

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-10

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 23rd, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT:

Report ()

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

ACTION REQUESTED ON: REZ-2022-10 The Campus Transitional Facility, Howell Road
E-A to P-D, Well & Septic, ~23 acres

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to change the zoning of ~23 acres for the development of a Transitional Care Facility. The ULDC defines a Transitional Care Facility as the following:

A building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who are in need of short term or long-term housing assistance, and in which may also be provided meals and social services including physical therapy, social therapy, emotional therapy, counseling, rehabilitation, or substance abuse recovery assistance.

This potential facility is not currently licensed for substance abuse recovery assistance. Beyond a support group or outside visit from a licensed counselor, clients with substance abuse needs will be referred to other facilities, organizations, or counselors licensed for such care. The rezoning is necessary because Transitional Care Facilities are not an allowable use in Estate Agricultural (E-A) zoning. For reference, the subject property has frontage on Howell Road, a County-maintained major collector (3,000 to 6,000 Vehicles Per Day). The current uses along this portion of Howell Road are dominantly a mixture sparsely settled residential and agricultural parcels. Concerning the Future Development Map, the subject property is within the rural service area and depicted as an Agricultural/Forestry Character Area.

Based on the proposed site plan, the overall occupancy could reach up to 52 residents. The applicant is planning on developing the property in phases, with a maximum occupancy of 5 residents per house, and 1 resident per cabin.

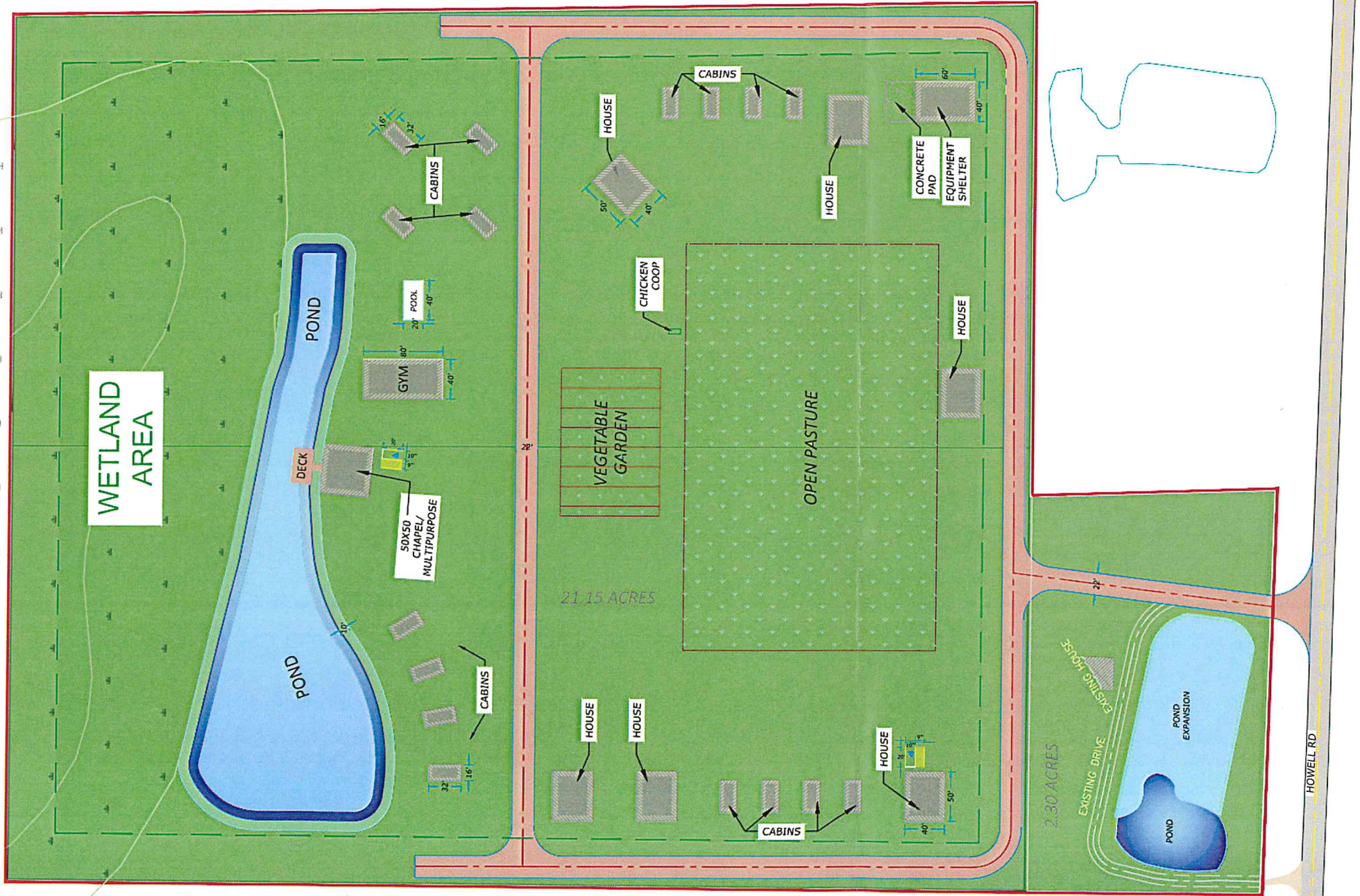
Overall, staff found the request inconsistent with the Character Area, but consistent with the goals and policies of the Comprehensive Plan. The largest concerns for the TRC were ensuring that the proposed use was able to be developed on the subject property and that its impacts to the surrounding area were manageable. At this point it is the hope of staff that the benefit the proposed use brings to the community and the proposed site plan with its buffering and setbacks will mitigate any potentially negative effects on surrounding properties.

