

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-24

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

DATE OF MEETING: October 25, 2021

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2021-24 Barry Godfrey
Mt. Zion Church Rd, 1.5 Acres, R-10 to C-H

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-10 (Suburban Residential) to C-H (Highway Commercial). The applicant's desire is to semi-retire, and downsize his current operation at 3255 N Valdosta Road by relocating his automobile inventory to the subject property. Currently, the subject property is considered legal non-conforming since it is developed with several structures- some commercial and some residential in an R-10 district. It is the intent of the ULDC to allow nonconformities to continue until they are removed or discontinued, but nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding structures or uses prohibited elsewhere in the same district (ULDC 9.01.00). In order to add a vehicle sales lot to the property, a rezoning is necessary as the proposed use is prohibited in R-10 districts.

The subject property is depicted as a Community Activity Center on the Future Development Map, and is within the Urban Service Area, however County Utilities are not available. Community Activity Centers permit C-H zoning when located along major collector roads or arterials and encourage uses linked to the economic activities in the surrounding region. The character of this area is mixed with commercial properties to the west and north, residential property to the east and south, and educational institutions further east beyond the residential section.

Supplemental standards for vehicle sales establishments found in Section 4.03.04(B) of the ULDC require that the display and sales area for vehicles be provided with a paved, or stabilized, dust free surface, and be setback a minimum of 100 feet from properties zoned for residential use. Additionally, Section 4.07.06(C) Buffer Area Standards require a minimum buffer area of 30 feet between commercially zoned properties adjacent to residentially zoned properties.

Health Department records indicate only two addresses/uses on the property for a three-bedroom home and a manufactured home on well and septic, which maximize the use of the property based on DPH lot rules. The property currently possesses five address/uses on the property; a three-bedroom home, two manufactured homes, and two storage warehouses. The DPH lot size rule does not allow for any additional uses of the property.

The TRC reviewed this request and found it consistent with the comprehensive plan, while overall hurdles to this rezoning include how future development will coexist with the neighboring residential development and best comply with the requirements of the ULDC.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

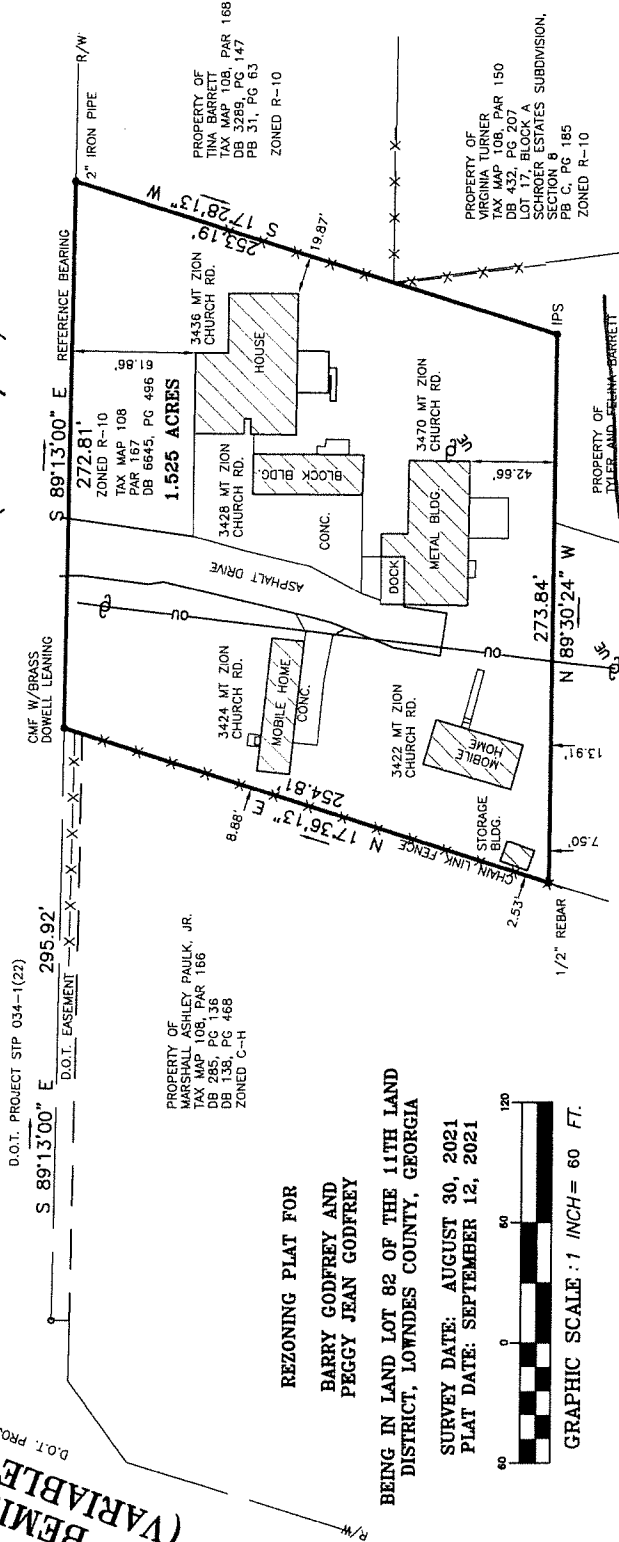
Recommendation by the Commission: _____

- PER LOWNDES COUNTY G.I.S. THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT IN A 100-YR FLOOD ZONE, IS NOT IN A WATER RECHARGE AREA.
- AS SHOWN - THERE ARE DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.

