

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-02

DATE OF MEETING: January 31st 2022

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2022-02 Justin Warren, 4128 Johnson Road.
R-1 to R-21, Well & Septic, 1.97 acres

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

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 1.97 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be subdivided into a ULDC conforming lot.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Johnson Road S., a minor collector road¹, and Third Street, a local unpaved road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within the character area.

While R-A is prevalent in the neighborhood to the north and west, the subject property has R-1 and R-21 zonings adjacent on all sides. The lack of wetlands/water resources on the property are supportive of the desire to subdivide.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____

¹ Typical traffic flow capacity of a minor collector road is 1,500 to 3,000 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

To whom it may concern:

I Justin Warren wish to ask to rezone my property from R-1 zoning to R-21 zoning. My desire is to divide my property to allow for a family member to build a home on a portion of it.

Sincerely

Justin Warren

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.

N/F
SHIRLEY GAIL WARREN
AND IVAN LAFON WARREN
PROPERTY
D.B. 4539 PG. 122
P.C. "B" PG. 348

TOTAL	AREA
1.97	AC.

TRACT "B"
1.00 AC.

TRACT "A"
0.97 AC.

0.20 ACRES DEEDED
TO LOWNDES COUNTY
FOR RIGHT OF WAY
D.B. 963 PG. 022

" P.O.B. "

S $87^{\circ}22'48''$

98 10'

198.83'
THIRD STREET 35' +/- R/W (GRADED)

**** PRELIMINARY ****

DATE OF FIELD SURVEY:
10 / 21 - 12 / 02 / 2021
DATE OF PLAT:
?? / ?? / 2021

LEGEND

- = IRON PIN FOUND
- = IRON 8" REBAR W/ CAP #3015
- = CONCRETE MONUMENT FOUND
- = CONCRETE MONUMENT PLACED
- = GALVANIZED PIPE FOUND
- = GALVANIZED PIPE PLACED
- = RIGHT OF WAY MARKER FOUND
- = POINT OF BEGINNING
- = POINT OF REFERENCE
- = BROKEN (NOT TO SCALE)
- = PROPERTY LINE
- = CENTER LINE
- = RIGHT OF WAY
- = BENCHMARK
- = NON MONUMENTED POINT
- = RAIL ROAD
- = NOW OR FORMERLY
- = GROUND SLOPE

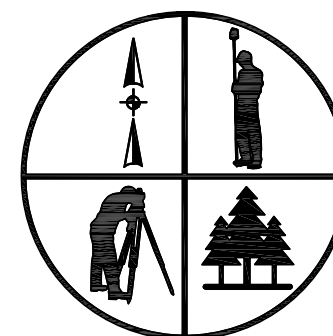
CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 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 302,157.0 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

LINE	BEARING	DISTANCE
L1	N 52°48'09" E	78.36'

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A
RETRACEMENT SURVEY OF THAT PROPERTY
DESCRIBED IN DEED BOOK 6080 AT PAGE 271
SHOWING JUSTIN WARREN AS THE GRANTEE. PRIME
CONSULTING SOLUTIONS, INC. WAS ENGAGED TO
PERFORM THIS SURVEY BY MR. JUSTIN WARREN.

