

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 27, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-03 Linville Property
4888 Break Thru Rd (0218 019/020b/ 021a)
R-1 to E-A, Well and Septic, ~16.3 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to combine the properties into conforming lots for use agriculturally. The subject property possesses road frontage on Break Thru Road and Johnston Road, both locally maintained County roads, is within the Rural Service Area and Agricultural/Forestry Character Area, which recommend E-A 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 lack of availability of County Utilities, the viability of well and septic systems, and the unique shape of the property, and therefore recommends approval of the request for E-A 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: _____

Dear Planning and Zoning Broad,

December 31, 2024

I Thomas Linville and My wife Chantel Linville would like to rezone some of our property. Addresses are as follows:

4888 Break-Thru Road Valdosta Ga. 31606

4733 Johnston Road Valdosta Ga. 31606

4719 Johnston Road Valdosta Ga. 31606

4741 Johnston Road Valdosta Ga. 31606

Some of the property is now zoned Agriculture and some is now zoned R-1, Most of the property is planted in 15 year old Loblolly Pines, and we would like for all the property to be zoned Agriculture. We have tractors and excavators with implements that we would like to be able to put into a steel framed building for security and protection from the weather. We might decide to build a house on the property in the future but for now we are just wanting the trees to mature and have a place for all our farm equipment. Our address and phone numbers are added below for reference. Thank you for your time. Tommy And Chantel Linville

Thomas and Chantel Linville 414 4H Club Road Lake Park Ga. 31636 Tel:636-384-9030

NOTES

- 1) 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 AN AVERAGE RELATIVE POSITIONAL ACCURACY OF .03 FEET WITHIN THE 95% CONFIDENCE LEVEL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE S6 ROBOTIC TOTAL STATION WITH A TRIMBLE TSC7 DATA COLLECTOR (TDS) AND A CARLSON BRX7 BASE AND ROVER SYSTEM WITH A CARLSON RT4 DATA COLLECTOR (SurvPC). THIS PLAT HAS AN ERROR OF CLOSURE OF 1 FOOT IN 208,093 FEET.
- 2) THE BASIS OF BEARINGS IS GA WEST NAD83.
- 3) THE ZONING FOR THESE PROPERTIES IS A COMBINATION OF "E-A" & "R-1" ACCORDING TO LOWNDES COUNTY GIS MAPS.
- 4) ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0245E, DATED SEPTEMBER 26, 2008 THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA OUTSIDE OF THE 0.2% FLOOD PLAIN AREA.
- 5) A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN.
- 6) THE PURPOSE OF THIS SURVEY IS TO COMBINE MAP 218 PARCELS 20B, 20C, 21, & 21A INTO ONE TRACT AS SHOWN ON THIS PLAT OF SURVEY, AND TO COMBINE ALL TRACTS SHOWN HEREON INTO ONE ZONING DESIGNATION.
- 7) THE SUBJECT PROPERTY IS INTENDED TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS AND HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATIONS.
- 8) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN 30 FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- 9) THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER SUCH USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.