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

DEPARTMENT: Planning & Zoning

County Staff: JD Dillard

Action and Motion by the Board: _____

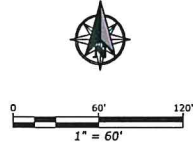


NOTICE:
 THESE PLANS ARE NOT FOR
 CONSTRUCTION PURPOSES. THESE
 PLANS ARE CONCEPTUAL ONLY.

GEORGIA811
www.Georgia811.com
 Know what's below
 Call before you dig.

NOTE:
 LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.
 PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.

ARROW ENGINEERING & CONSTRUCTION SERVICES
 DOES NOT GUARANTEE THAT ALL EASEMENTS
 WHICH MAY AFFECT THE PROPERTY ARE SHOWN
 HEREON AND ASSUMES NO LIABILITY FOR FAILURE
 TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY
 DIGGING OR CONSTRUCTION.



DRAWN BY	DATE	DATE	BY	DESCRIPTION
CHIEF ENGINEER				
PROJECT				
CRD FILE				
DATE				

EXISTING CONDITIONS FOR: THE CAMPUS ON HOWELL RD LOCATED IN LL XXX OF THE XTH L.D. VALDOSTA, GA
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ARROW ENGINEERING & CONSTRUCTION SERVICES 2621 HWY 84 EAST VALDOSTA, GA 38406 770.253.2120 LSAVDFSE@ARROWENGINEERINGGROUP.COM

