

**GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM**

SUBJECT: Rezoning Case REZ-2025-01

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

DATE OF MEETING: January 27, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2025-01 Hurtado Property
Bethany Drive (0070 063)
R-A to R-1, County Water and Septic, ~6.4 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-A (Residential 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 Bethany Drive and Val Del Road, a local and collector County maintained road respectively, is within the Rural Service Area and Rural Residential Character Area, which recommend R-1 zoning.

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 uses and lot sizes, the availability of County water, the viability of septic systems, and the unique shape of the property, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

Zoning District	Minimum Lot Area (sq. ft.)		Minimum Lot width (feet)		Maximum Impervious surface Ratio (Percent)
	With Individual Well Water	With Central Water System	With Individual Well Water	With Central Water System	
R-A	108,900	108,900	150	100	20
R-1	43,560	43,560	120	100	30

Zoning district	Minimum Setbacks from Centerline of Street			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
R-A	80	70	60	20	40	35
R-1	80	70	60	20	40	35

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

I am proposing to rezone a portion of property shown as a part of Land Parcel 0070 063 so that it can be divided to provide the highest and best use of the property. The property is located in a Rural Residential area according to the Greater Lowndes Comprehensive Plan. The proposed zoning meets the suburban characteristics of high to moderate building separation, low pedestrian orientation and a predominantly residential use and is consistent with zoning adjacent to the property. The proposed use also meets the objective as described in Goal 4 Policy 4.6 and Goal 5, Policy 5.8.

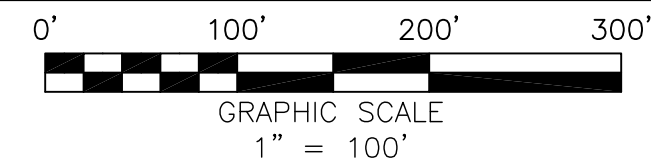
Lincy Hurtado

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



- 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

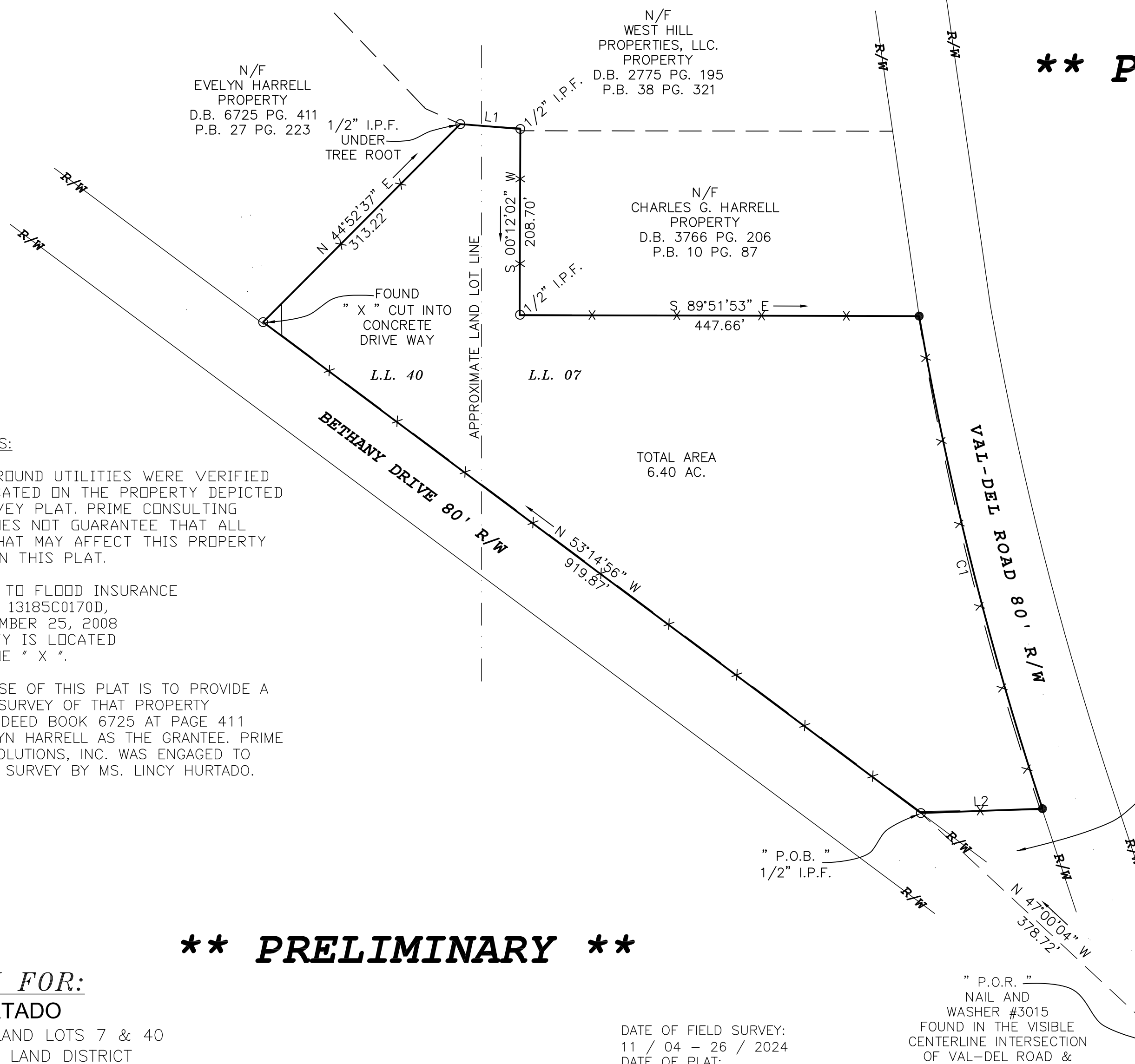
- SURVEY EQUIPMENT USED
- LEICA 1203 TOTAL STATION 3 SEC.
 - GEOMAX ZOOM 90 TOTAL 2" STATION
 - 3005W TOPCON TOTAL STATION 5 SEC.
 - 200' STEEL MESH TAPE
 - CST, AUTO LEVEL
 - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - CHAMPION PRO GNSS 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 379,286.3 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

