

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-06

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-2025-06 Bailey Property

~4.2ac, Sumner Road

E-A & R-1 to R-1, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) and R-1(Low Density Residential) zoning to R-1 zoning. The general motivation in this case is for the applicant to unify the zoning across the subject property. The subject property possesses road frontage on Sumner Road, a local County Road, and is within the Rural Service Area and Agricultural Forestry Character area.

The subject property was recently reconfigured at the applicant's request, and consequently rendered the parcel lines and zoning boundaries at odds with the ULDC Standards. The subject property contains two existing homes, under the same ownership, which is allowed in both the current and proposed zoning. While the Future Land Use map depicts area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

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 viability of Well & Septic systems, and the ability to consistently apply the standards of the ULDC for split zoned properties, 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: _____



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 1.73 Acres at the recommendation of the Lowndes County Planning Department.
The 1.73 Acres are a portion of Tax Parcel 0067 073, and a part of Tact A of Plat Cabinet C page 1948.**

Dear Commissioners;

- Mr. Bailey is applying to rezone the 1.73 acres from E-A to R-1 at the recommendation of Lowndes County Planning Department staff.
- The rest of Tract A is zoned R-1.

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

E-Filed By:
 Lowndes County Clerks Office
 Clerk of Courts Beth C Greene
 02/18/2025 05:00 PM
 Plat Book: 00PCC
 Page: 1948
 \$10.00 Recording fee

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

PROPERTY CORNER MARKER IDENTIFICATION	
①	5/8" RBF - 11 OCT 2016 PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
②	5/8" RBP CAP 2284 - 11 OCT 2016 PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
③	1/2" RBF - 06 OCT 1992 PLAT BOOK 36 PAGE 182 SURVEYOR - STAN FOLSOM RLS 2284
④	5/8" RBP WITH CAP 2284 28 DEC 2015 DEED BOOK 5878 PAGE 214 SURVEYOR - STAN FOLSOM RLS 2284
⑤	1/2" RBF - 28 DEC 2015, DEED BOOK 5878 PAGE 214 SURVEYOR - STAN FOLSOM RLS 2284 04 NOV 2016, PLAT CABINET B PAGE 1506 SURVEYOR - STAN FOLSOM RLS 2284
⑥	1/2" RBF - 06 OCT 1992 PLAT BOOK 36 PAGE 182 SURVEYOR - STAN FOLSOM RLS 2284
⑦	1" PIPE 1.8" EAST OF CORNER 11 DEC 2019 PLAT CABINET C PAGE 603 SURVEYOR - STAN FOLSOM RLS 2284
⑧	5/8" RBP WITH CAP 2284 11 DEC 2019 PLAT CABINET C PAGE 603 SURVEYOR - STAN FOLSOM RLS 2284
⑨	5/8" RBP WITH CAP 2284 1.00' EAST OF CORNER ON PROPERTY LINE. FENCE POST ON CORNER
⑩	5/8" RBP WITH CAP 2284 6.00' SOUTH OF CORNER ON PROPERTY LINE. MAIL BOX POST ON PROPERTY CORNER.

GEORGIA, LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE
 APPROVED
 This 18th day of February, 2025, 4:45pm
 File Number: COM-2024-47
 Chairman, Technical Review Committee

LINE	BEARING	DISTANCE
L1	N85°53'03"W	72.10'
L2	N81°11'59"W	112.20'
L3	N35°09'47"W	95.09'
L4	S53°03'59"W	36.67'
L5	N66°04'36"W	52.08'
L6	S51°41'16"W	57.88'
L7	N09°20'15"E	44.75'
L8	S87°23'44"W	193.98'
L9	N31°10'15"W	72.34'
L10	S83°01'52"W	80.10'
L11	N84°57'46"W	26.68'
L12	S02°13'36"E	86.27'
L13	N35°04'38"W	69.86'
L14	S88°59'10"W	113.62'
L15	N77°15'14"W	68.74'
L16	N36°30'57"W	46.47'
L17	S22°57'41"W	103.18'
L18	N76°50'39"W	109.57'
L19	N60°19'06"W	56.03'
L20	N78°19'26"W	111.41'
L21	S43°57'30"W	68.57'
L22	N09°37'13"W	118.50'
L23	N07°12'08"E	54.66'
L24	N59°52'32"W	41.50'

