

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 31, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-05 Creasy Property
~19.8ac, Cindy St. Ext. & Creasy Drive
R-A & MAZ-3 to R-10 & MAZ- 3, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-A (Residential Agricultural) and MAZ-3 (Moody Activity Zone) zoning to R-10 (Suburban Density Residential) and MAZ-3 zoning. The general motivation in this case is for the applicant to combine and then subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Cindy Street Extension and Creasy Drive, both local County Roads, is within the Urban Service Area and Neighborhood Activity Center Character Area and Moody Activity Zone, which recommend R-10 & MAZ zoning respectively.

The subject property abuts Commercial Highway Zoning and the Georgia and Florida Railroad along its western boundary, historically Agricultural Use zoning and currently MAZ-3 zoning to its north, a blend of R-A, R-1 (Low Density Residential), and R-21 (Medium Density Residential) zonings to its east and south, served by a mixture of private utilities and individual well and septic systems. County Utilities are available along Bemiss Road, and will require boring under the railroad to serve the property.

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 Utilities, and the unique shape of the property, and therefore recommends approval of the request for R-10 & MAZ-3 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: _____



21 February 2025

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
Office: (229) 244-2920
folsom22@bellsouth.net

Re: Re-zoning of 19.81 Acres, Tax Parcels 0144 530, 0144 531 & 0144 532, located on Creasy Drive.

Dear Commissioners;

On behalf of the property owner, Mrs. Geneveve H. Creasy, Folsom Surveying LLC submits this letter of intent to rezone 19.81 Acres of land from R-A & MAZ-3 Residential to **R-10, Suburban Density Residential (10,000 Square Feet)**. **This district is intended to locations for single-family dwellings on small individual lots, based on the availability of both community water and community sewerage systems to serve the development.**

1. This area has multiple existing residential developments. R-10 Zoning would blend with the existing development in this area.
2. R-10 Zoning would comply with Lowndes County's 2030 Comprehensive plan.
3. The property is located in the Neighborhood Activity Center, and is adjacent to the Suburban Area.

Greater Lowndes 2030 Comprehensive Plan:

Goal 7: LAND USE - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Policy 7.1.2— Locate new development within the Urban Service Area.

Policy 7.6.2 – Encourage future development to expand in area contiguous to existing developed areas.

In summary, I feel that the proposed R-10 Zoning is compatible with the Greater Lowndes 2030 Comprehensive Plan, and with the existing land uses adjoining and surrounding it.

Thank you for your consideration.

