

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-09

Regular Meeting (x)

DATE OF MEETING: May 23, 2022

Work Session (x)

Recommendation (x)

BUDGET IMPACT:

Policy/Discussion ( )

Report ( )

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

ACTION REQUESTED ON:

REZ-2022-09 Flannigan, James Rd.  
R-1 to C-G, Water/Sewer, ~7.8 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject property. As the lot is a corner lot, access to and from the subject property is currently off James Road, a County maintained major collector on the west side of the property, and Smith Street to the north, a County maintained local road. Continued access from Smith Street will be determined by the County Engineer during the plan review process, when an actual use of the property is determined. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is surrounded by R-1 zoning. The closest commercial zoning is located approximately 450 feet to the east and 850 feet to the south ; 2. James Road is a major collector road and designed to support commercial activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot.

The TRC reviewed this application and had no objectionable comments, noting that if approved, the minimum buffer required between Commercial and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

Recommendation by the Commission: \_\_\_\_\_

May 16, 2022

From: Charlie, Katherine & Felix Flannigan  
2402 Edgar Circle  
Valdosta GA

To: Department of Planning & Zoning  
Attention Mr. JD Dillard

Dear Sir,

Thank you very much for reaching out to inform us that our proposed zoning request has been placed on the Planning Commission schedule and is due to be heard May 23, 2022. While we have asked Mr. Stan Folsom to speak on our behalf on all matters related to the Re-zoning request. Nevertheless, we would like to share some intimate information which represents our reason for requesting said zoning change.

Our Family has a long history of residence in this community of more than 200 years. With membership in both Phillips Chapel as well as Riverside Baptist Church. I disclose this information to give you some insight into how important this communities next steps toward becoming a contributing economic resource that can be utilized by the county to enhance services throughout Lowndes County.

As we are all aware the County has expended significant resources along James Road as identified in your Consolidated Plan of which we found to be consistent with our hopes and desires for the area's growth. For that reason, we have chosen to Rezone the Property and to work with the County Economic Development to assist us in identifying the appropriate entity who can collaboratively develop the property appropriately. The area has long needed access to basic community resources such as Medical & Retail amenities. This represents our desire to assist in bringing that overall economic plan to fruition.

I view of the economic activity and plans being discussed concerning the James Road corridor we are very optimistic in the potential for healthy growth and respectfully request your support.

Cordially,

A handwritten signature in blue ink, appearing to read 'Felix Flannigan', is written over a large, light blue curved line that spans across the signature area.

Felix Flannigan



19 April 2022

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 7.862 Acres located at the intersection of James Road & Smith Street  
for Felix A. Flannigan (Tax parcels 00187 084 & 0087 165, to be combined)**

Dear Commissioners;

On behalf of Mr. Felix A. Flannigan, Folsom Surveying LLC submits this letter of intent to rezone 7.862 Acres of land to **C-G (General Commercial)**.

Mr. Flannigan's property is:

1. Located within the Urban Service Area;
2. In a "Neighborhood Activity Center" Character Area, "a neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office";
3. On James Road, a collector roadway, where infrastructure has been improved for the purpose of supporting a concentration of activities;
4. Within 500' of a "Community Activity Center" Character Area, "a focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional"; and
5. Within 500' of property located within the "Community Activity Center" Character Area that is zoned C-H.

**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** - The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.

**Objective 7.2.1** – Locate new development within the Urban Service Area.

In summary, I feel that Mr. Flannigan's proposed C-G Zoning is compatible with the James Road area.

Thank you for your consideration.

