

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-20

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 25, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2024-20 Wilson Estate Property

5917 Thunder Bowl Rd. ~1.7ac,

E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation for the rezoning is to allow the property to be subdivided into a conforming residential lot. The subject property contains ~22 acres in total, possesses road frontage on Thunder Bowl Road and Vickers Drive, both County maintained local roads, is within the Rural Service Area, and Rural Residential Character Area, which recommend R-1 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 lot sizes, the lack of availability of County utilities, the viability of wells and septic systems, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

Jake Howell
5813 Riviera Prado
Lake Park, GA 31636

November 11th, 2024

Jason Davenport
Projects Assistant
Lowndes County Planning & Zoning
jason.davenport@lowndescounty.com

**RE: LETTER OF INTENT TO REZONE EXISTING PORPERTY LOCATED AT 5917 THUNDERBOWL RD, HAHIRA
GA 31605**

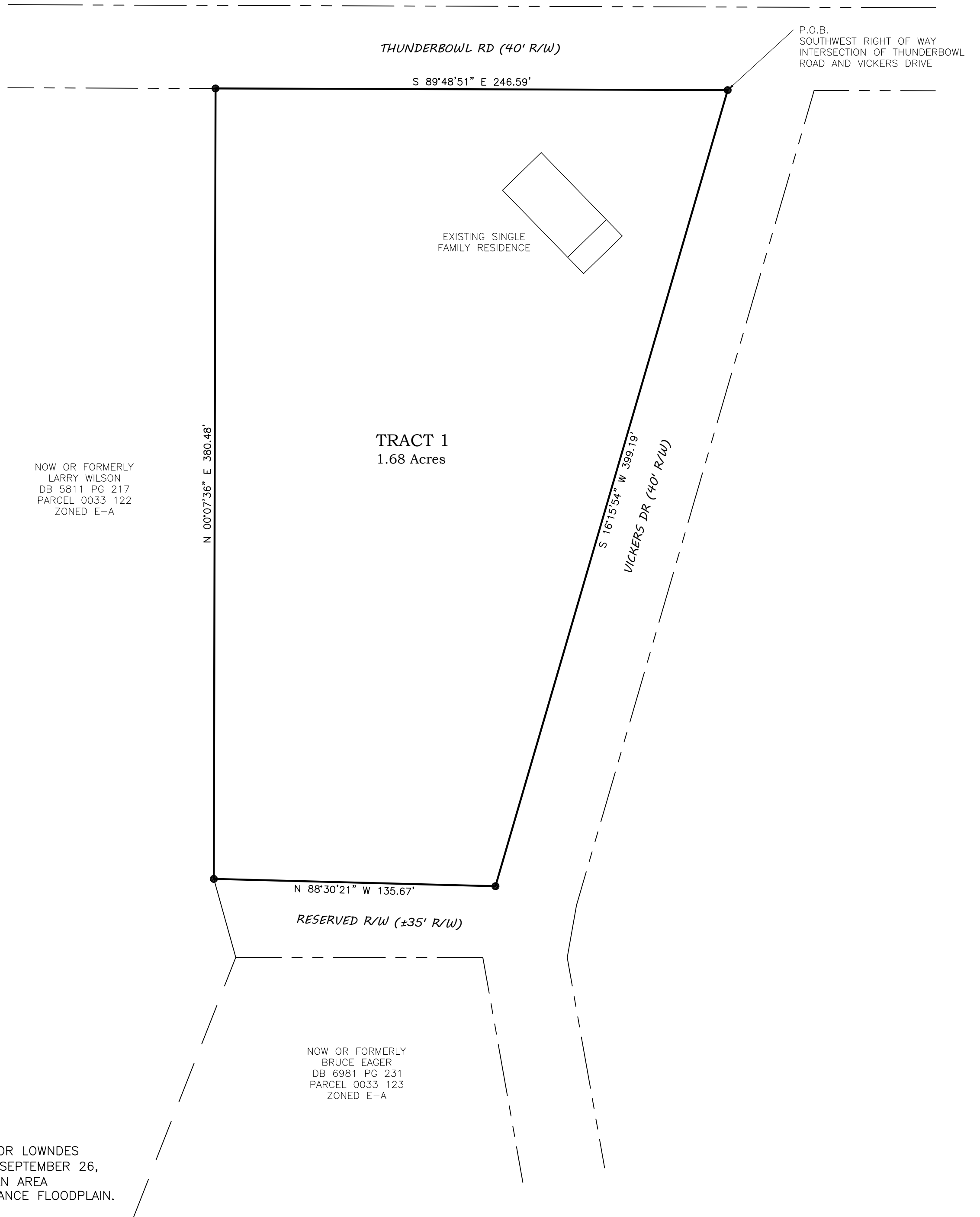
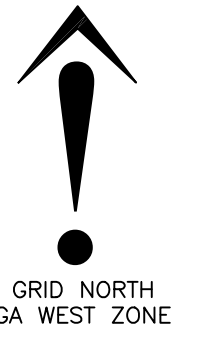
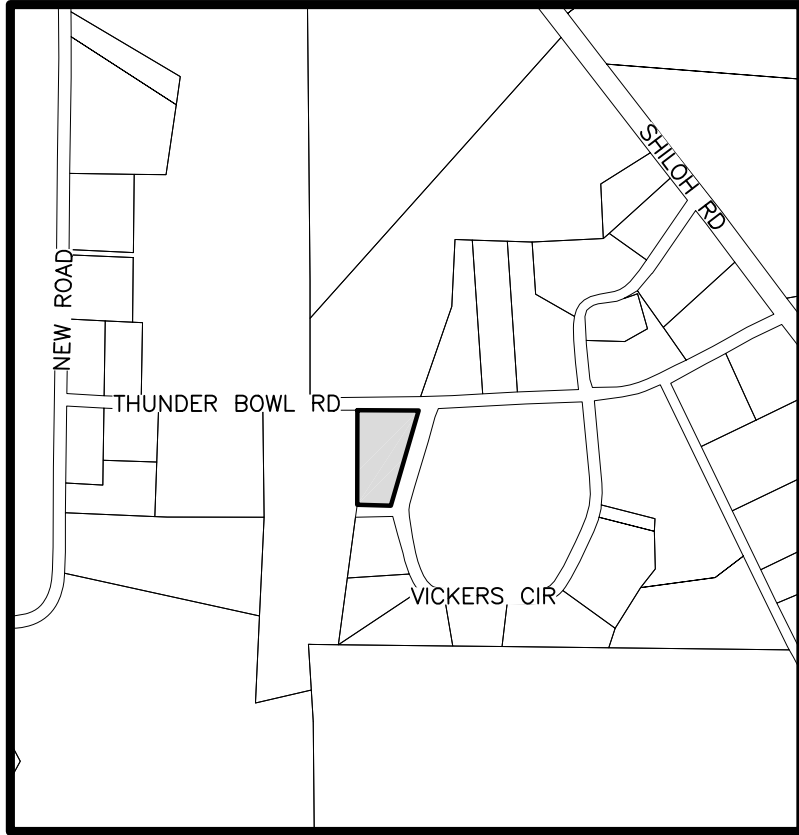
Dear Jason,