**** PRELIMINARY ****

GRID NORTH (NAD 83 GA. WEST ZONE)



LINE	BEARING	DISTANCE			
L1	S 85°18'51" E	67.47'			
L2	S 87°56'06" W	136.39'			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3869.76'	569.70'	569.19'	S 14°02'53" E	8°26'06"

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. 13185C0170D, 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 6725 AT PAGE 411 SHOWING EVELYN HARRELL AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MS. LINCY HURTADO.

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.

THIS IS A SURVEY OF LAND PARCEL 0070 ON TAX MAP 063

**** PRELIMINARY ****

SURVEY FOR:

LINCY HURTADO
LOCATED IN LAND LOTS 7 & 40 OF THE 12TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:
11 / 04 - 26 / 2024
DATE OF PLAT:
?? / ?? / 2024

" P.O.R. "
NAIL AND WASHER #3015 FOUND IN THE VISIBLE CENTERLINE INTERSECTION OF VAL-DEL ROAD & BETHANY DRIVE



Prime Consulting Solutions

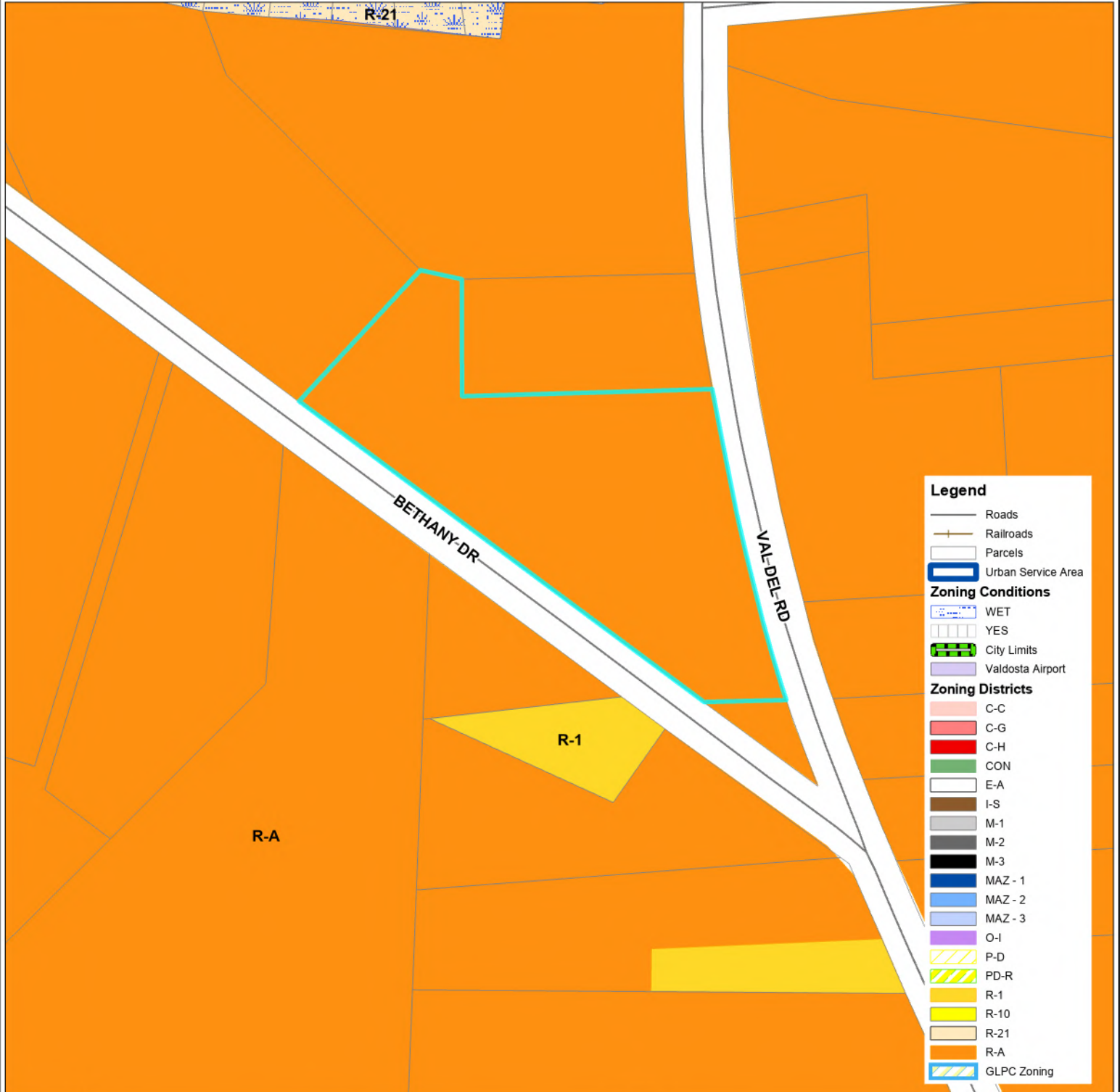
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