Sincerely;  
Stan Folsom, GA RLS #2284

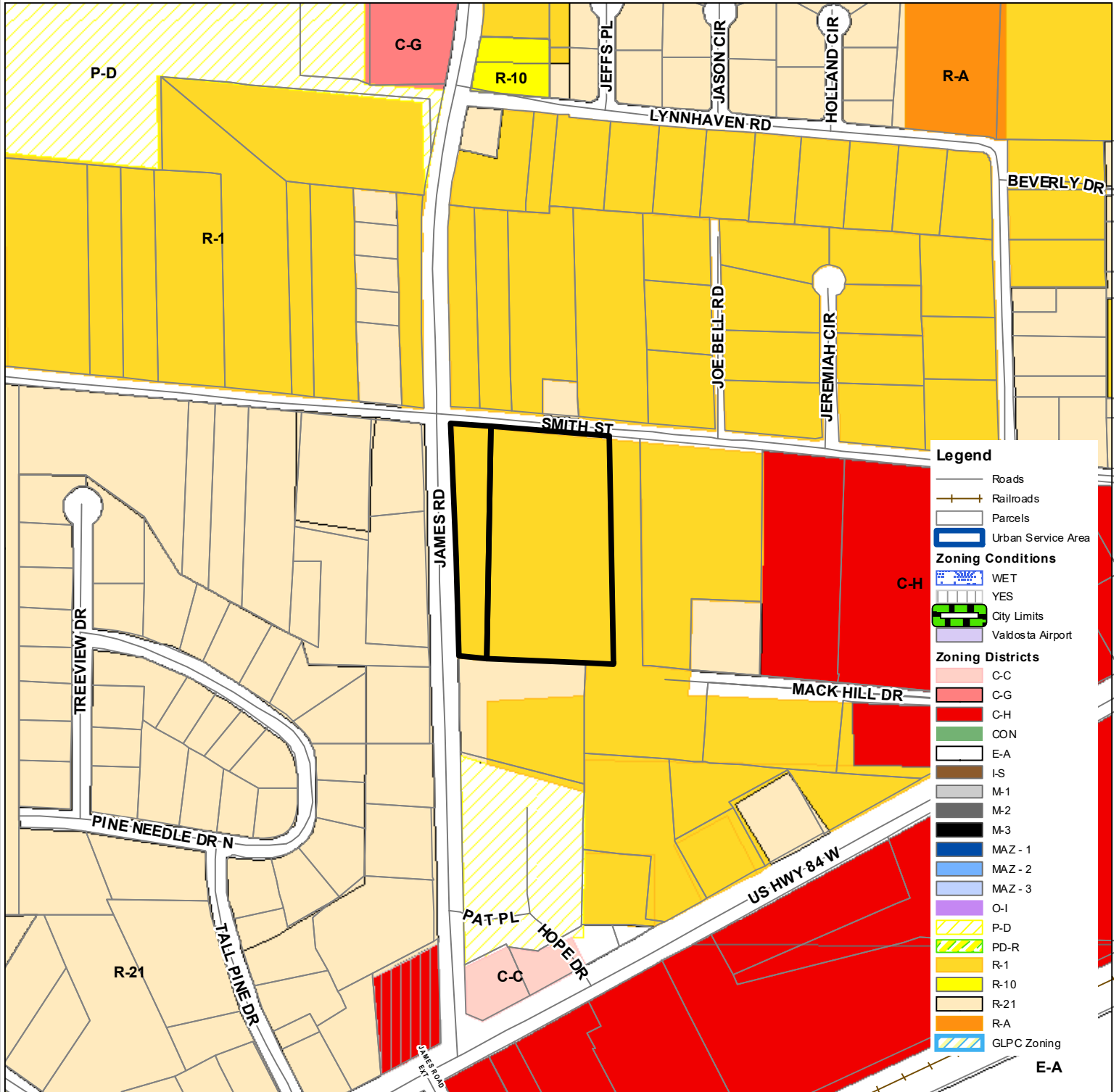
**Folsom Surveying LLC – Land Surveying & Related Professional Services**  
1309 Edgewood Drive – Valdosta, GA 31601  
Stan Folsom RLS #2284  
Office Phone  
229-244-2920  
[folsom22@bellsouth.net](mailto:folsom22@bellsouth.net)

# REZ-2022-09

# Zoning Location Map

Flannigan  
Rezoning Request

**CURRENT ZONING: R-1**  
**PROPOSED ZONING: C-G**



**Legend**

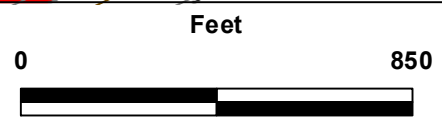
- Roads
- Railroads
- Parcels
- Urban Service Area