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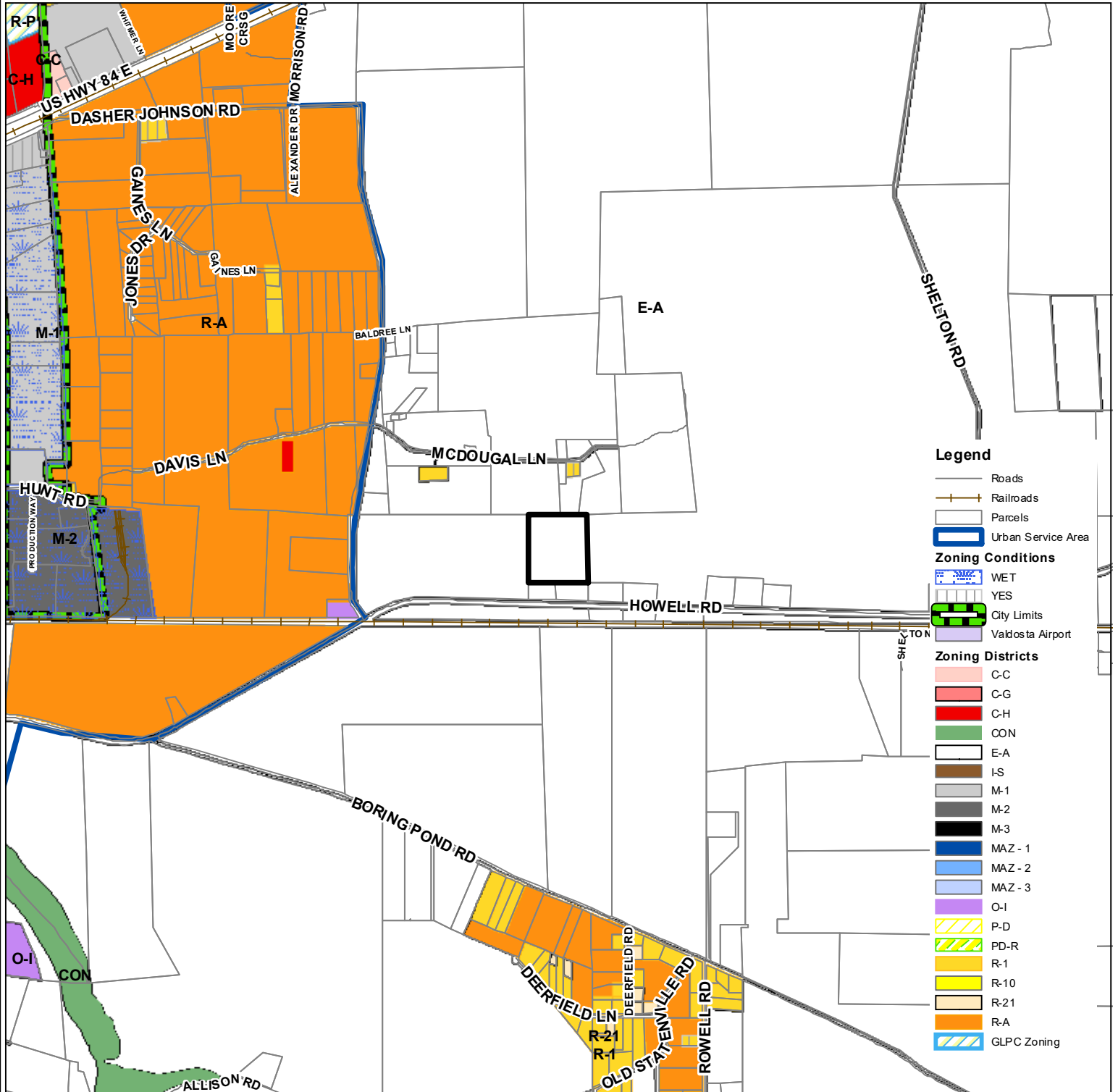
PROJECT: 22007
SHEET
C1.0

REZ-2022-10

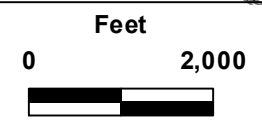
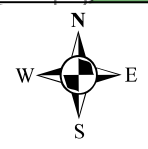
Zoning Location Map