FIELD MEASUREMENTS WERE BASED UPON REUNDING AND ADJACENT PROPERTY CORNERS WITH RESPECT TO EACH OTHER. WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.
PLAT CLOSURE: 1/127.229
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO DB 6645, PG 496

(VARIABLE WIDTH R/W)
BEMISS ROAD R/W
D.O.T. PROJECT SFP 034-(122)

MT. ZION CHURCH RD. (60' R/W)



REZONING PLAT FOR
BARRY GODFREY AND
PEGGY JEAN GODFREY

BEING IN LAND LOT 82 OF THE 11TH LAND
DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: AUGUST 30, 2021
PLAT DATE: SEPTEMBER 12, 2021



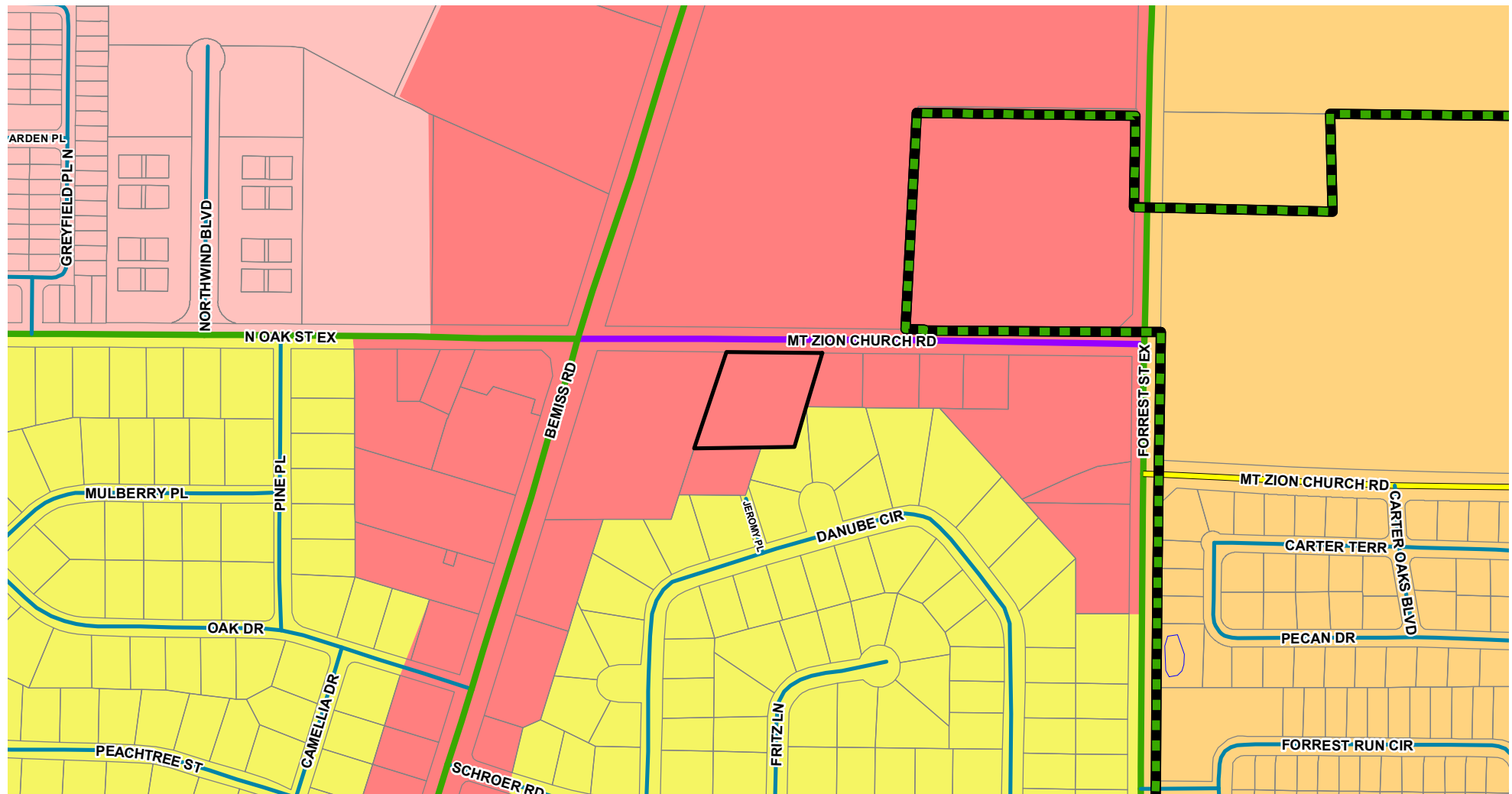
**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bhering@seasurveying.com
Ga Certificate of Authorization No. 685