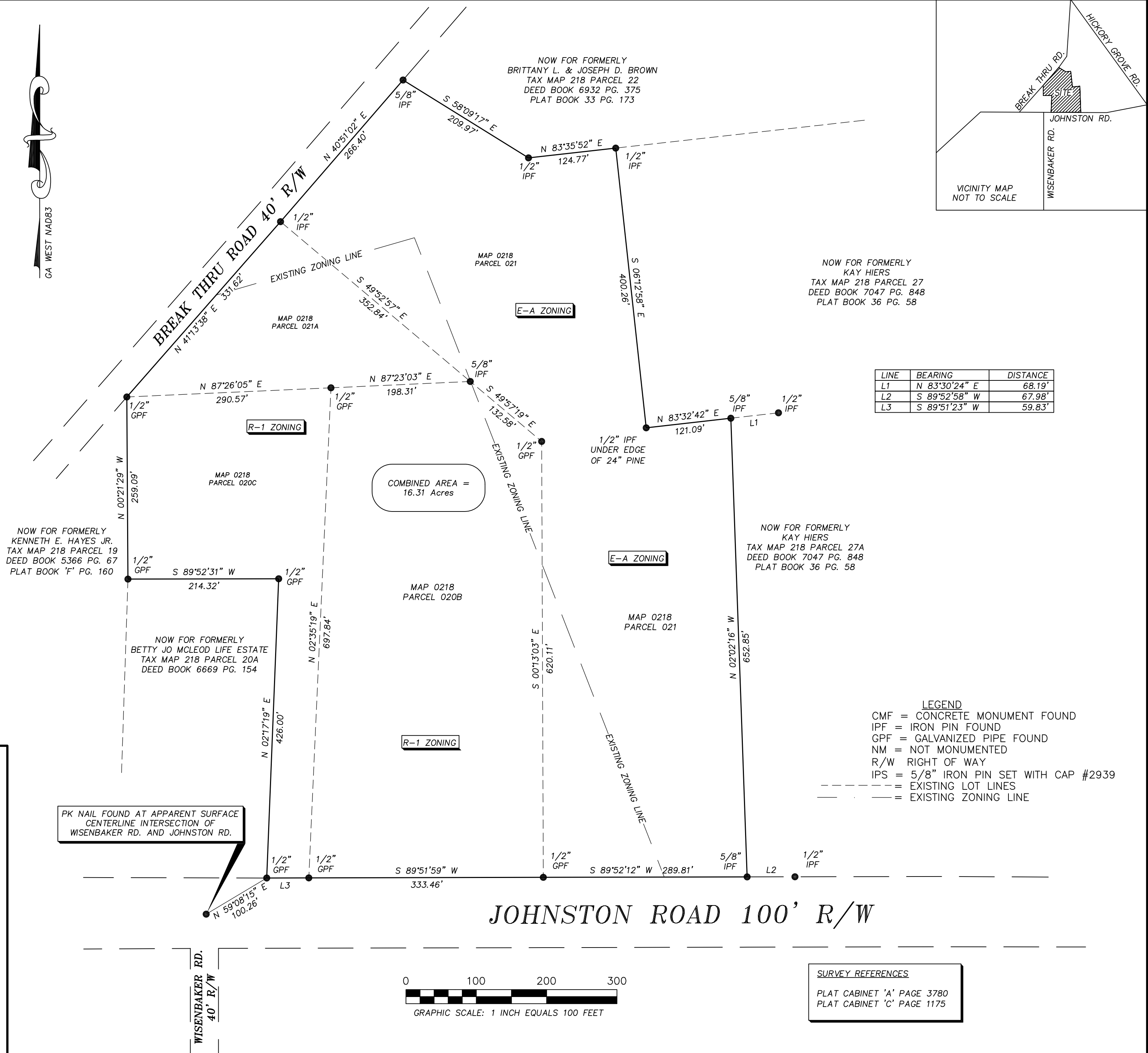
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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

LOWNDES COUNTY DIRECTOR OF ENGINEERING _____ DATE _____

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

Phillip Roberts
 PHILLIP ROBERTS GA LS #2939 12-30-2024
 DATE

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES ARISING FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.



LINE	BEARING	DISTANCE
L1	N 83°30'24" E	68.19'
L2	S 89°52'58" W	67.98'
L3	S 89°51'23" W	59.83'

LEGEND
 CMF = CONCRETE MONUMENT FOUND
 IPF = IRON PIN FOUND
 GPF = GALVANIZED PIPE FOUND
 NM = NOT MONUMENTED
 R/W = RIGHT OF WAY
 IPS = 5/8" IRON PIN SET WITH CAP #2939
 --- = EXISTING LOT LINES
 - - - = EXISTING ZONING LINE

SURVEY REFERENCES
 PLAT CABINET 'A' PAGE 3780
 PLAT CABINET 'C' PAGE 1175



ROBERTS SURVEYING, INC.
 1725 E PARK AVE. SUITE A VALDOSTA GA 31602
 PH (229) 671-9989 FAX (229) 671-9973
 EMAIL: ROBERTSLANDSURVEYING@GMAIL.COM
 GEORGIA REGISTERED LAND SURVEYOR No. 2939
 GA CERTIFICATE OF AUTHORIZATION No. 1215

JOB NO.	00503
SURVEY DATE	12-20-2024
PLAT DATE	12-30-2024
SCALE	1" = 100'
DWG NAME	00503A.DWG
CRD. FILE	00503.CRD
DRAWN BY	NJS