The Campus
Rezoning Request

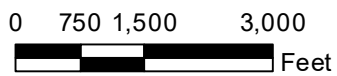
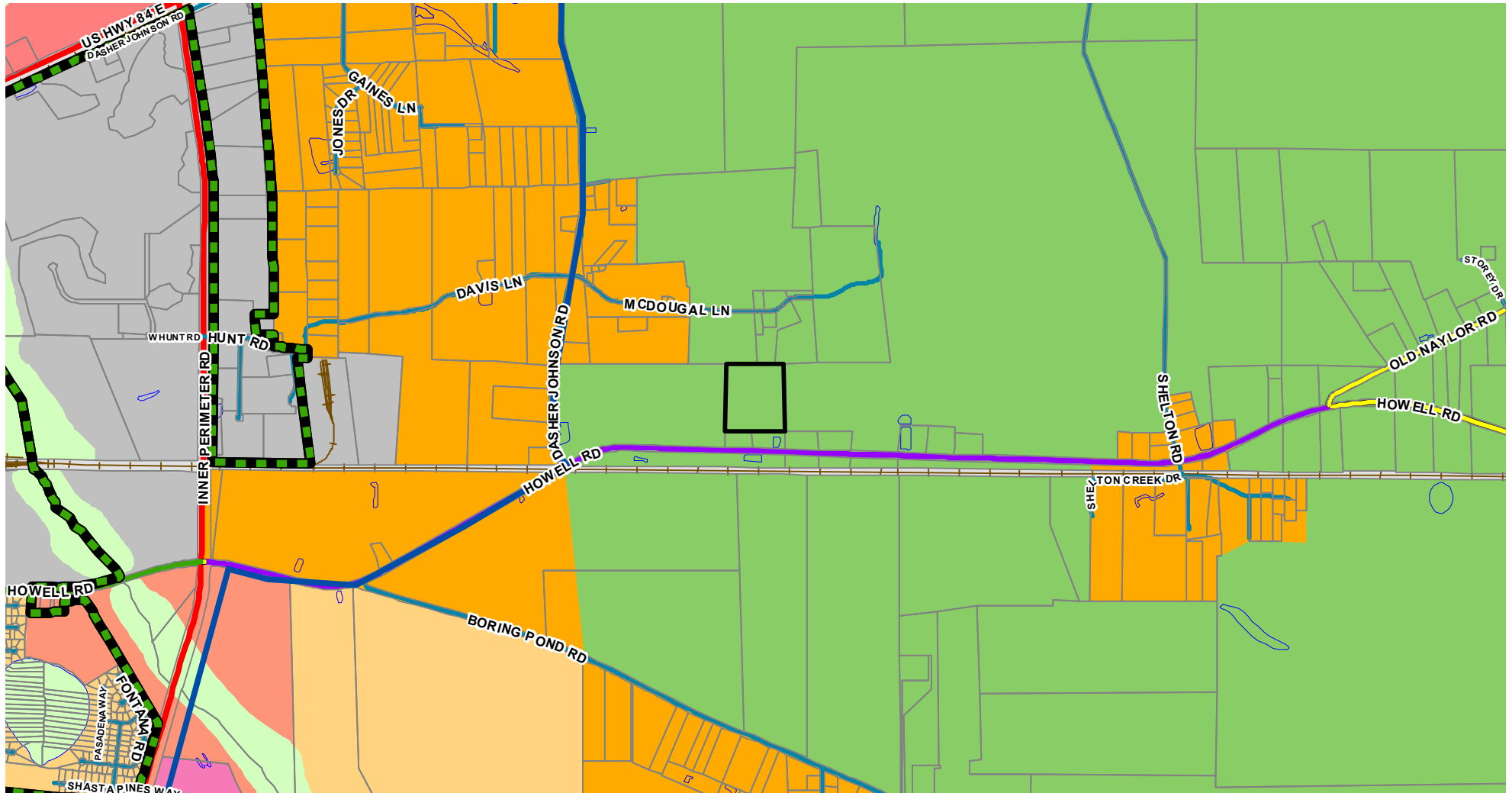
CURRENT ZONING: E-A
PROPOSED ZONING: P-D



- 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



The Campus Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 2, OTHER PRINCIPAL ARTERIAL
- 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