This letter is to inform you of our intent to purchase 5917 Thunderbowl Road, approximately 10.75 acres, currently zoned E-A. Our intent is to separate into 2 tracks, one 1.75 acre track with the structure on the corner of Thunderbowl Rd and Vickers Rd, and one 9 acre track. The 9 acre track will remain E-A zoning. We are requesting that the 1.75 acre track be Rezoned to R-1. There are now 8 tracks around Vickers Rd and across the street from the subject property on Thunderbowl Rd that are less than 2 acres. We feel this request will align with the other properties in close proximity to the subject property.

Sincerely,

Jake Howell





NOW OR FORMERLY
LARRY WILSON
DB 5811 PG 217
PARCEL 0033 122
ZONED E-A

EXISTING SINGLE
FAMILY RESIDENCE

TRACT 1
1.68 Acres

NOW OR FORMERLY
BRUCE EAGER
DB 6981 PG 231
PARCEL 0033 123
ZONED E-A

- ADDRESS: 5917 THUNDERBOWL ROAD
- CURRENTLY ZONED E-A
- PROPOSED ZONING R-1
- NOT WETLANDS PER NWI
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0095E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I:\PROJECTS\4444 JOBS\2024\SURV 1300 THUNDER BOWL\1300.DWG 11/19/2024 3:01 PM

