

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-17

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: October 28, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2024-17 Evans Property

4836 Bemiss Rd, ~1.4ac,

R-1 to C-H, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) zoning to C-H (Highway Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. The subject property possesses road frontage on Bemiss Road, a State Highway, is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend C-H zoning as appropriate.

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 and zoning pattern, the availability of County utilities, and therefore recommends approval of the request for C-H zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

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

## **LETTER OF INTENT**

To Whom it may concern:

I Linda Fay Evans wish to request that my property which is shown on the Lowndes County Tax Assessor's map as parcel 0145B/100 be rezoned from R-1 Zoning to C-H zoning. This rezoning will allow my property to be used at the highest and best use and is consistent with zoning on adjoining properties.

Thank you,

Linda Faye Evans  
6601 Vinson Road  
Macon, GA 31216

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.

RODNEY GENE TENERY, JR., RLS/RF DATE

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.

RESERVED FOR THE CLERK OF SUPERIOR COURT

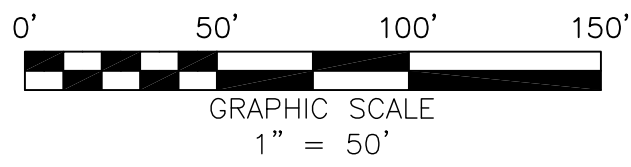
- SURVEY EQUIPMENT USED**
- LEICA 1203 TOTAL STATION 3 SEC.
  - GEOMAX ZOOM 90 TOTAL 2" STATION
  - 3005W TOPCON TOTAL STATION 5 SEC.
  - 200' STEEL MESH TAPE
  - CST, AUTO LEVEL
  - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
  - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
  - CHAMPION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

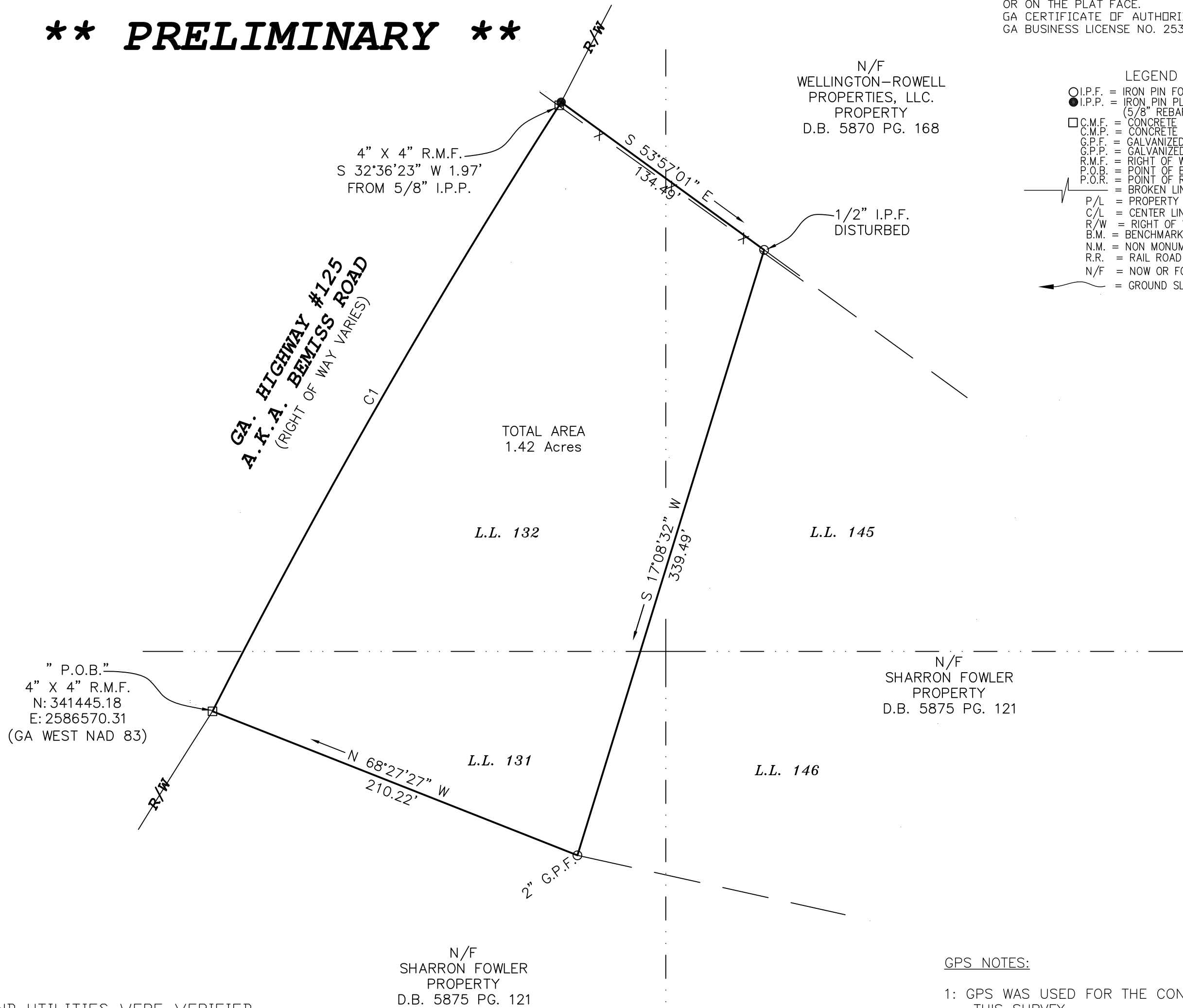
RODNEY GENE TENERY, JR.  
GA. L.S. NO. 3015  
EROSION & SEDIMENT CONTROL  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

