

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-13

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

DATE OF MEETING: June 27th 2022

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2022-13 Hunter, Madison Hwy
E-A to C-C, County Water and Septic, ~2 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. The general motivation in this case is for the development of approximately two acres of the subject property for “future commercial use,” per the letter of intent. The subject property possesses road frontage on Madison Hwy, a State maintained minor arterial road¹. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance C-C zoning is listed as a recommended zoning within an Agriculture/Forestry Character Area.

In addition to the above information, the following factors should also be considered: 1) the commercial zoning to the north and south, 2) the frontage on an arterial road; access should be discussed with GA DOT 3) and the subject property’s service by County water.

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 an arterial road is greater than 6,000 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:

We Lewis Franklin Hunter & James Wallace Hunter wish to ask to rezone our property from E-A zoning to C-C zoning. My desire is to divide my property to allow for a future commercial use on a portion of the property.

Sincerely

Lewis Franklin Hunter

James Wallace Hunter

Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional zoning districts are established:

- A. **OI, Office Institutional.** This district is intended to allow development of business and professional activities, medical and dental facilities, and the development and maintenance of publicly owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.
- B. **C-C, Crossroads Commercial.** This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential and agricultural areas. It is further the intent of this district to encourage such uses to be a part of a crossroads commercial convenience center.
- C. **C-G, General Commercial.** This district is intended to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping centers.
- D. **C-H, Highway Commercial.** This district is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

Zoning Districts:	C-C	C-G	C-H
P – Permissible			
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
Land Uses:			
Social Services			
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	P
Transitional Care Facility (For an “S” See Also Section 4.03.27)			S
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)			P
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	S		S
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S		S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)			S
Adult Entertainment (See Also Adult Entertainment Ordinance)			S
Alcohol Package Store	P	P	P

Zoning Districts:	CC	CG	CH
P – Permissible			
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	S		S
Bait and Tackle	P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)		S	S
Business Services such as Copying, Mailing, or Printing	P	P	P
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S
Club, Lodge, Meeting or Event Facility		P	P
Day Care Center (19+ children) (For an “S” See Also Section 4.03.08)	P	P	P
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	P	P	P
Family Day Care (6 or less children) (For an “S” See Also Section 4.03.08)	P	P	P
Detail Shop / Car Wash	P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	S	S	S
Financial Institutions, Banks and Credit Unions	P	P	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.			P
Funeral Home	P	P	P
Gasoline Station, with or without a Convenience Store	P	P	P
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P
Grocery Store	P	P	P
Home Sales Lot, Manufactured or Site Built Display			P
Hotels and Motels		P	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)	S	S	S
Laundry, Self-Service	P	P	P
Lounge, Bar, and Nightclub			P
Light Industry with total cumulative building sqft. under 30,000 sqft.			P
Medical and Dental Clinics, Laboratories	P	P	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S
Parking lots and Parking Garages	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P