INNOVATE !
Engineering & Surveying
PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:
LARRY C WILSON

LOCATED IN
LAND LOT 101
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 11/19/2024

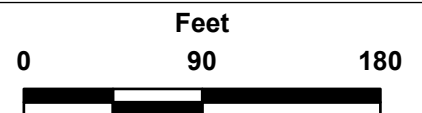
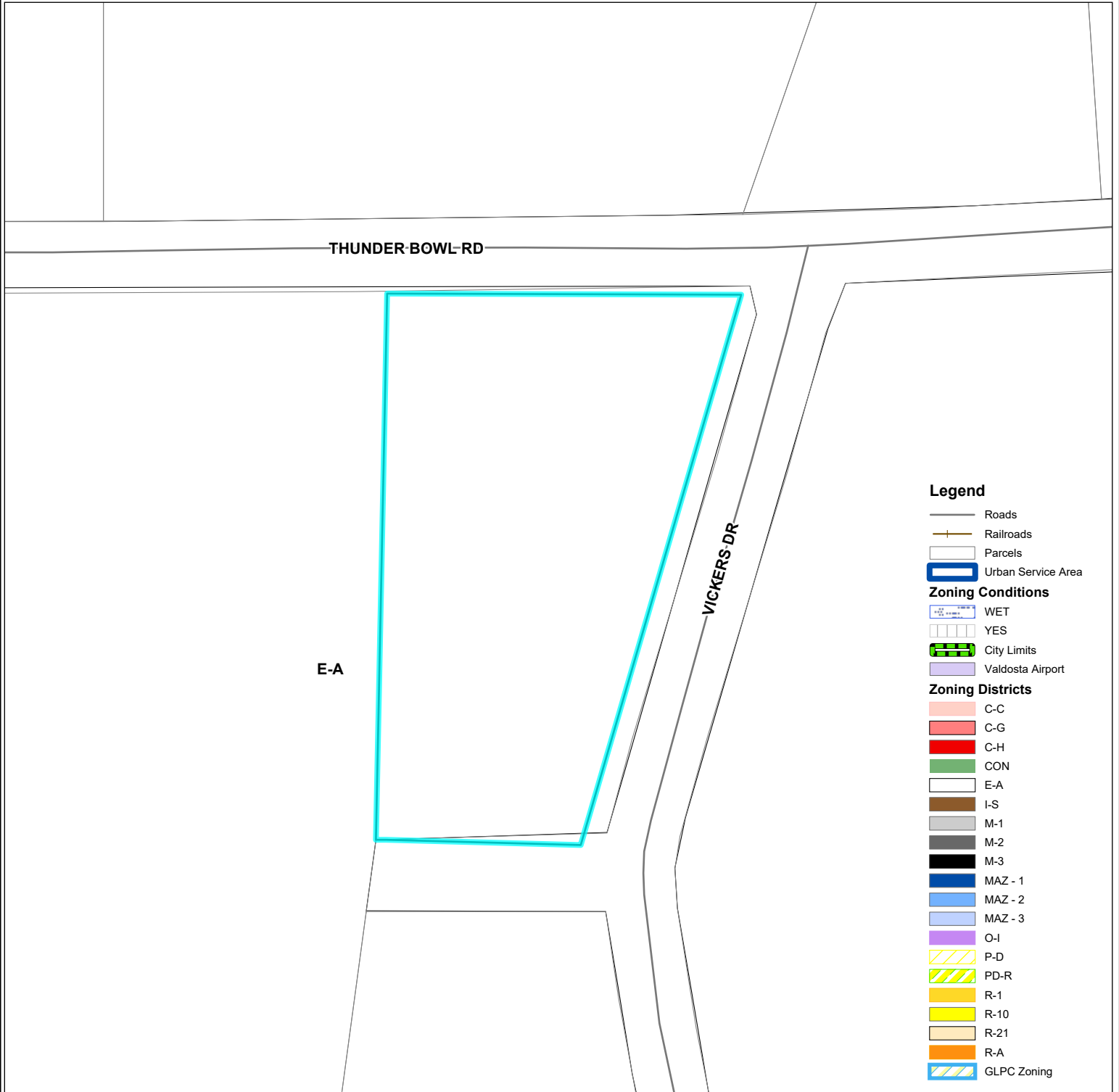
FIELD CLOSURE: 1' IN 54,124'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 977,724'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

