

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-07

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-2025-07 JHR & LL, LLC
~7.3ac, New Statenville Hwy & Clay Rd
E-A to C-H, Well & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to market the property for commercial development. The subject property possesses road frontage on New Statenville Hwy and Clay Road, both County Collector roads, is within the Urban Service Area and Community Activity Center Character Area, which recommend C-H zoning.

The subject property abuts C-H Zoning along its northern boundary, M-1 (Light Manufacturing) zoning to its west and south across New Statenville within the City Limits, which are served by a mixture of private utilities, individual well and septic systems, and City Water services.

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 a Well & Septic system, the transportation infrastructure, and the unique shape of the property, and therefore recommends approval of the request for C-H zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

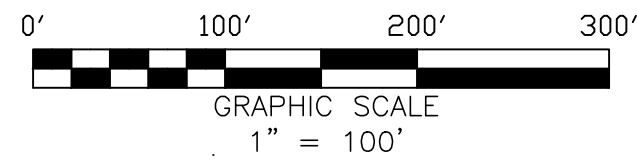
Recommendation by the Commission: _____

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 _____

RESERVED FOR THE CLERK OF SUPERIOR COURT

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.



**** PRELIMINARY ****

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
 - C.M.P. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.F. = GALVANIZED PIPE FOUND
 - G.P.F. = GALVANIZED PIPE PLACED
 - R.W.M.F. = RIGHT OF WAY MARKER FOUND
 - R.W.M.F. = RIGHT OF WAY MARKER PLACED
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - = BROKEN LINE NOT TO SCALE
 - = PROPERTY LINE
 - = CENTER LINE
 - = RIGHT OF WAY
 - = BENCHMARK
 - = NON MONUMENTED POINT
 - = RAIL ROAD
 - = 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

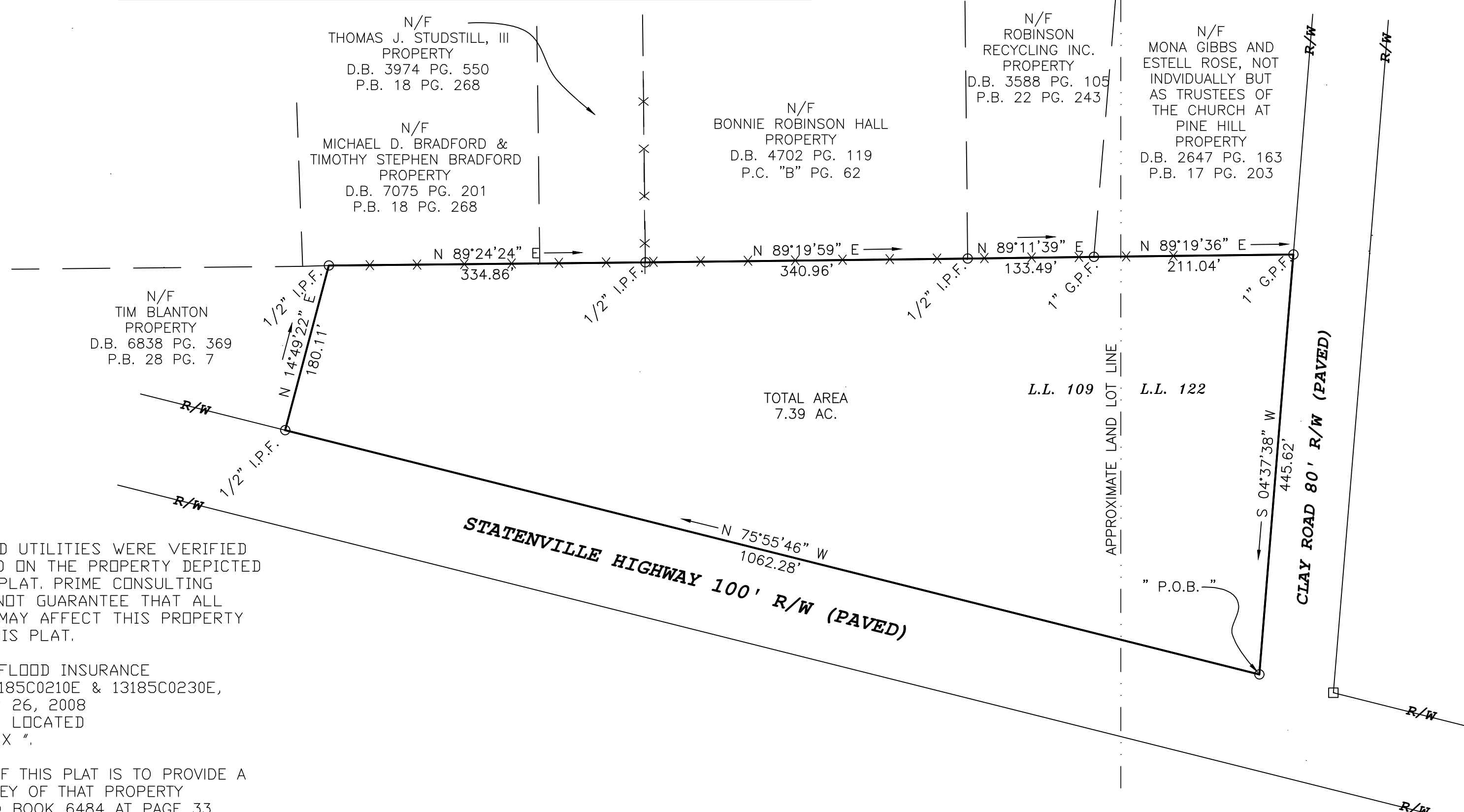
RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