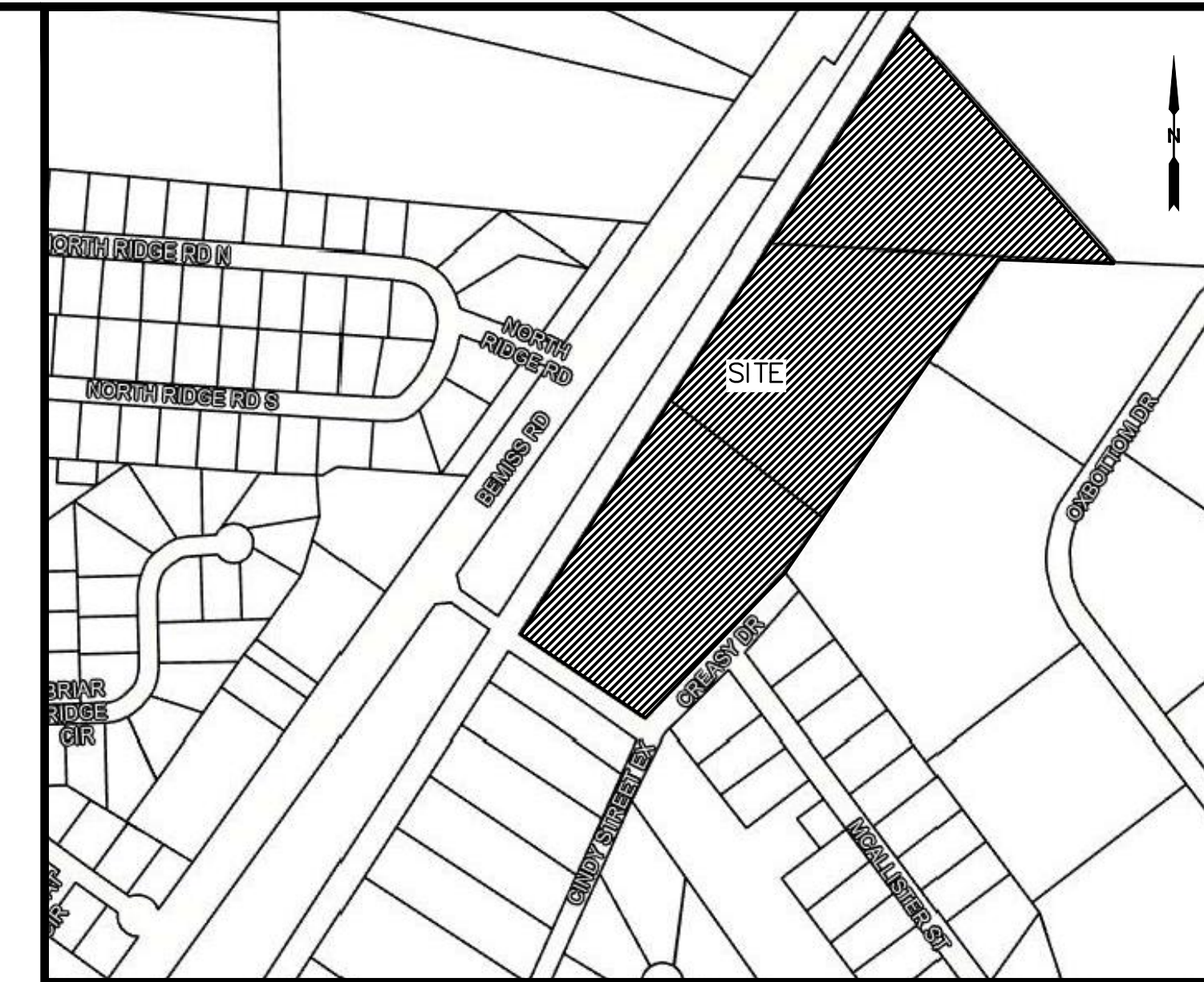
Sincerely,
Stan Folsom, GA RLS #2284

Folsom Surveying LLC – Land Surveying & Related Professional Services
1309 Edgewood Drive – Valdosta, GA 31601
Stan Folsom RLS #2284
Office Phone
229-244-2920
folsom22@bellsouth.net

