

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-12

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

DATE OF MEETING: May 23, 2022

BUDGET IMPACT:

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

ACTION REQUESTED ON: REZ-2022-12 Dorothy Pittman, Moss Oak Trail.
R-10 to C-G, Water/Sewer, ±1.63 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a permitted zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have rear access on Lakes Blvd., a major collector, 2. The commercial zoning of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments.

Overall from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can compliment the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, and thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic will be allowed from the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially the minimum buffer required would currently be at least 15’ wide and include 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

Recommendation by the Commission: _____

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY

A T T O R N E Y S A T L A W

A PROFESSIONAL CORPORATION

J. Michael Dover
Willis L. Miller III
Patricia McCorvey Karras
Jackson R. Langdale
Nathanael D. Brantley
Jennifer Stakich Walker*
Charles A. Shenton IV
W. Cavan Perry

701 North Patterson Street
Valdosta, Georgia 31601-4526

Mailing Address:
Post Office Box 729
Valdosta, Georgia 31603-0729

Telephone Number:
229-242-0314
General Facsimile:
229-249-8685
Real Estate Facsimile:
229-242-6495

*licensed in Florida

May 5, 2022

Lowndes County Board of
Commissioners & GLPC
327 N. Ashley Street
Valdosta, GA 31601

Re: Application for Rezoning for Tax Parcels 0198 044, 0198 045, and 0198 046

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Moss Oak Trail, Map & Parcel Numbers 0198 044, 0198 045, and 0198 046. These lots are currently zoned as R-10. This application is to request the property be rezoned from R-10 to C-G.

These lots are currently owned by Dorothy Pittman, Karla Phelps, and Carole K. Leonard, and the deeds are recorded in Deed Book 1646, Page 115; Deed Book 2058, Page 57; and Deed Book 4683, Page 171, all of the Lowndes County public records. A copy of the recorded deeds are attached hereto as Exhibit "A." A survey of the property is included as Exhibit "B". A list of adjacent property owners is attached hereto as Exhibit "C."

Given the changing nature of this area, a commercial zoning classification represents the best application and use of these properties. Additionally, this is an older neighborhood that has not been fully developed as residential. While these lots are part of an established residential designation, so too was the neighboring golf course which was ultimately rezoned for commercial use. This area has been approached by restaurant and retail facilities which has not taken away from the existing residences. The owners would propose a generous landscaping buffer for any boundaries with a residential property, and care would be taken to limit light pollution in future development.

The requested rezoning does not frustrate the intent of the ULDC or the Comprehensive Plan. Rather, rezoning makes the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

Thank you for your consideration in the rezoning of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'J. Langdale', is positioned above the typed name.

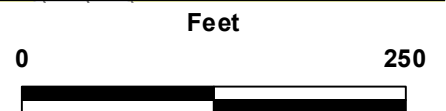
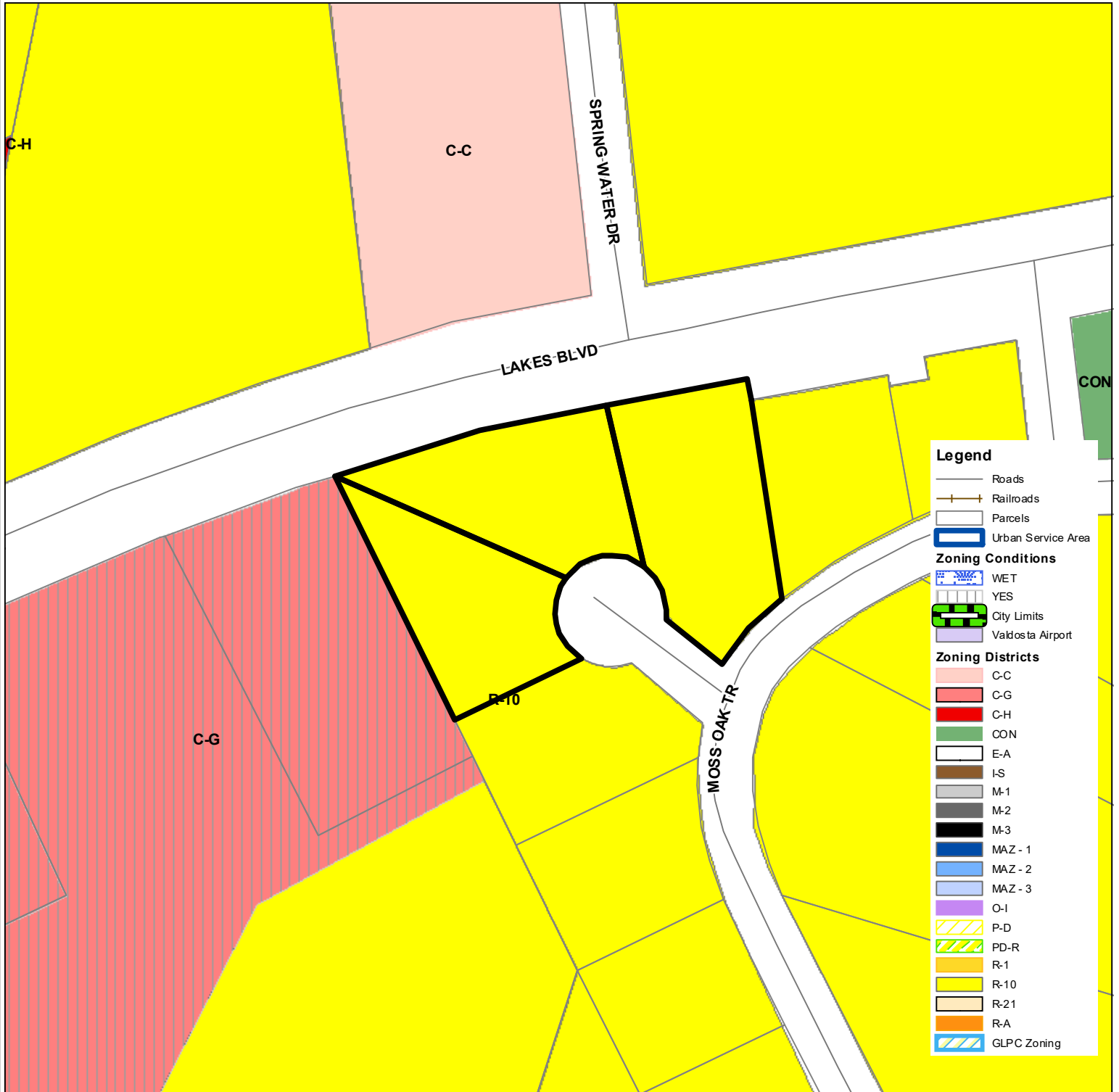
Jackson R. Langdale
Attorney for the Owners