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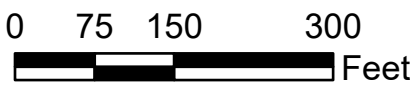
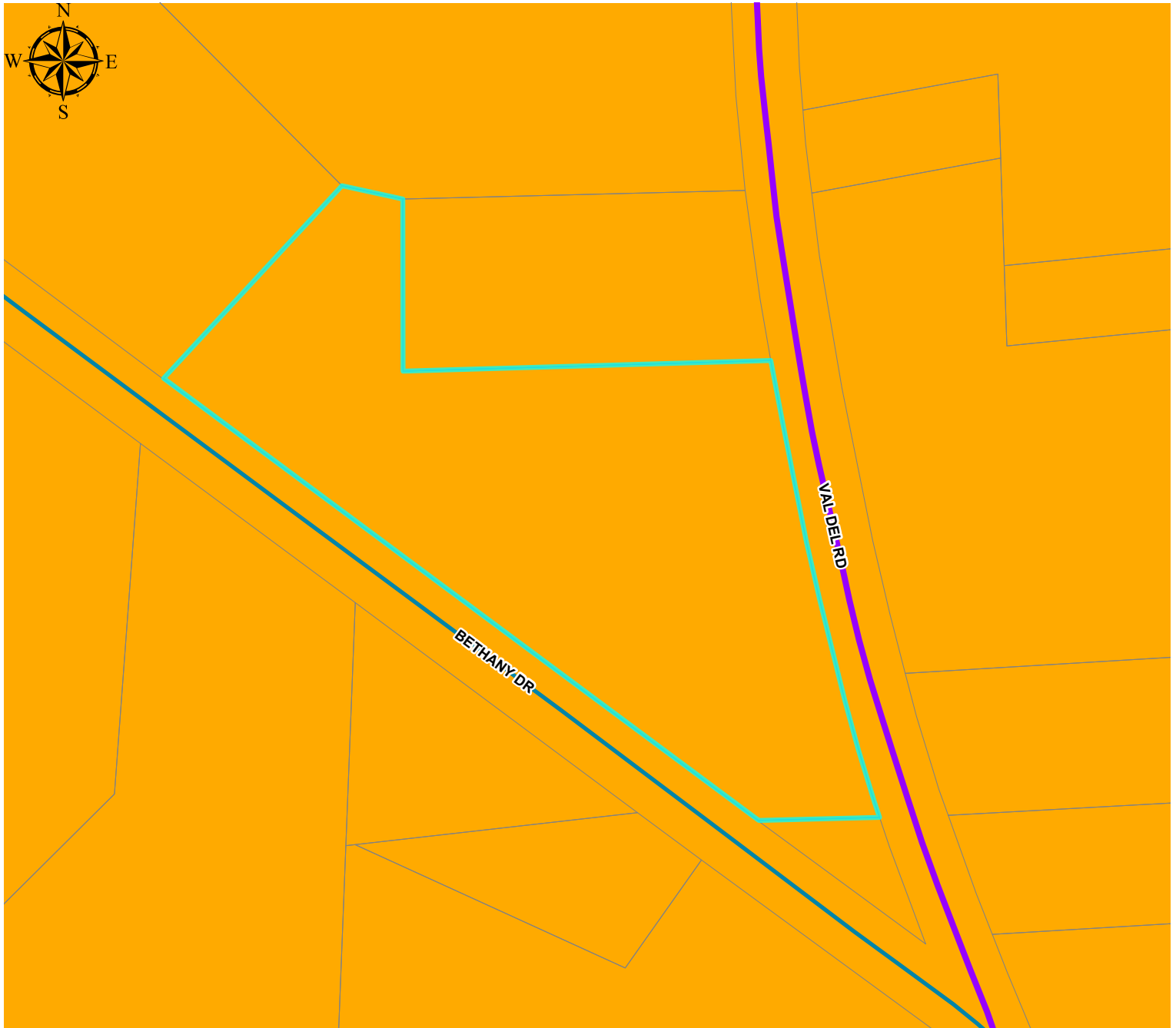
Zoning Location Map

Hurtado Property
Rezoning Request

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



Hurtado Property 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-2025-01

WRPDO Site Map

Hurtado Property 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 | |