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 0.04 FEET HORIZONTAL AND 0.07 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 1,264,873.6 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

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 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

GRID NORTH (NAD 83 GA. WEST ZONE)



TOTAL AREA
7.39 AC.

L.L. 109

L.L. 122

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 NOS. 13185C0210E & 13185C0230E, DATED: SEPTEMBER 26, 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 6484 AT PAGE 33 SHOWING JHR & LL, LLC AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. BILL HOLLAND.

**** PRELIMINARY ****

THIS IS A SURVEY OF
LAND PARCEL 161B
ON TAX MAP 033

SURVEY FOR:
JOHN ROBINSON

LOCATED IN LAND LOTS 109 & 122
OF THE 11TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:
?? / ?? / 2025
DATE OF PLAT:
?? / ?? / 2025



Prime Consulting Solutions

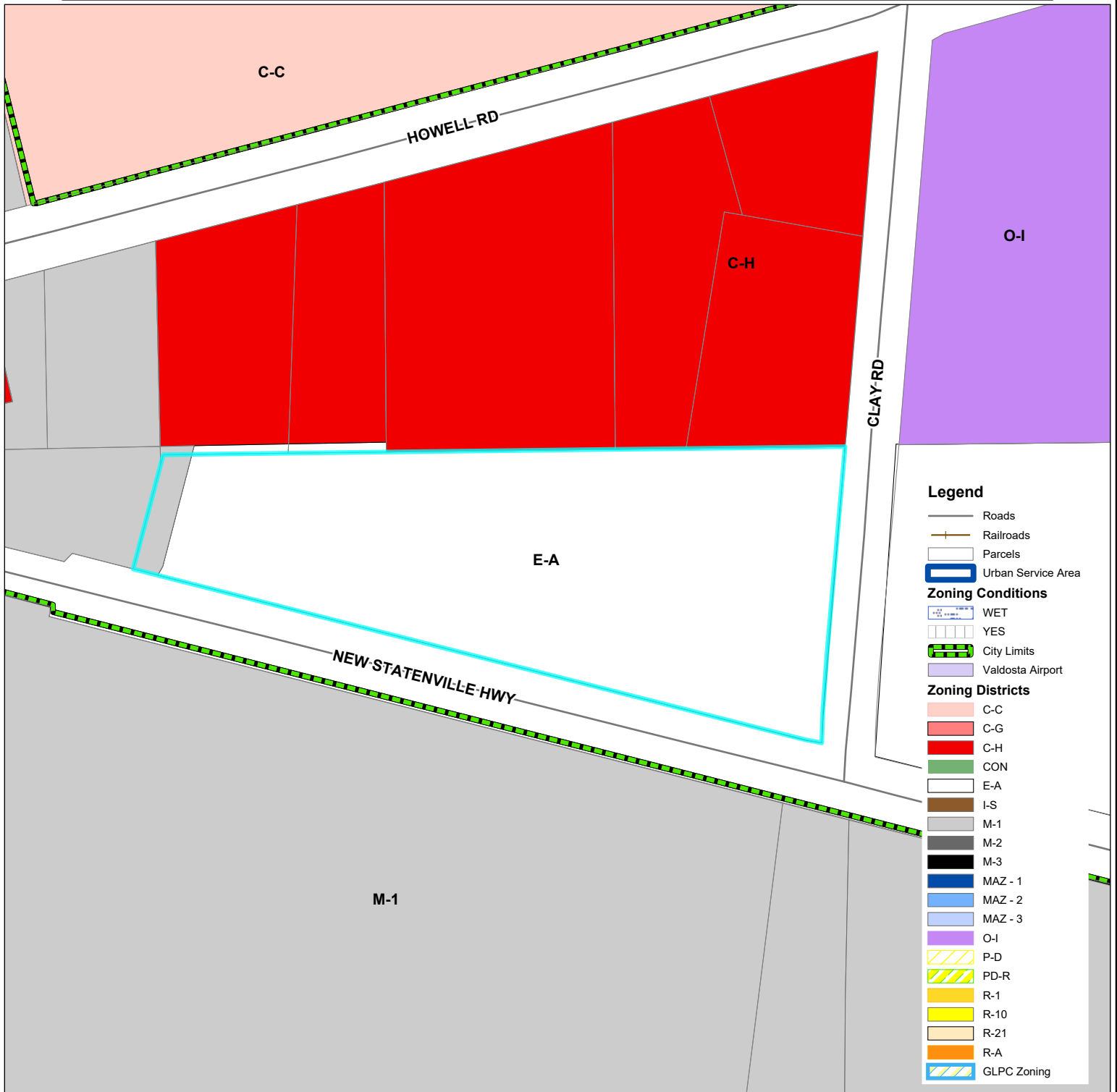
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