PROJECT: **COMBINATION & REZONING SURVEY OF 16.31 ACRES LOCATED IN LAND LOT 251 OF THE 11TH LAND DISTRICT LOWNDES COUNTY, GEORGIA**

CLIENT: **THOMAS LINVILLE & CHANTEL LINVILLE**

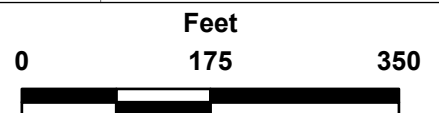
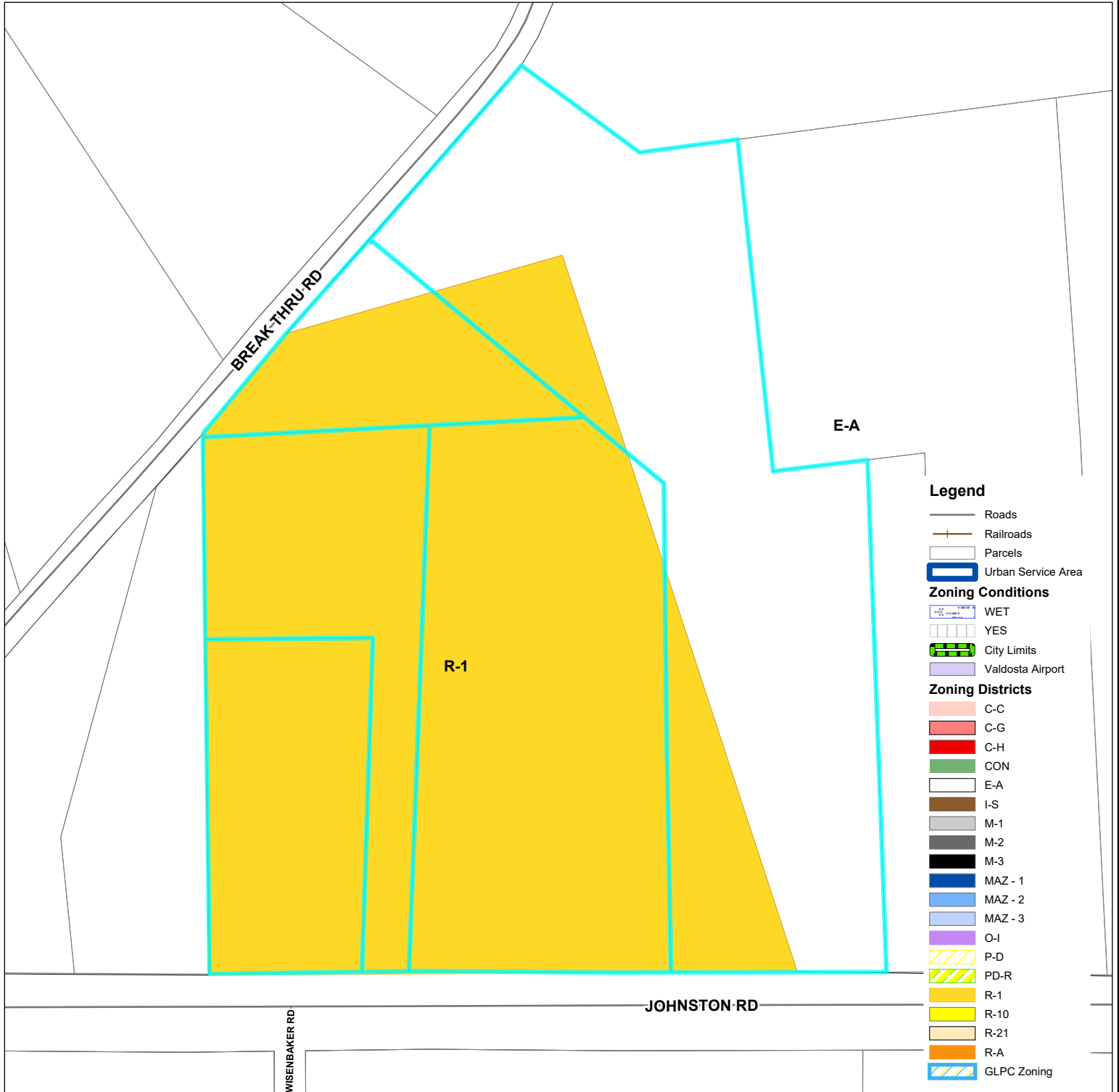