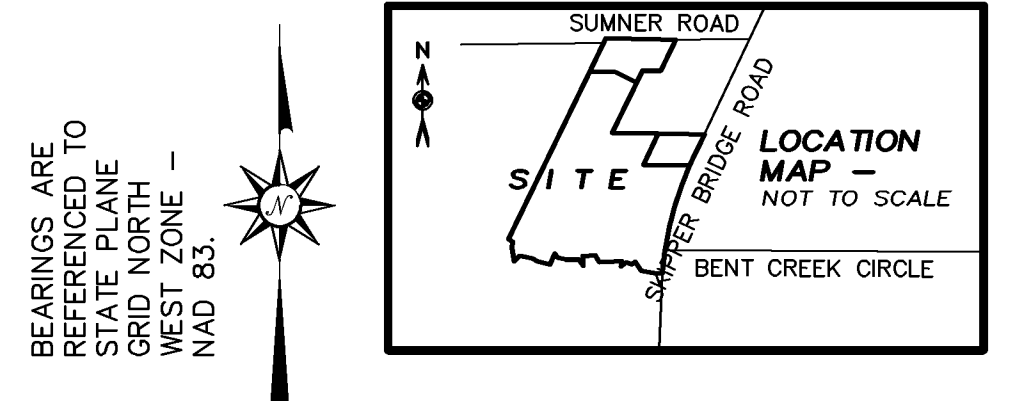
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP #1518500050E
 EFFECTIVE DATE SEPTEMBER 26, 2008
 A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, and
 A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" AN AREA DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED.

*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION;
 *THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 43,952' WITH AN ANGLE ERROR OF 2 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.
 *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 195,188'
 *MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
 *EQUIPMENT USED: 2" GEOMAX ZOOM ELECTRONIC TOTAL STATION & 100' TAPE.

LEGEND	
Symbol	Description
---	RIGHT OF WAY LINE
-x-x-x-	WOVEN WIRE FENCE
---	PROPERTY BOUNDARY SURVEYED
---	LAND LOT LINE
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
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
●	5/8" REBAR PLACED WITH CAP NO. 2284
△	ANGLE POINT IN CREEK
○	AS NOTED ON SURVEY
□	CONCRETE MARKER FOUND
Wetland Symbol	NATIONAL WETLAND INVENTORY (NWI) WETLANDS