RESERVED FOR THE CLERK OF THE SUPERIOR COURT

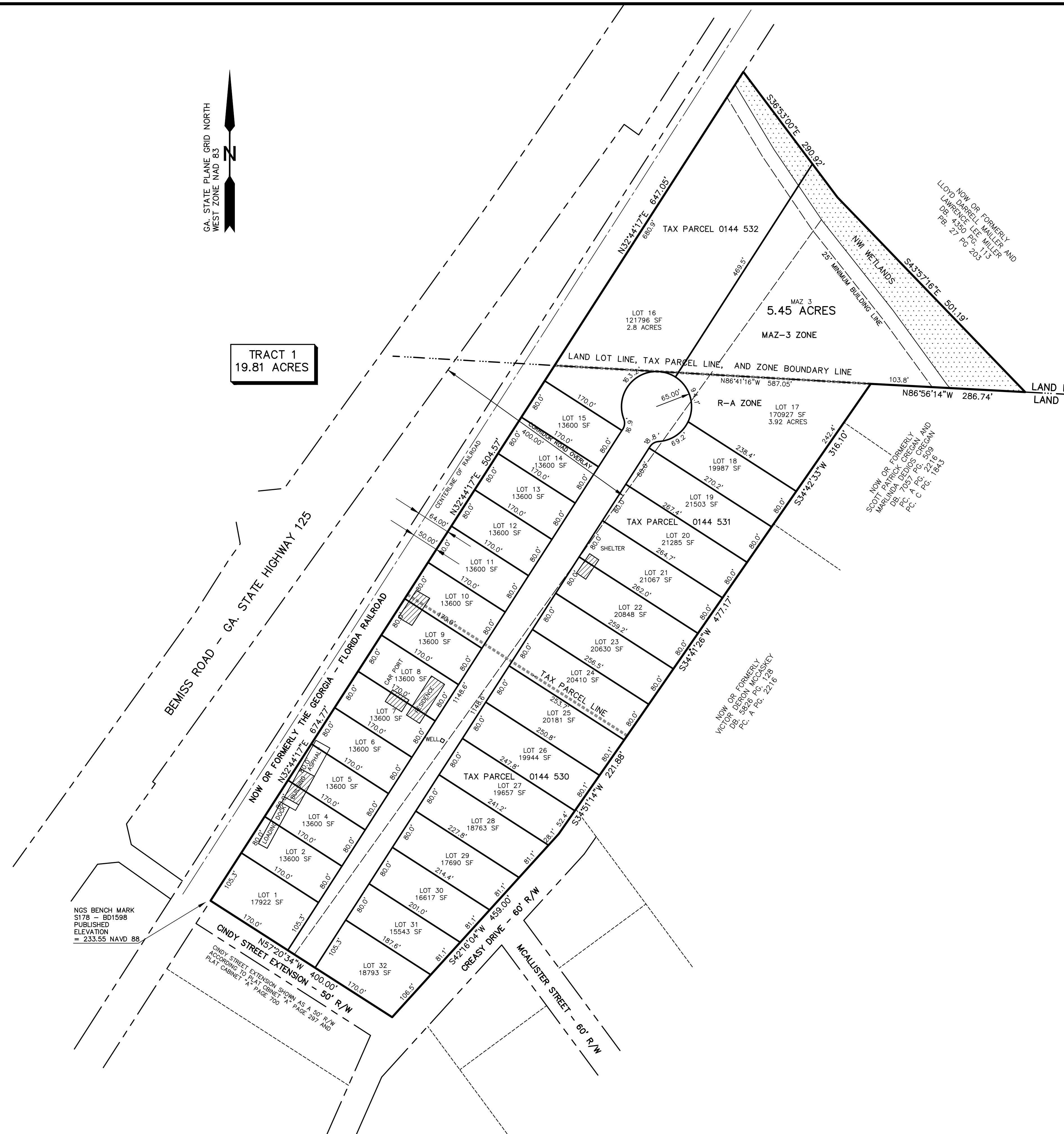


TRACT 1
19.81 ACRES



LOCATION MAP

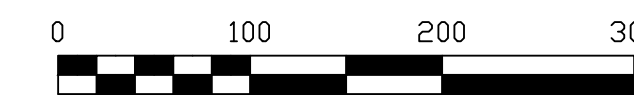
LEGEND	
	POR POINT OF REFERENCE
	POB POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	BARB WIRE FENCE
	WOVEN WIRE FENCE
	APPROXIMATE PROPERTY LINES
	REBAR CONCRETE REINFORCING ROD
	CMF CONCRETE MARKER FOUND
	RBF REBAR FOUND
	RBP REBAR PLACED
	R/W RIGHT OF WAY
	PB PLAT BOOK
	DB DEED BOOK
	PG PAGE
	PLAT CAB. PLAT CABINET
	SF SQUARE FEET
	A ARC LENGTH OF CURVE
	R RADIUS OF CURVE
	B CHORD BEARING
	C CHORD LENGTH
	DOT DEPARTMENT OF TRANSPORTATION
	AC ACRES
	#5 REBAR PLACED WITH CAP NO. 2284
	△ COMPUTED ANGLE POINT - NO MARKER
	○ AS NOTED ON SURVEY
	□ CONCRETE MARKER FOUND
	◇ WOOD STAKE PLACED
	● #5 REBAR WITH CAP 2284 FOUND
	#5 RBF 5/8" RBF
	#4 RBF 1/2" RBF
	#3 RBF 3/8" RBF



PROPOSED SUBDIVISION TRACT PLAN TO ACCOMPANY THE REZONING APPLICATION FOR TAX PARCELS 0144 530, 0144 531, 0144 532 PREPARED FOR: TERRY CREASY LOCATED IN LAND LOTS 144 AND 145 11TH LAND DISTRICT LOWNDES COUNTY, GA.

PLAT DATE: 21 FEBRUARY 2025

SCALE: 1" = 100'



TOTAL AREA OF PROPERTY = 19.81 ACRES
 ALL OF TAX PARCELS 0144 530, 0144 531, 0144 532
 TAX PARCEL 0144 530 AND 0144 531 CONTAINS 14.36 ACRES
 TAX PARCEL 0144 532 CONTAINS 5.45 ACRES
 PARCELS 0144 530 AND 0144 531 CURRENTLY ZONED RA
 PARCEL 0144 532 CURRENTLY ZONED MAZ 3
 REQUESTING TO REZONE PARCELS 0144 530 AND 0144 531
 FROM RA TO R10, 14.36 ACRES
 TOTAL NO. OF PROPOSED LOTS ON TRACT PLAN = 32
 LOTS SHOWN IN MAZ 3 ZONE TO BE MINIMUM OF 2.5 ACRES
 LOTS SHOWN IN PROPOSED R10 ZONE TO BE A MINIMUM OF
 10,000 SQUARE FEET WITH A MINIMUM LOT WIDTH OF 80'.
 LOWNDES COUNTY UTILITY NOTE:
 "AS THIS PROPERTY IS WITHIN THE CONNECTION
 REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR
 COUNTY WATER, AND THE CONNECTION REQUIREMENTS FOR
 COUNTY SEWER AS FOUND IN ULDC CHAPTER - 6.03.04
 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO
 CONNECT TO BOTH WATER AND SEWER SERVICES AT THE
 OWNERS EXPENSE."