REZ-2025-03

Zoning Location Map

Thomas Linville
Rezoning Request

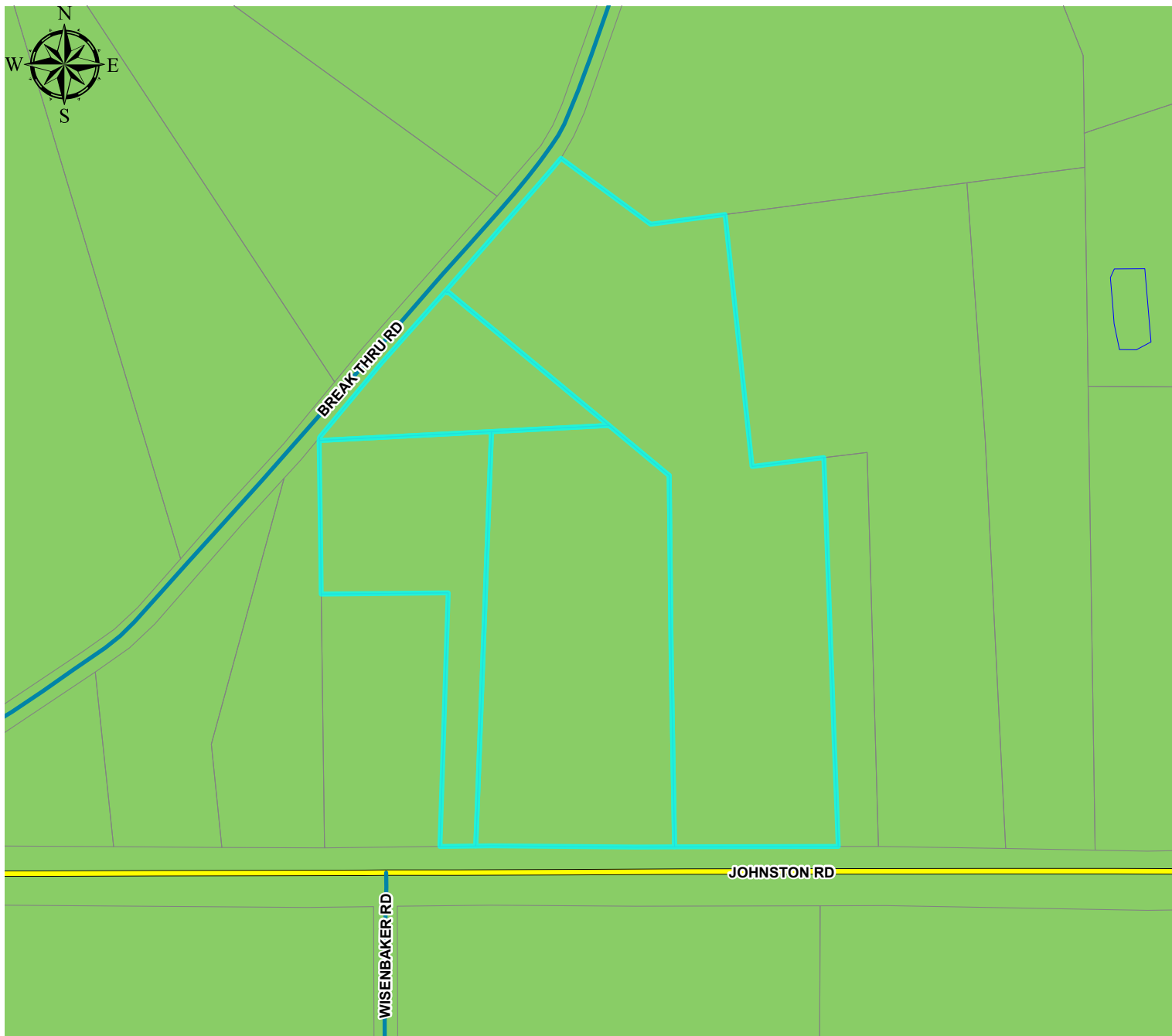
CURRENT ZONING: R-1
PROPOSED ZONING: E-A



REZ-2025-03

Future Development Map

Thomas Linville Rezoning Request



0 75 150 300
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
- 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-2025-03

WRPDO Site Map

Thomas Linville 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 | |