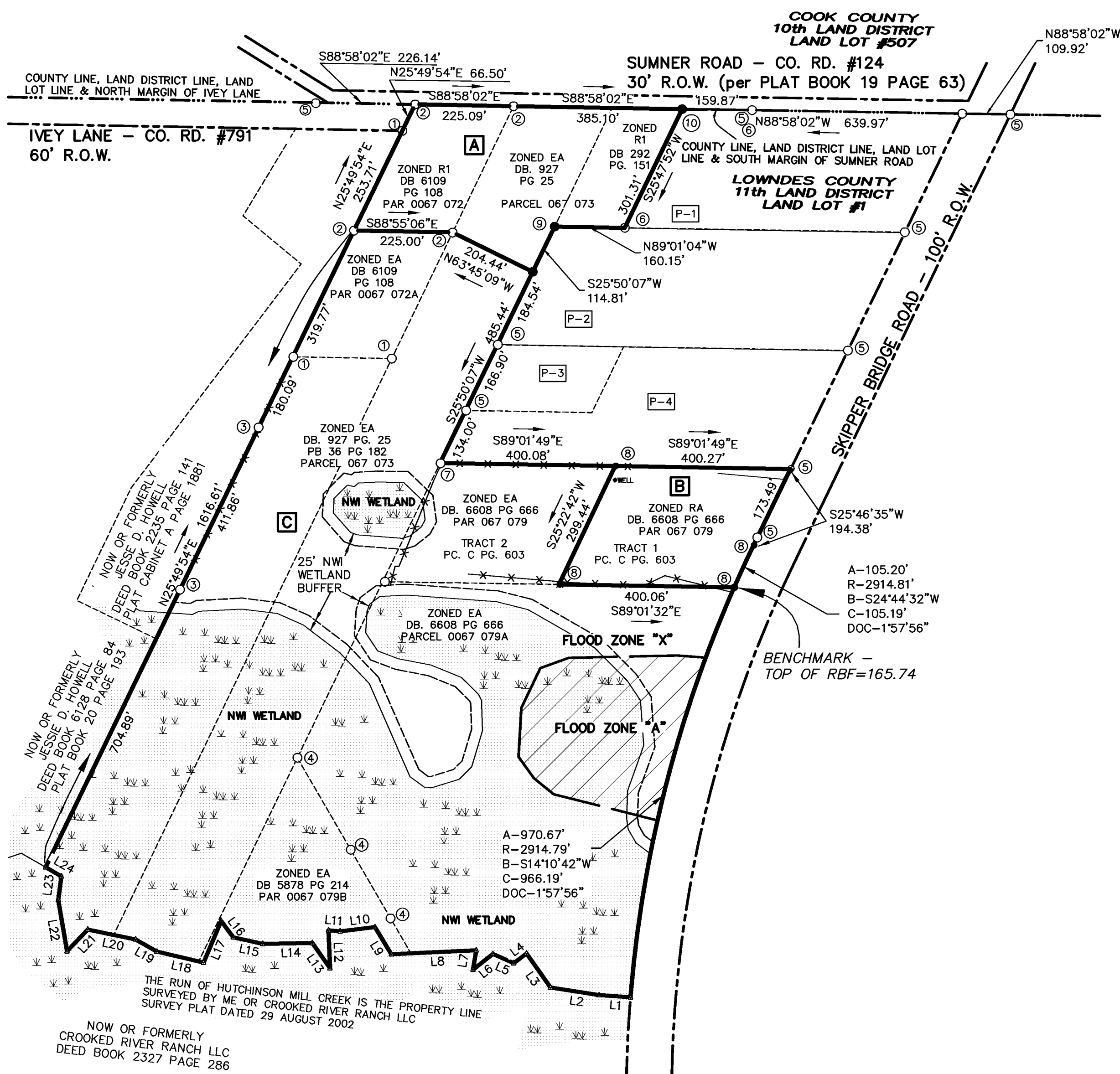
ADJOINERS	
P-1	WARREN BRENT MERRIMAN & TERESA RAY MERRIMAN DEED BOOK 614 PAGE 214
P-2	CARLTON JONES & JOYCE R. JONES DEED BOOK 414 PAGE 199
P-3	AVENELL T. FOLSOM DEED BOOK 7020 PAGE 652
P-4	WILBUR C. FOLSOM & AVENE FOLSOM DEED BOOK 405 PAGE 433