**Zoning Conditions**

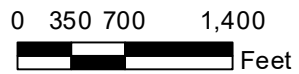
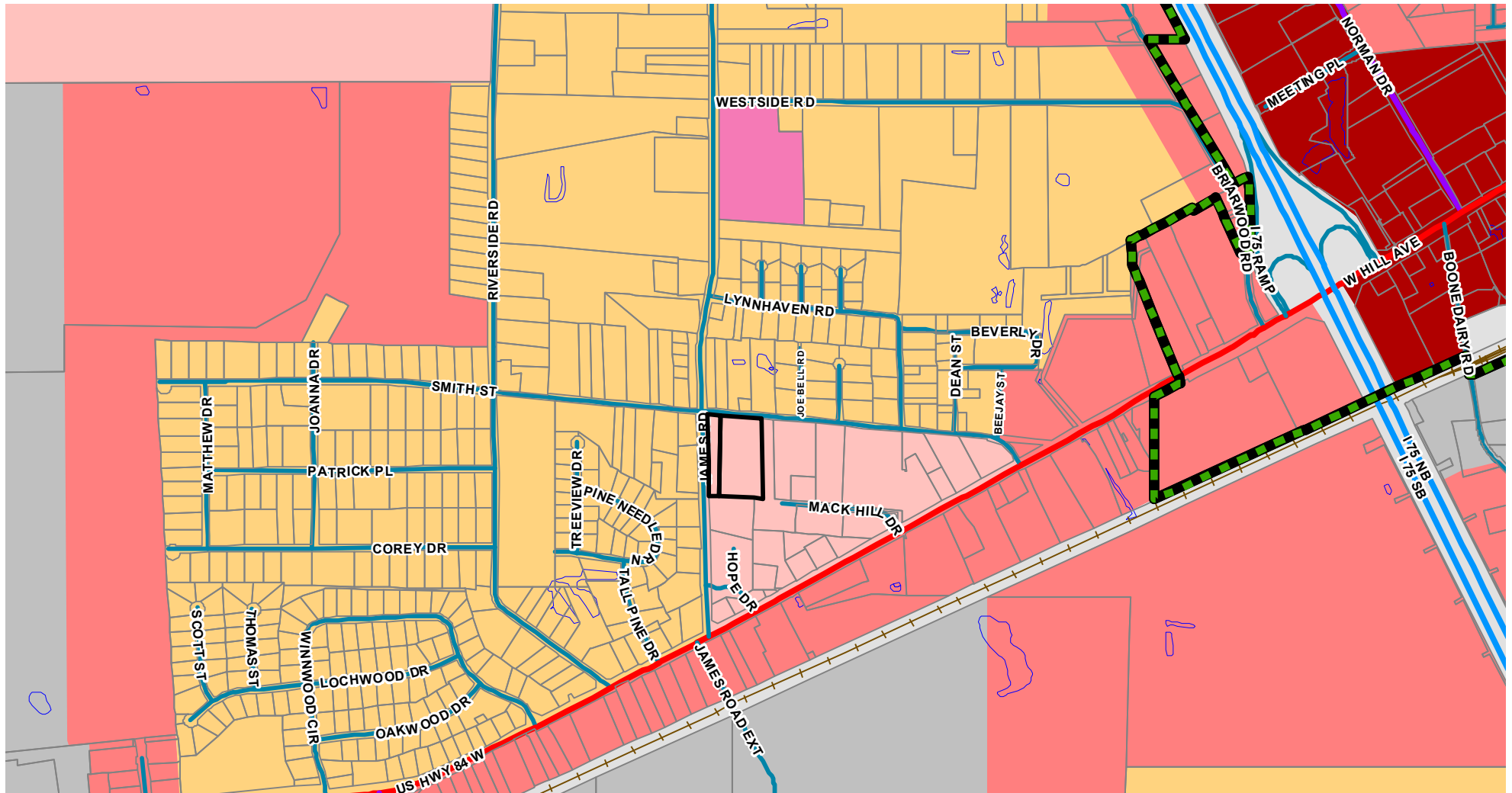
- WET
- YES
- City Limits
- Valdosta Airport