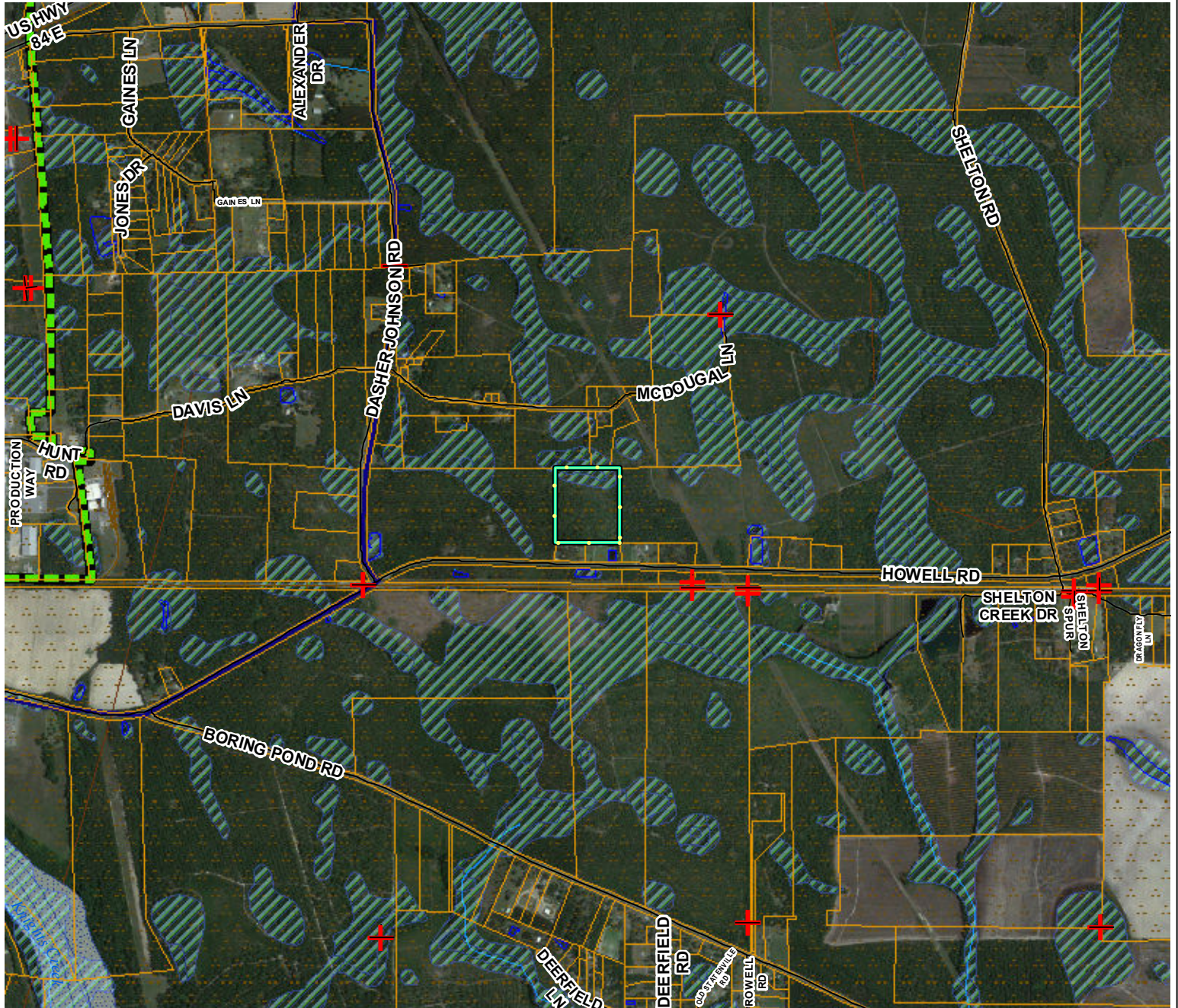
REZ-2022-10

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 |

The Campus Rezoning Request



200800
Feet

REZONING SURVEY FOR:

TOMAS A. PARKERSON

BEING IN LAND LOT 199
OF THE 11th LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

DATED: MAY 4, 2022



GRAPHIC SCALE: 1 INCH = 200 FT.