THIS IS A SURVEY OF
LAND PARCEL 096
ON TAX MAP 136



Prime Consulting Solutions

**Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions**

E.MAIL harri613@bellsouth.net

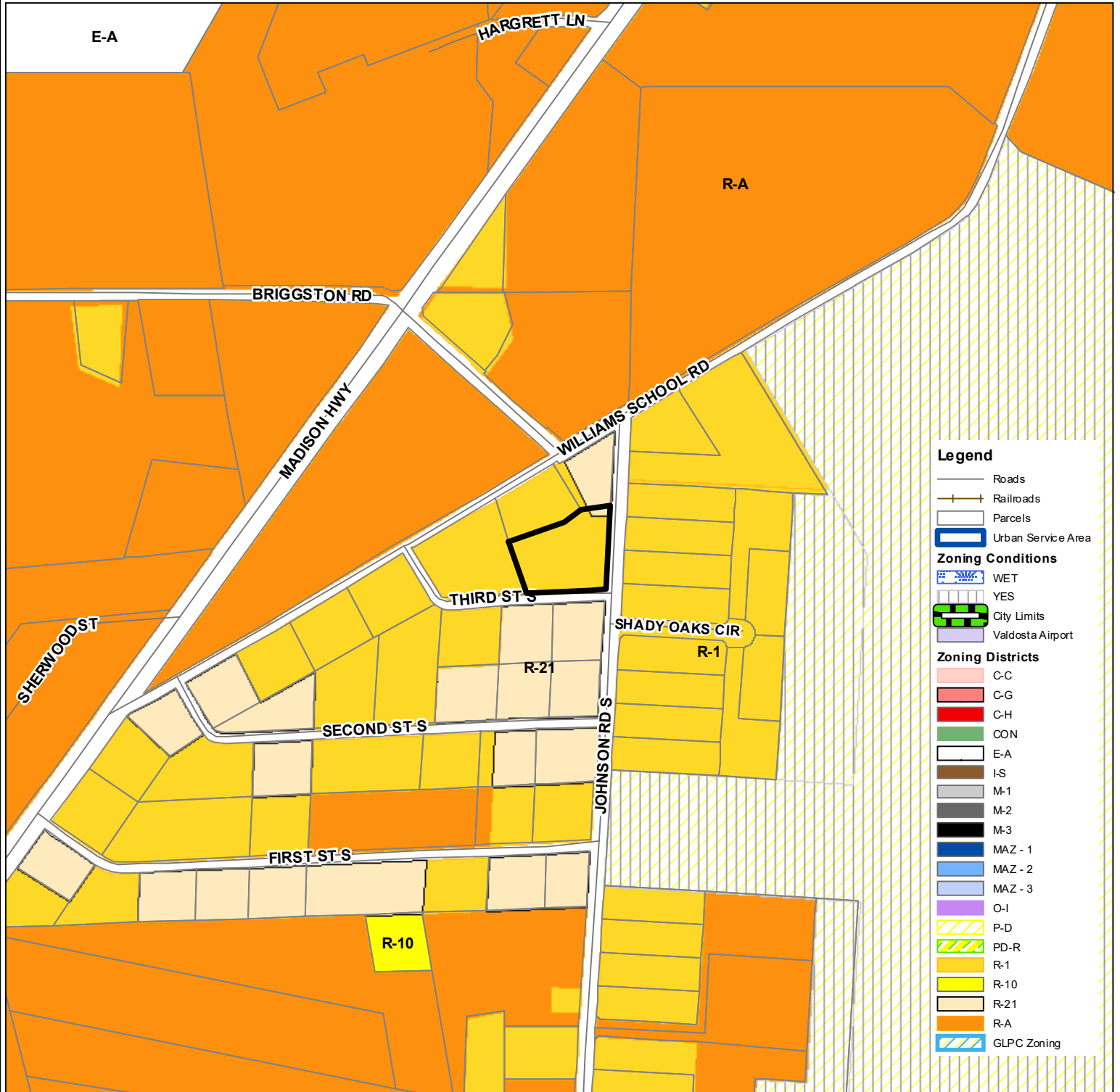
JOB ID: #J-14106

REZ-2022-02

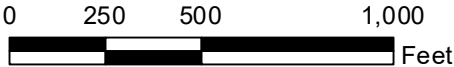
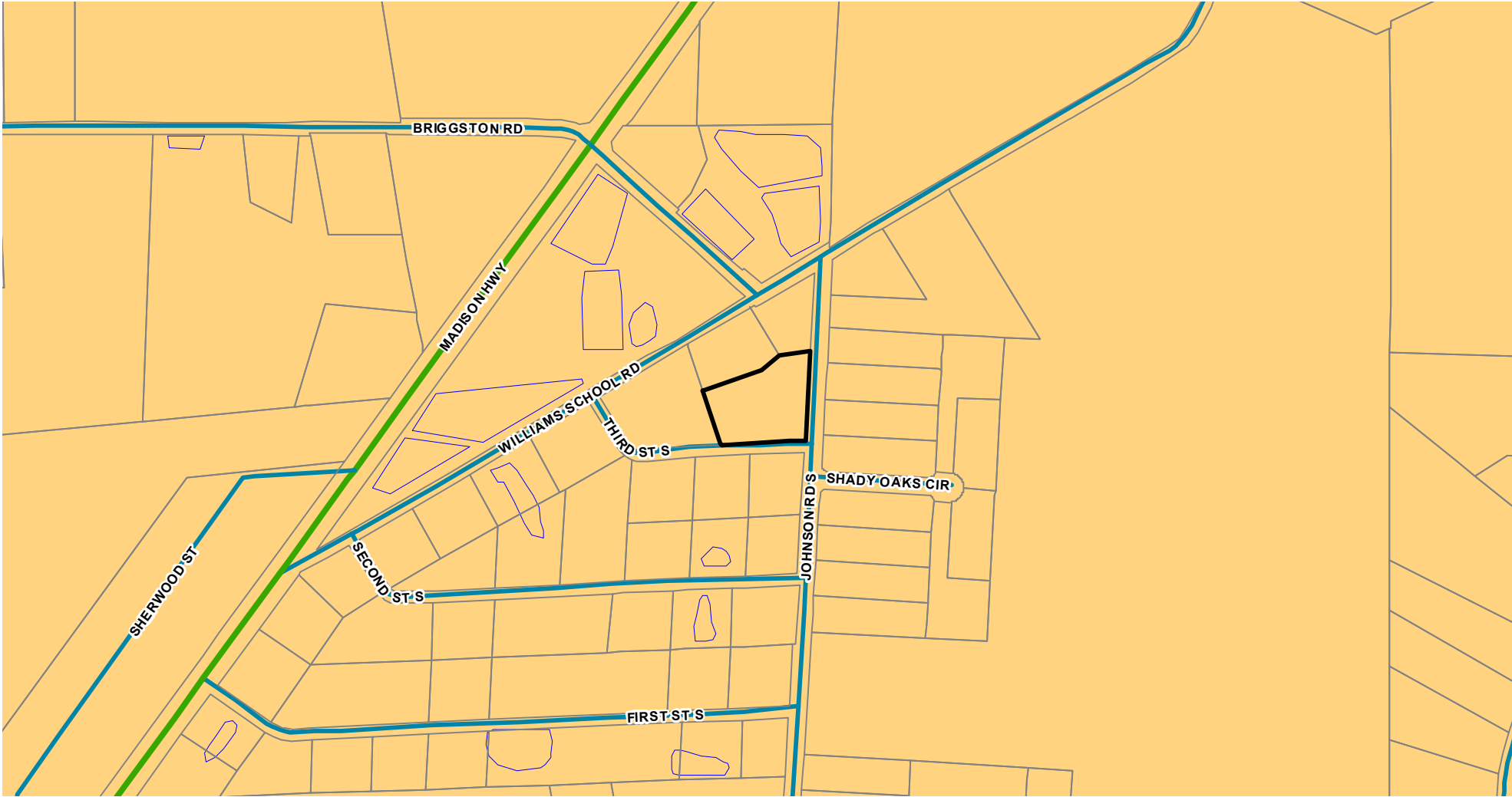
Zoning Location Map

JUSTIN WARREN
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: R-21



JUSTIN WARREN
Rezoning Request



- 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-2022-02

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 |

JUSTIN WARREN
Rezoning Request



0 200 400 800 Feet