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 408,101.6 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

GRID NORTH (NAD 83 GA. WEST ZONE)



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



- 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

**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. 13185C0150E, DATED: SEPTEMBER 25, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE " X ".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 2902 AT PAGE 20 SHOWING LINDA FAYE EVANS AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MS. LINDA FAYE EVANS.

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

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

LOWNDES COUNTY DIRECTOR OF ENGINEERING DATE

**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.

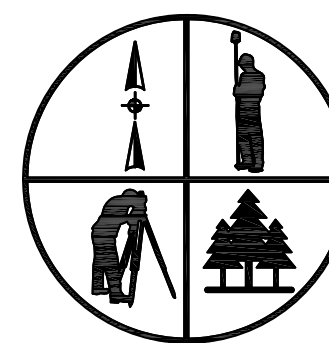
**\*\* PRELIMINARY \*\***

DATE OF FIELD SURVEY: 08 / 22 - 28 / 2024  
DATE OF PLAT: ?? / ?? / 2024  
THIS IS A SURVEY OF LAND PARCEL 100 ON TAX MAP 145B

**SURVEY FOR:**  
**LINDA FAYE EVANS**

LOCATED IN LAND LOT 131, 132 & 145 OF THE 11TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1    | 3756.97' | 376.23'    | 376.07'      | N 29°47'38" E | 5°44'16"    |