TABULATION OF TRACT AREAS	
A	4.23 ACRES
B	2.50 ACRES
C	36.05 ACRES
TOTAL = 42.78 ACRES	



NOTES

- TRACTS A, B, & C ARE NOT LOCATED WITHIN 1000' OF LOWNDES COUNTY UTILITIES per LOWNDES COUNTY'S VALOR GIS WEBSITE.
- TRACTS A & B ARE SERVED BY AN INDIVIDUAL WELLS & SEPTIC SYSTEMS.
- IF DEVELOPMENT OF TRACT C IS TO OCCUR THE DEVELOPER WILL HAVE TO CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE SOIL SUITABILITY FOR SEPTIC SYSTEMS.
- TAX MAP PARCELS ARE AS NOTED ON THE TRACTS.
- TRACTS ARE ZONED AS NOTED.
- *SETBACKS FOR R-1 ZONING:
 **MINIMUM FRONT BUILDING SETBACK = 60' FROM THE CENTERLINE OF RESIDENTIAL ROAD
 **MINIMUM SIDE BUILDING SETBACK = 20'
 **MINIMUM REAR BUILDING SETBACK = 40'
- *SETBACKS FOR R-2 ZONING:
 **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 **MINIMUM SIDE BUILDING SETBACK = 20'
 **MINIMUM REAR BUILDING SETBACK = 40'
- *SETBACKS FOR E-A ZONING:
 **MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
 **MINIMUM SIDE BUILDING SETBACK = 20'
 **MINIMUM REAR BUILDING SETBACK = 50'
- WETLAND NOTES: "NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PRIOR PERMIT FROM THE ARMY CORP OF ENGINEERS". THE UNDERSIGNED SURVEYOR IN NO WAY CERTIFIES TO THE ACCURACY OR CORRECTNESS OF THE WETLANDS SHOWN HEREON. THE WETLANDS ARE SHOWN IN ORDER TO COMPLY WITH THE LOWNDES CO. ULDC SECT. 10.01.04(H) (5). ANY QUESTION CONCERNING THE WETLANDS SHOULD BE DIRECTED TO THE U.S. ARMY CORPS OF ENGINEERS.
- HIGH WATER = 150.0
- MINIMUM FINISHED FLOOR ELEVATION = 152.0
- FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND POSSIBLY CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.01.02(E) OR TABLE 4.06.02(B), OR SECTION 4.06.03(D).
- 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 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 FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.
- NOTE: THIS PLAT IS OF A BOUNDARY SURVEY ONLY. THIS PLAT DOES NOT SHOW ALL OF THE IMPROVEMENTS THAT ARE LOCATED ON THIS PROPERTY.



COMPOSITE PLAT of BOUNDARY SURVEYS
 BY STAN FOLSOM, PROPERTY DIVISION &
 PROPERTY COMBINATION for
JOHN BAILEY
 LOCATED IN
 LAND LOT #1 of the
 11th LAND DISTRICT of
 LOWNDES COUNTY, GEORGIA
 FIELD SURVEY DATES: 6 OCT. 1992,
 1 APRIL 2002, 29 AUG. 2002,
 28 DEC. 2015, 11 OCT. 2016,
 16 OCT. 2019, 11 DEC. 2019 &
 12 FEB. 2020
 PLAT DATE: 17 FEBRUARY 2020
 PLAT REVISED: 18 FEBRUARY 2025
 to COMPLY WITH LOWNDES COUNTY
 COMPLIANCE COMMENTS. NO FIELD
 SURVEY WORK SINCE FEBRUARY 2020.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN BAILEY.

SURVEY DATA NOTE:
 THE SOURCES OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTY HEREOF ARE:
 *DEED BOOK 6608 PAGE 666 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 6109 PAGE 108 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 5878 PAGE 214 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 927 PAGE 25 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 812 PAGE 337 - GRANTEE THEREIN IS JOHN BAILEY;
 *DEED BOOK 292 PAGE 151 - GRANTEE THEREIN IS JOHN BAILEY.

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.