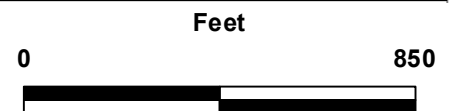
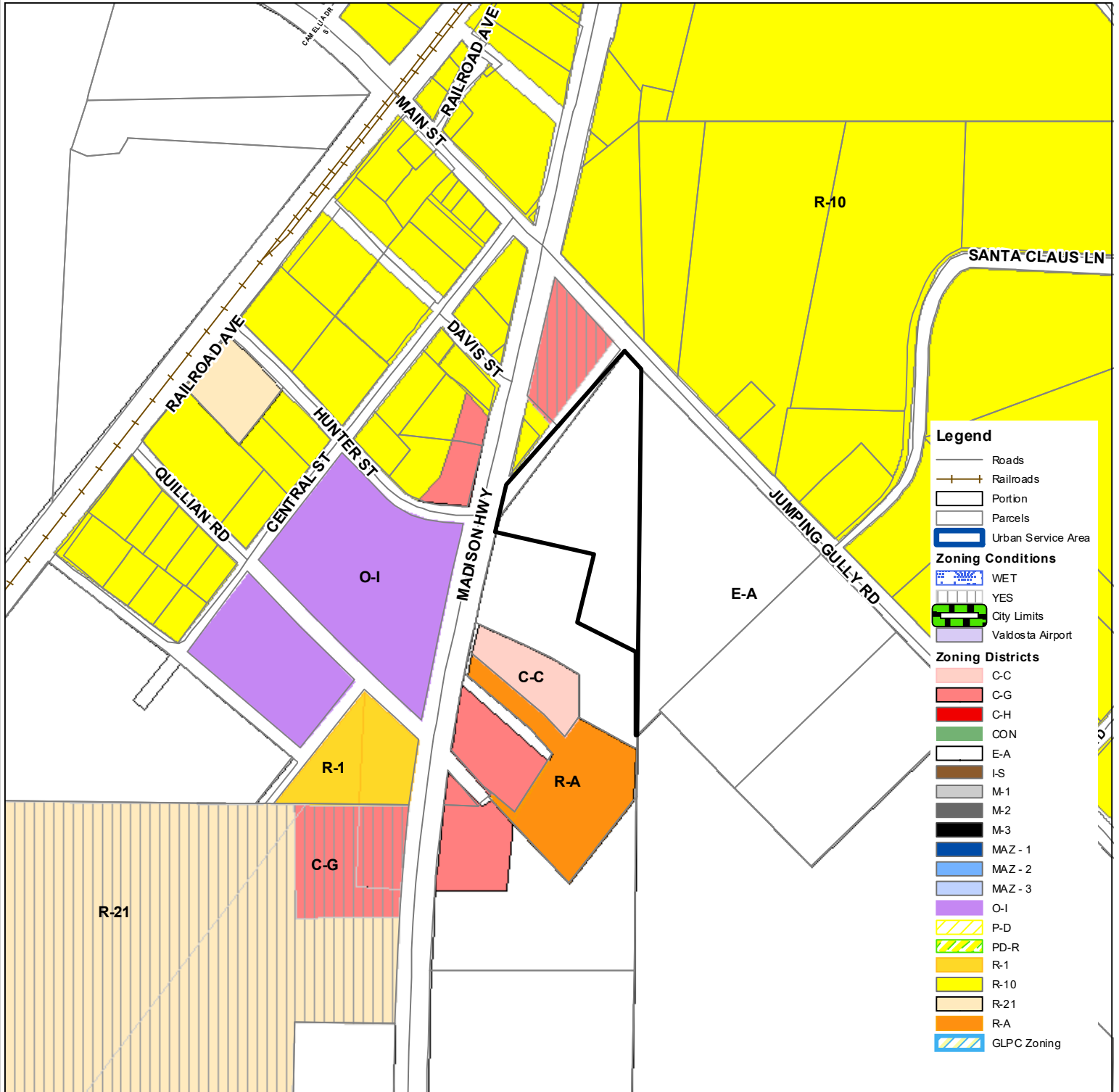
Zoning Districts:	C-C	C-G	H-C
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited			
Professional Offices	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)			S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks		P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	S		P
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S		S
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S
Research and Experimental Laboratories			P
Restaurant	P	P	P
Retail Stores	P	P	P
Business, Commercial Schools	P	P	P
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P
Trade, Industrial Schools	P		P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.			P
Theaters, Movie or Performing Arts (Indoor Only)		P	P
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	P	P	P
Truck Stops			P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)	S	S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.			P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.			P