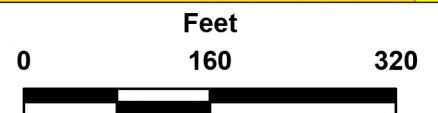
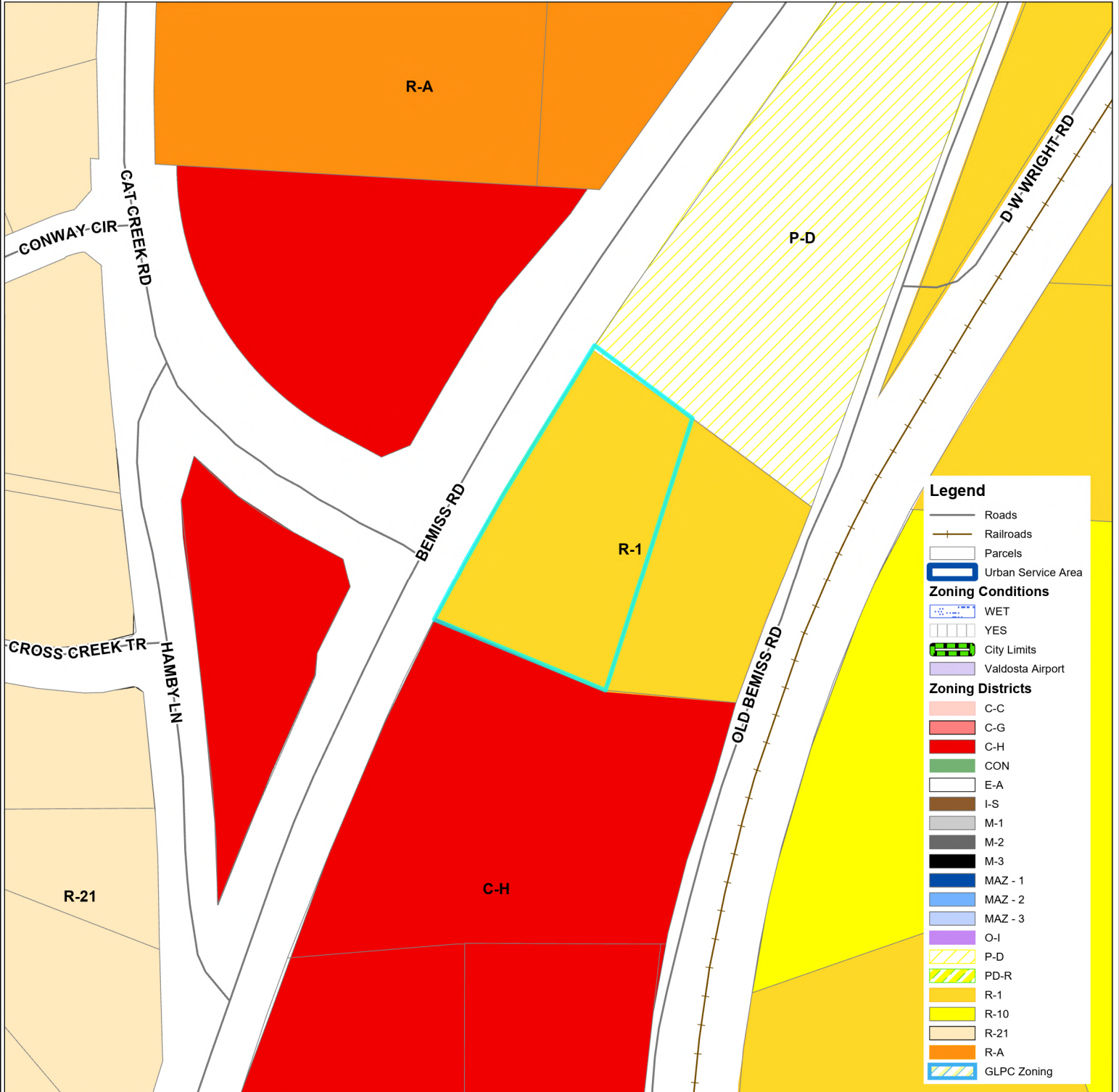
**Prime Consulting Solutions**  
Land Surveying, Land Planning,  
Mapping & Consulting Forestry Solutions  
2621 U.S. HIGHWAY 84 EAST  
VALDOSTA, GA 31606  
PH. 229-244-9735  
FAX 229-244-9781  
E.MAIL harri613@bellsouth.net