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE
 DATE: 02/18/2025

APPROVAL, LOWNDES COUNTY DIRECTOR OF ENGINEERING
 DATE: 02/18/2025

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

STAN FOLSOM GA RLS #2284
 18 FEBRUARY 2025
 DATE



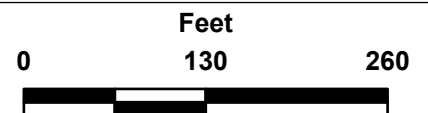
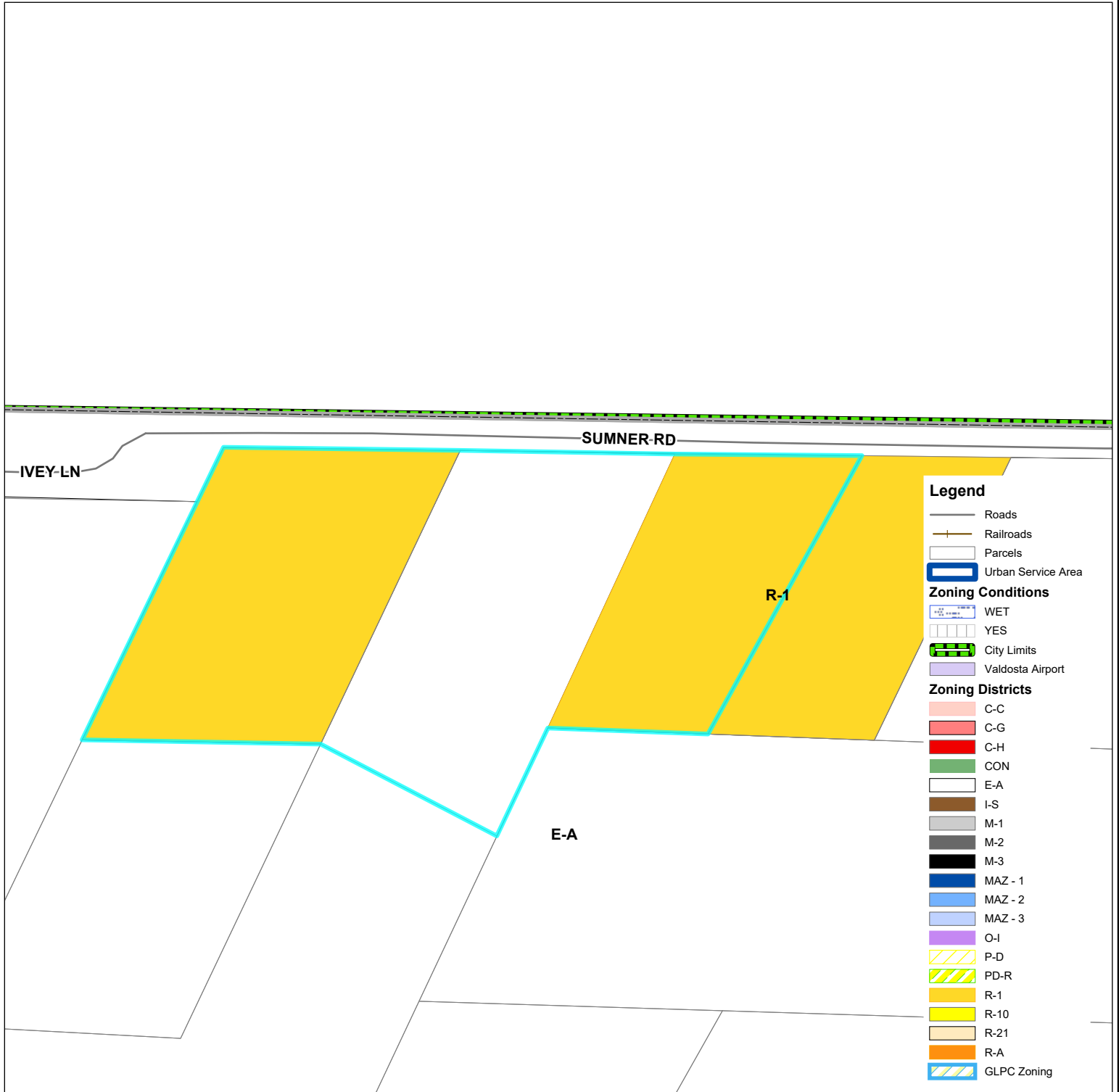
FOLSOM SURVEYING, LLC
 ROLAND STAN FOLSOM
 GEORGIA RLS #2284
 LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229 - 244 - 2920
 folsom22@bellsouth.net
 www.folsomsurveying.com