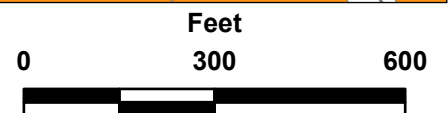
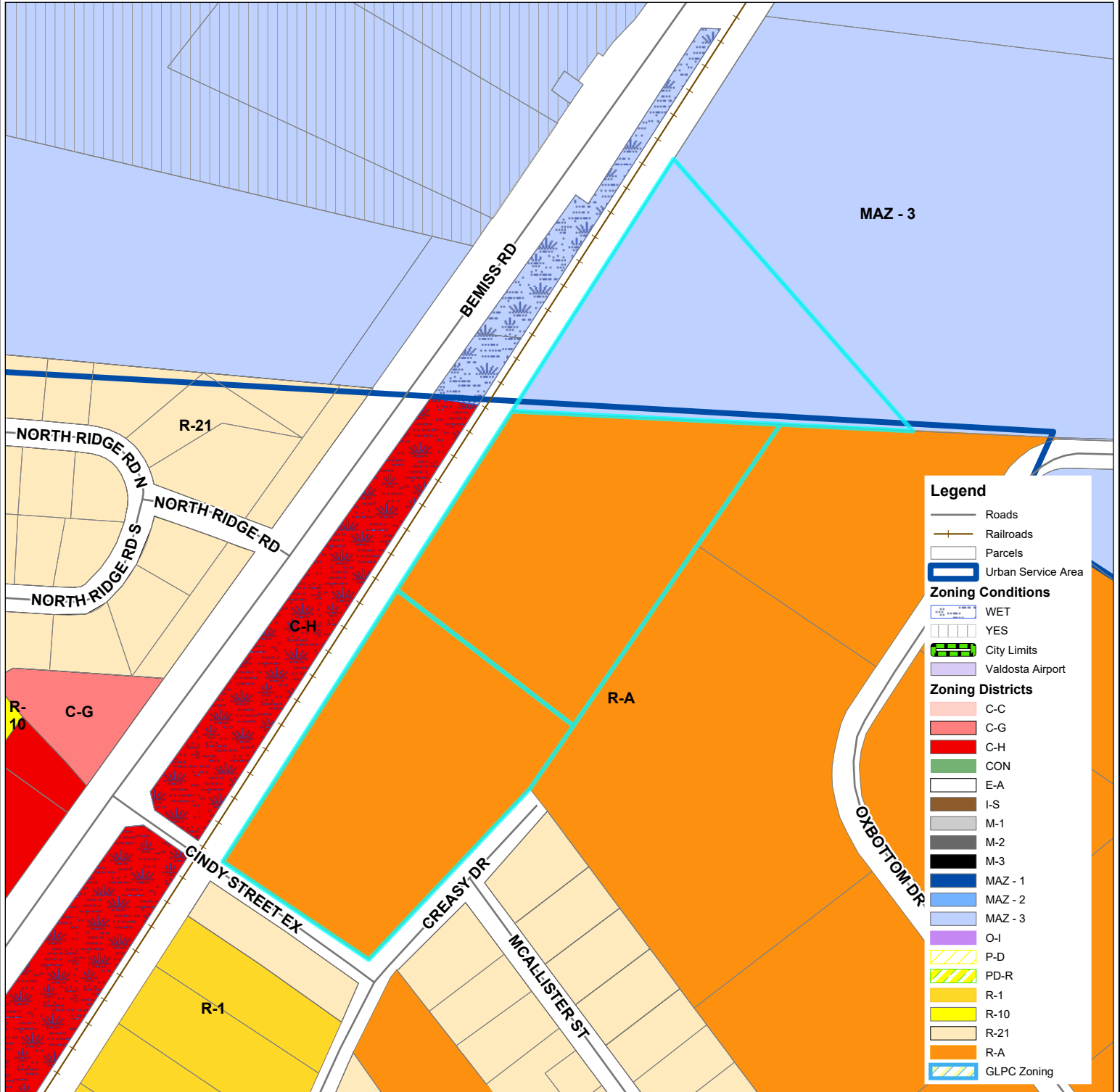
STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920