REZ-2025-07

Zoning Location Map

JHR & LL, LLC
Rezoning Request

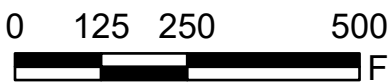
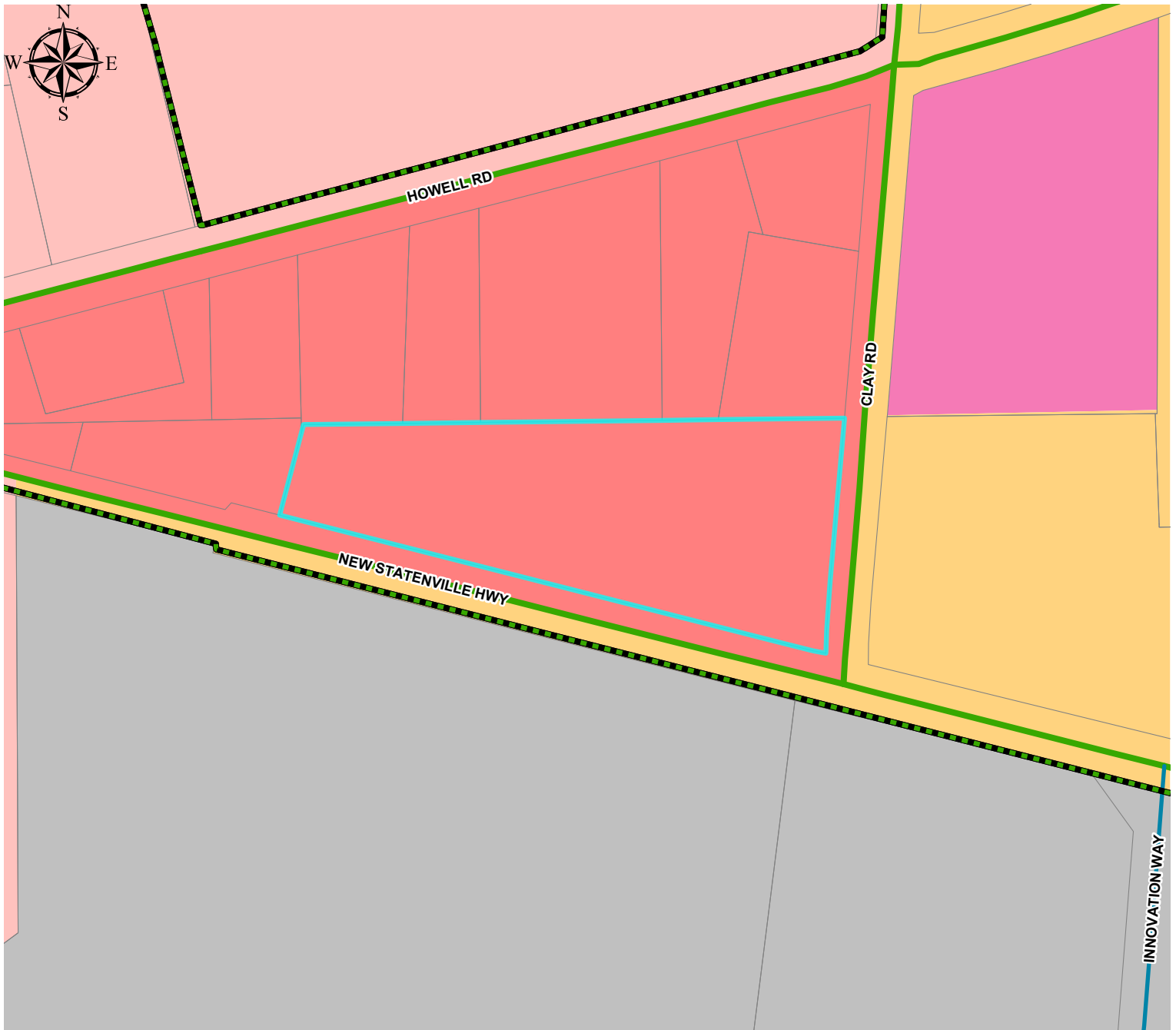
CURRENT ZONING: E - A
PROPOSED ZONING: C - H



REZ-2025-07

Future Development Map

JHR & LL, LLC 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-2025-07

WRPDO Site Map

JHR & LL, LLC
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 | |