REZ-2025-06

Zoning Location Map

John Bailey
Rezoning Request

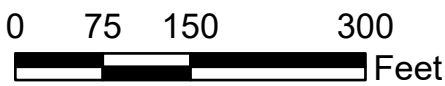
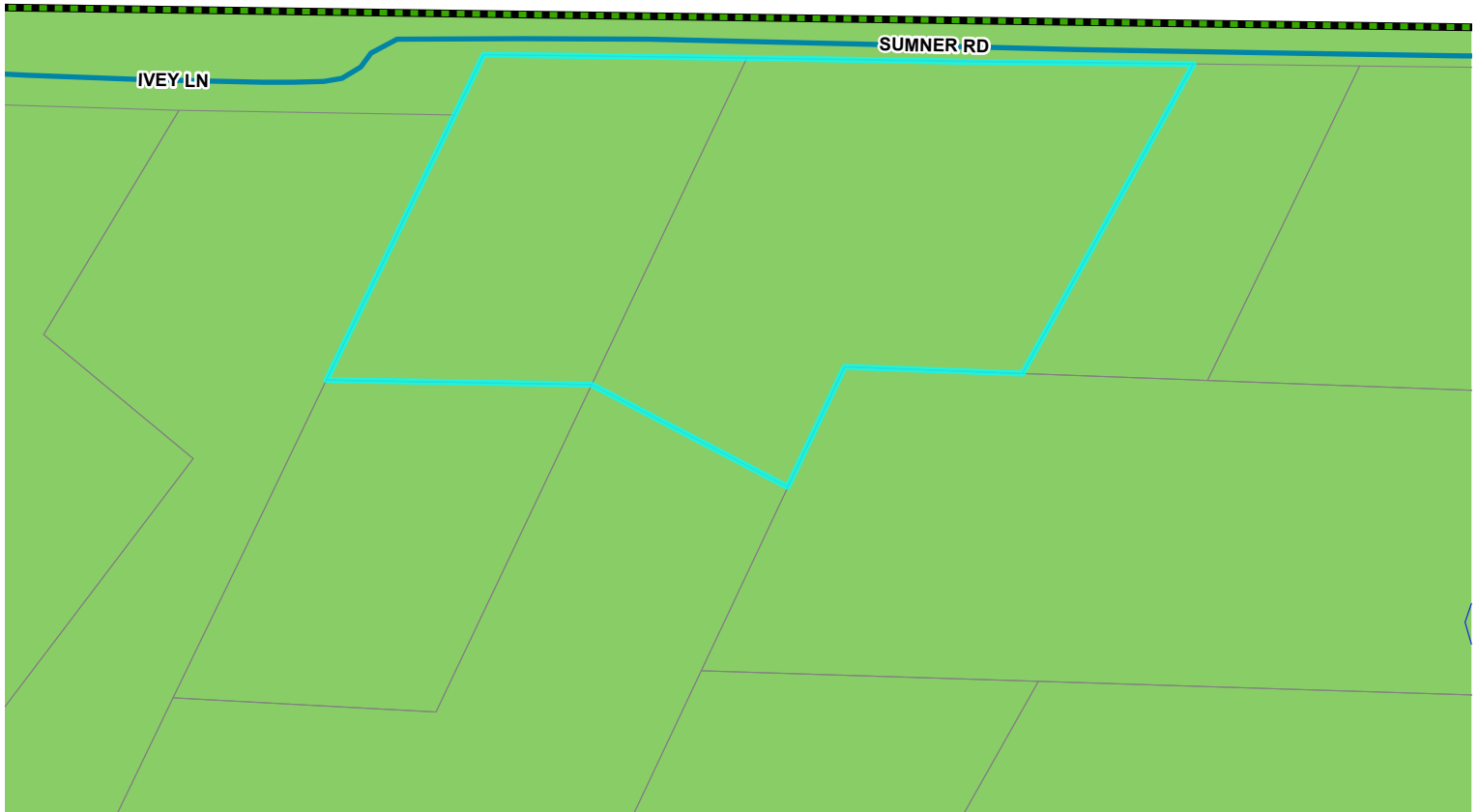
CURRENT ZONING: E - A & R - 1
PROPOSED ZONING: R - 1



REZ-2025-06

Future Development Map

John Bailey 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-2025-06

WRPDO Site Map

John Bailey 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 | |