**Zoning Districts**

- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning
- E-A



## Flannigan 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-2022-09

# WRPDO Site Map

## Legend

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

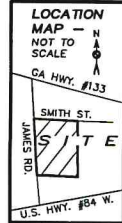
## Flannigan Road Rezoning Request



ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA & INCORPORATED AREAS MAP #13185C0205E EFFECTIVE DATE SEPTEMBER 26, 2008 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

"I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT & 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 46,158' WITH AN ANGLE ERROR OF 4 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED.  
 \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN 1' IN 288,972'.  
 \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE TO WITHIN 1' IN 182,963'.  
 \*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.  
 \*EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION & 100' TAPE.

BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM DEED BOOK 3047 PAGE 5.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

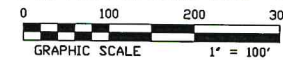
- LEGEND**  
 REBAR = CONCRETE REINFORCING BAR  
 R/W OR R.O.W. = RIGHT OF WAY
- = 5/8" IRON REBAR FOUND
  - ⊕ = 5/8" IRON REBAR FOUND WITH CAP #2101
  - ⊙ = 5/8" IRON REBAR FOUND WITH CAP #3015
  - ⊗ = 3/4" OPEN-TOP IRON PIPE FOUND
  - = DRILL HOLE PLACED IN GUTTER
- = PROPERTY BOUNDARY SURVEYED
  - - - - - = ROAD R/W LINE
  - - - - - = ADJOINING PROPERTY LINE

**NOTES**

- LOT #1 IS COMPRISED OF LOWNDES COUNTY TAX MAP 0087 PARCELS 084 & 165.
- LOT #1 IS LOCATED WITHIN 1000' OF LOWNDES COUNTY UTILITIES PER LOWNDES COUNTY'S VALOR GIS WEBSITE.
- LOT #1 IS ZONED C-G.
- \* FRONT MINIMUM BUILDING SETBACK = 70' FROM THE CENTERLINE OF THE RIGHT-OF-WAY + 1/2 ANY AMOUNT THE RIGHT-OF-WAY EXCEEDS 80'
- \* FOR A CORNER LOT, SIDE YARD SETBACK REQUIREMENTS FROM THE CENTERLINE OF THE RIGHT-OF-WAY OF ABUTTING STREETS SHALL BE EQUAL TO EIGHTY (80) PERCENT OF THAT REQUIRED FOR THE FRONT YARD SETBACK. ULDC SECTION 4.01.02 C.2. CONTACT THE LOWNDES COUNTY ZONING DPT. FOR HELP WITH INTERPRETATION.
- \* SIDE MINIMUM BUILDING SETBACK = 20'
- \* REAR MINIMUM BUILDING SETBACK = 12'
- 12.5' IS RESERVED ALONG SMITH STREET FOR FUTURE R/W WIDENING.
- 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).

**REZONING PLAT**

PLAT OF BOUNDARY RETRACEMENT and COMBINATION SURVEY for **FELIX A. FLANNIGAN** of **DEED BOOK 6867 PAGE 410 PLAT CABINET C PAGE 851** LOCATED IN LAND LOT #17 of the 12th LAND DISTRICT of LOWNDES COUNTY, GEORGIA FIELD SURVEY: 26 JANUARY 2022 PLAT DATE: 19 APRIL 2022



THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. FELIX A. FLANNIGAN.

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.

APPROVED BY DIRECTOR OF ENGINEERING, LOWNDES COUNTY, GEORGIA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
 DIRECTOR OF ENGINEERING

APPROVED BY THE CHAIRMAN, TECHNICAL REVIEW COMMITTEE

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

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

*Stan Folsom* 19 APRIL 2022  
 STAN FOLSOM GA RLS #2284 DATE



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

**SURVEY DATA NOTE:**  
 THE SOURCE OF THE TITLE DESCRIPTION FOR THE SUBJECT PROPERTY HEREON IS -DEED BOOK 6867 PAGE 410; GRANTEE'S THEREIN ARE CHARLIE MACK FLANNIGAN, KATHERINE LOUISE FLANNIGAN and FELIX A. FLANNIGAN.