IPS - IRON PIN SET - 5/8" REBAR
R/W - RIGHT OF WAY
--X--X-- FENCE
OU - POWER POLE
UE - OVERHEAD UTILITY
UE - UNDERGROUND ELECTRIC
EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"

OWNED BY
BARRY GODFREY
SEE ATTACHED
TAX RECORDS

Barry Godfrey Rezoning Request



0 150 300 600
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- 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

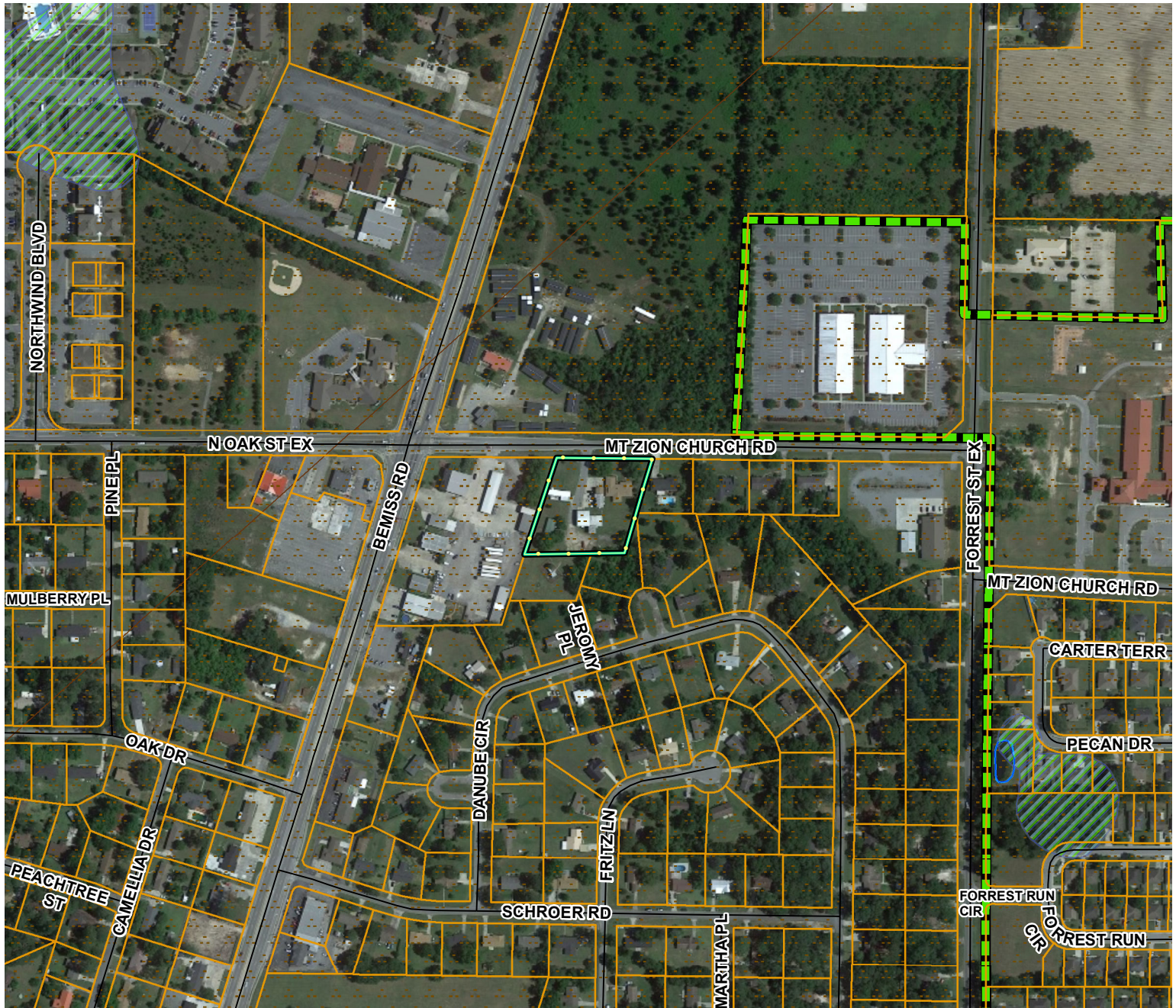
REZ-2021-24

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| — Roads | Open Water |
| — Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drastic |
| Urban Service Area | Recharge Areas |
| | Parcels |

Barry Godfrey Rezoning Request



0 150 300 600 Feet

REZ-2021-24

Zoning Location Map

Barry Godfrey
Rezoning Request

CURRENT ZONING: R-10
PROPOSED ZONING: C-H

