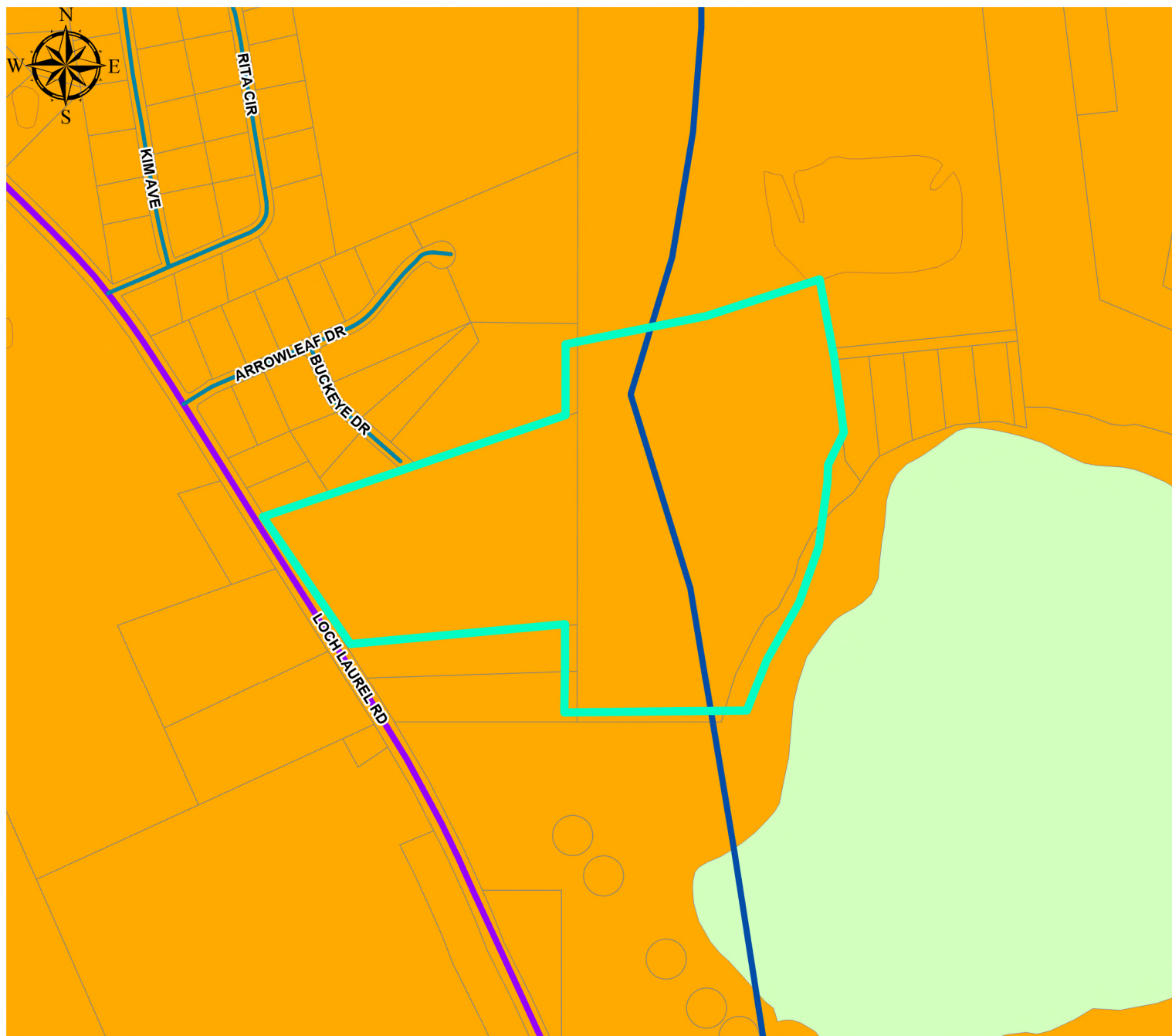
Zoning Location Map

Loch Winn Farms LTD
Rezoning Request

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



Loch Winn Farms LTD 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-2024-15

WRPDO Site Map

Loch Winn Farms LTD 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 | |