REZ-2025-05

Zoning Location Map

Creasy
Rezoning Request

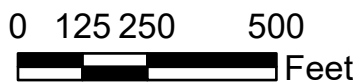
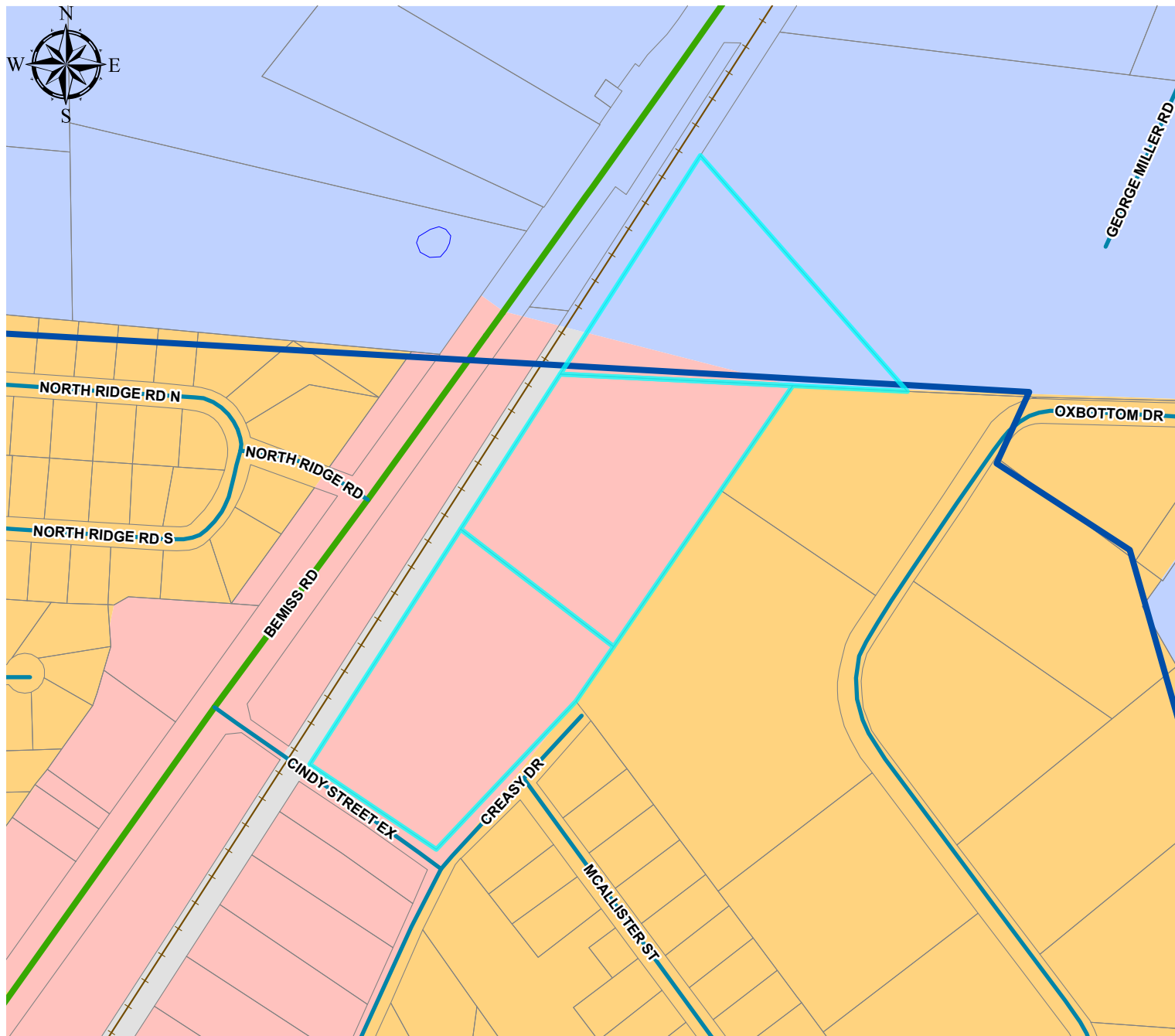
CURRENT ZONING: R-A & MAZ III
PROPOSED ZONING: R-10 & MAZ III



REZ-2025-05

Future Development Map

Creasy Rezoning Request



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-2025-05

WRPDO Site Map

Creasy 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 | |