REZ-2024-20

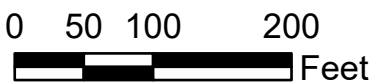
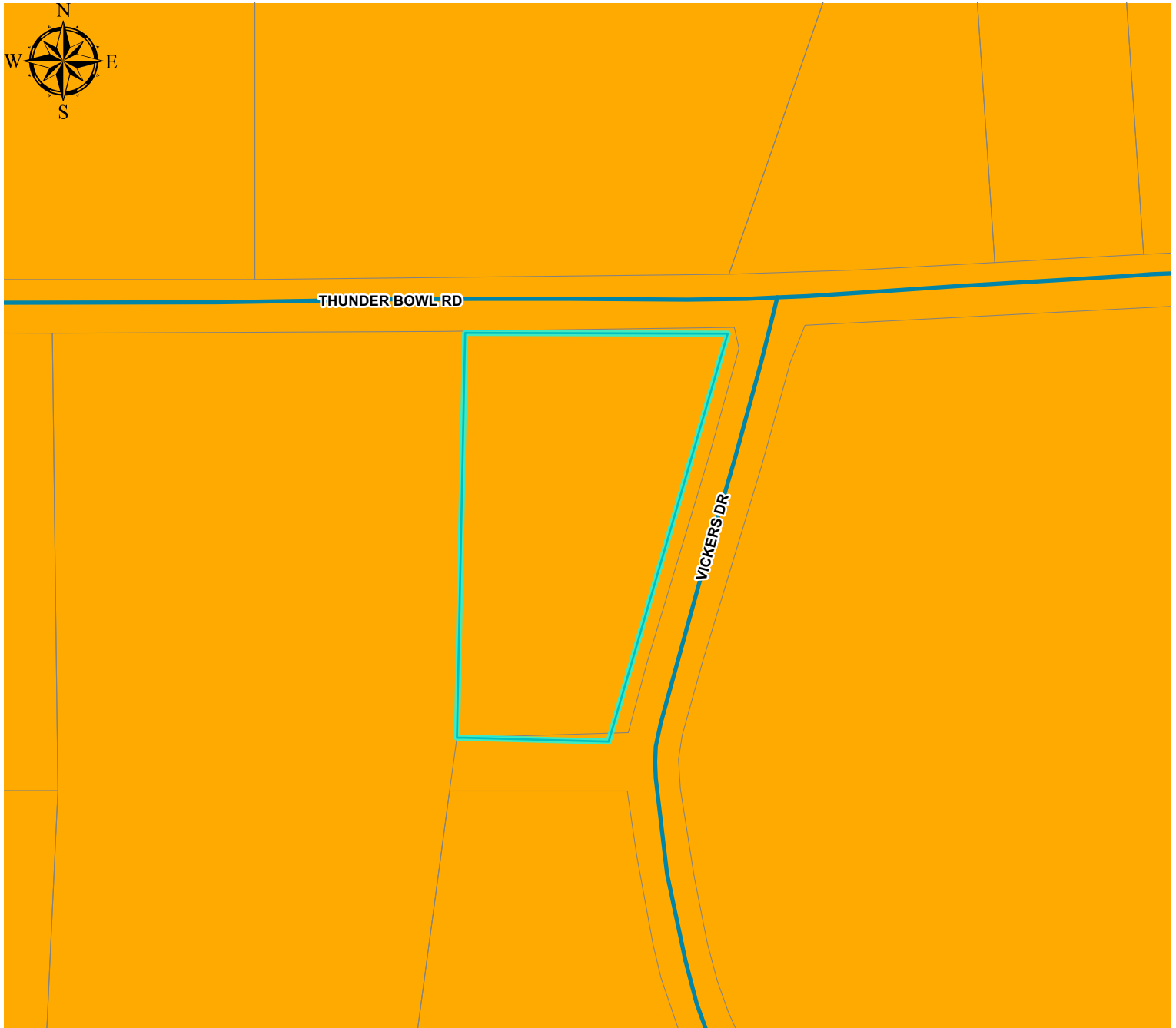
Zoning Location Map

5917 Thunderbowl Road
Rezoning Request

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



5917 Thunderbowl Road 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-2024-20

WRPDO Site Map

5917 Thunderbowl Road
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 | |