REZ-2022-12

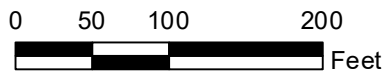
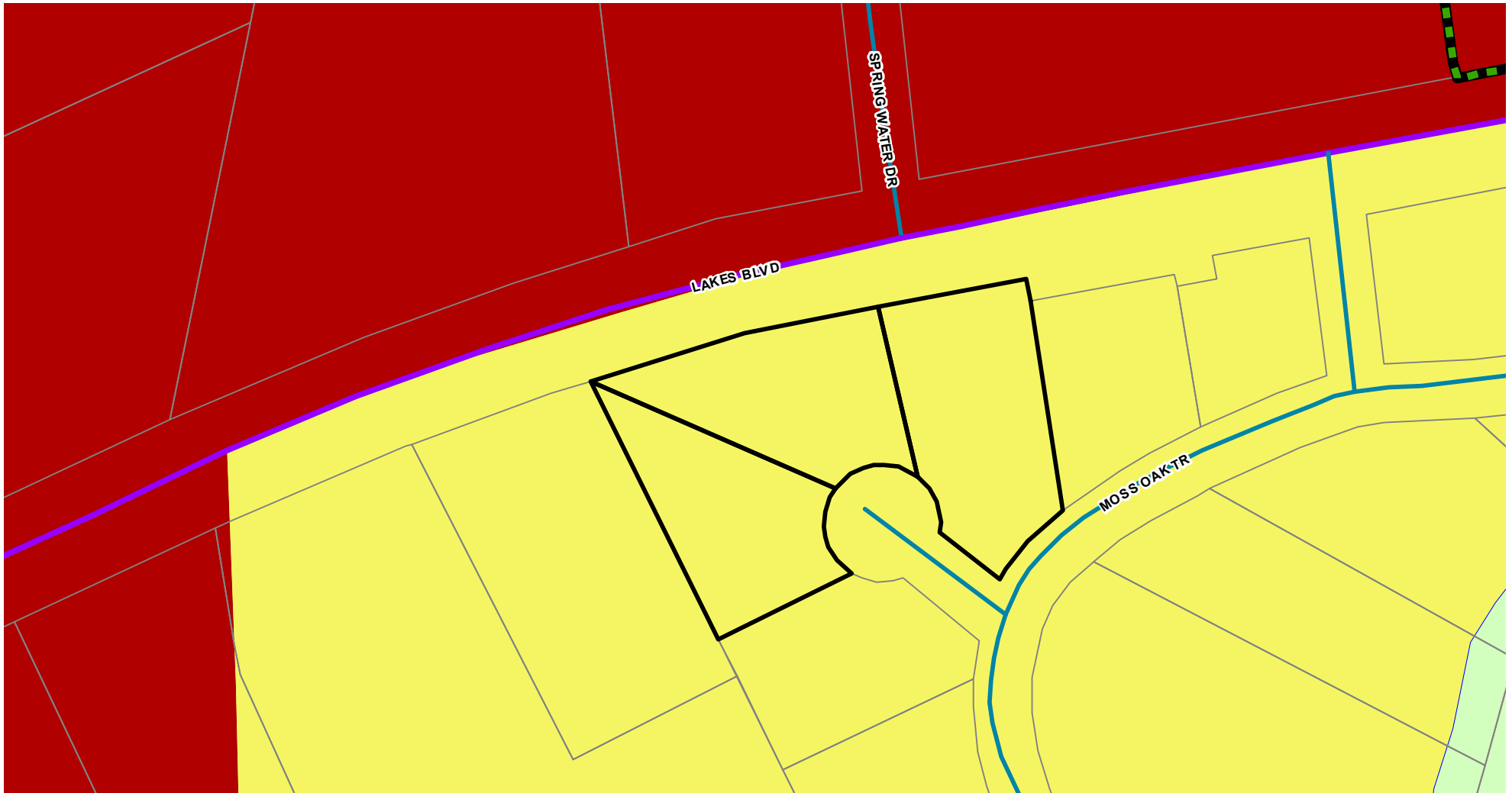
Zoning Location Map

Dorothy Pittman
Rezoning Request

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



Dorothy Pittman 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-2022-12

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 |

Dorothy Pittman
Rezoning Request