- I.P.F. - IRON PIN FOUND
- R/W - RIGHT OF WAY
- C.M.F. - CONCRETE MONUMENT FOUND
- I.P.S. - IRON PIN SET - 5/8" REBAR

GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.04' AT THE 95% CONFIDENCE LEVEL.
 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983.
 TRIMBLE 5800 GPS 58001-50 RTK RECEIVER, TRIMBLE 39843-TS SOFTWARE. eGPS GPS GEORGIA NETWORK
 TOPCON PS-103A "TOTAL STATION"
 PLAT CLOSURE: 1'/474,729



NAIL IN CENTERLINE INTERSECTION OF DASHER-JOHNSON ROAD AND VALDOSTA-HOWELL ROAD



R/W

R/W

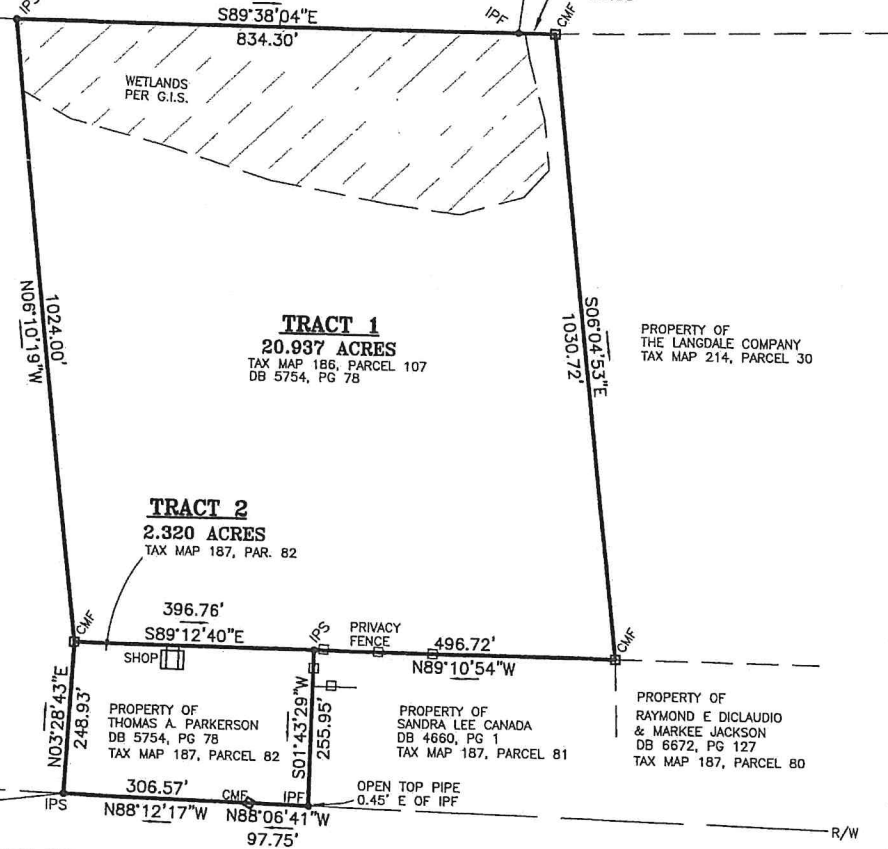
R/W

R/W

PROPERTY OF THE LANGDALE COMPANY
TAX MAP 214, PARCEL 30

PROPERTY OF ROSA MCDUGAL
DB 66, PG 321
TAX MAP 186, PARCEL 85

PROPERTY OF THOMAS A. PARKERSON
DB 5754, PG 8
TAX MAP 186, PARCEL 86



VALDOSTA-HOWELL ROAD (100' R/W)

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA 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. 15-6-67.

Southeastern Surveying, Inc.

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com