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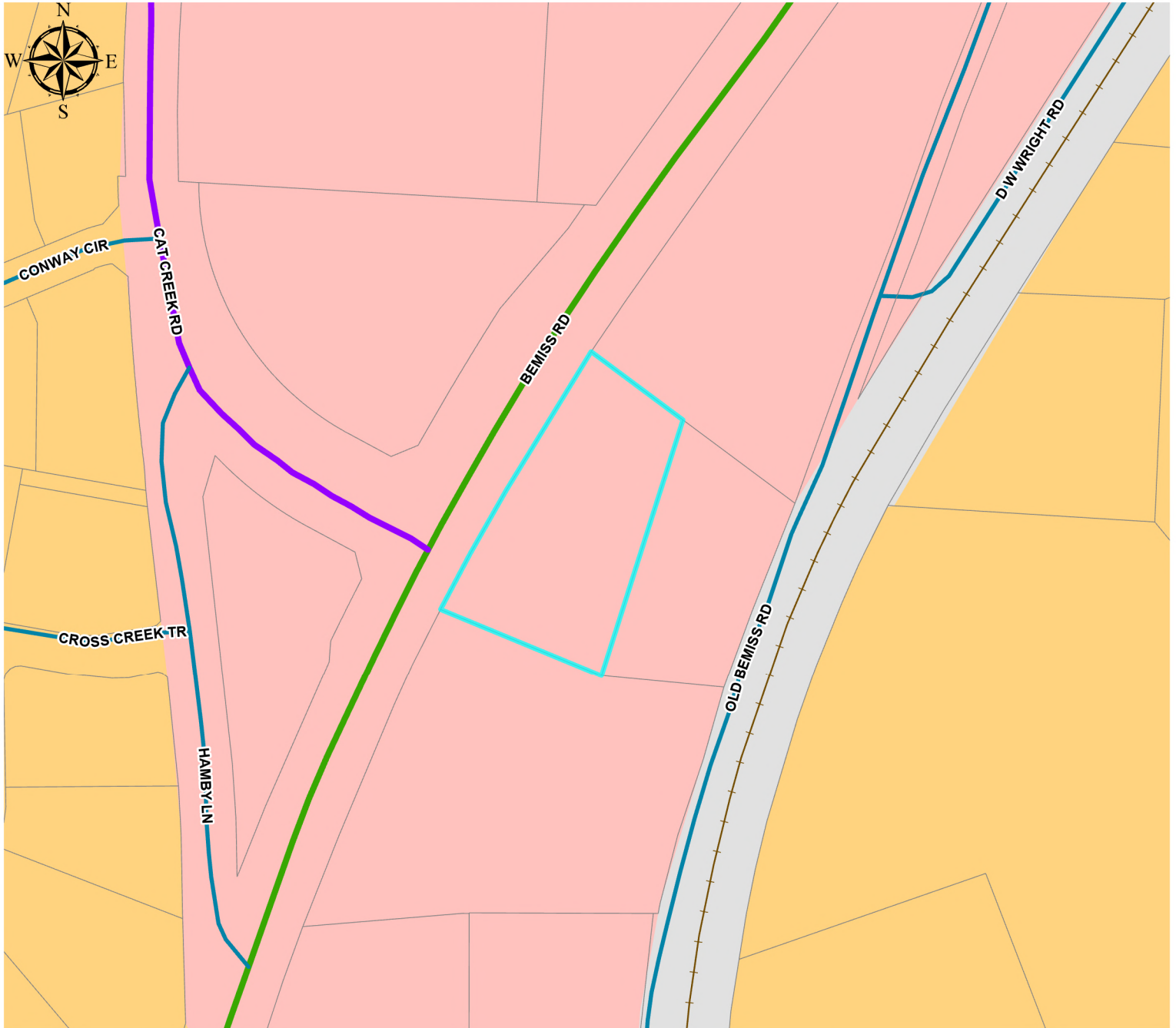
# Zoning Location Map

Evans Property  
Rezoning Request

**CURRENT ZONING: R-1**  
**PROPOSED ZONING: C-H**



## Evans Property Rezoning Request



0 65 130 260  
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
- 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-2024-17

# WRPDO Site Map

## Evans 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