REZ-2022-13

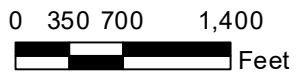
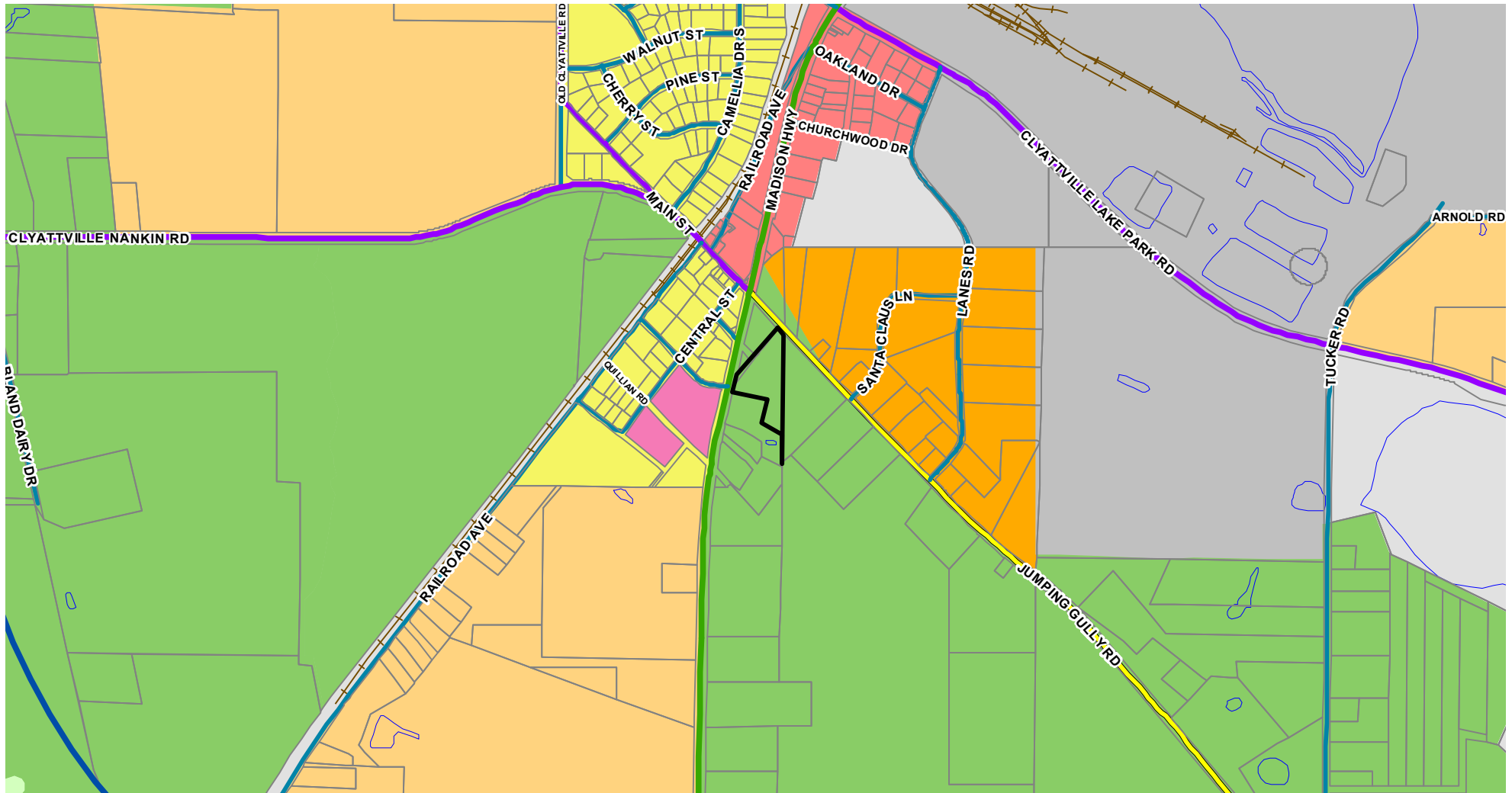
Zoning Location Map

Hunter Property
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: C-C



Hunter Property 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

- Portion
- 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

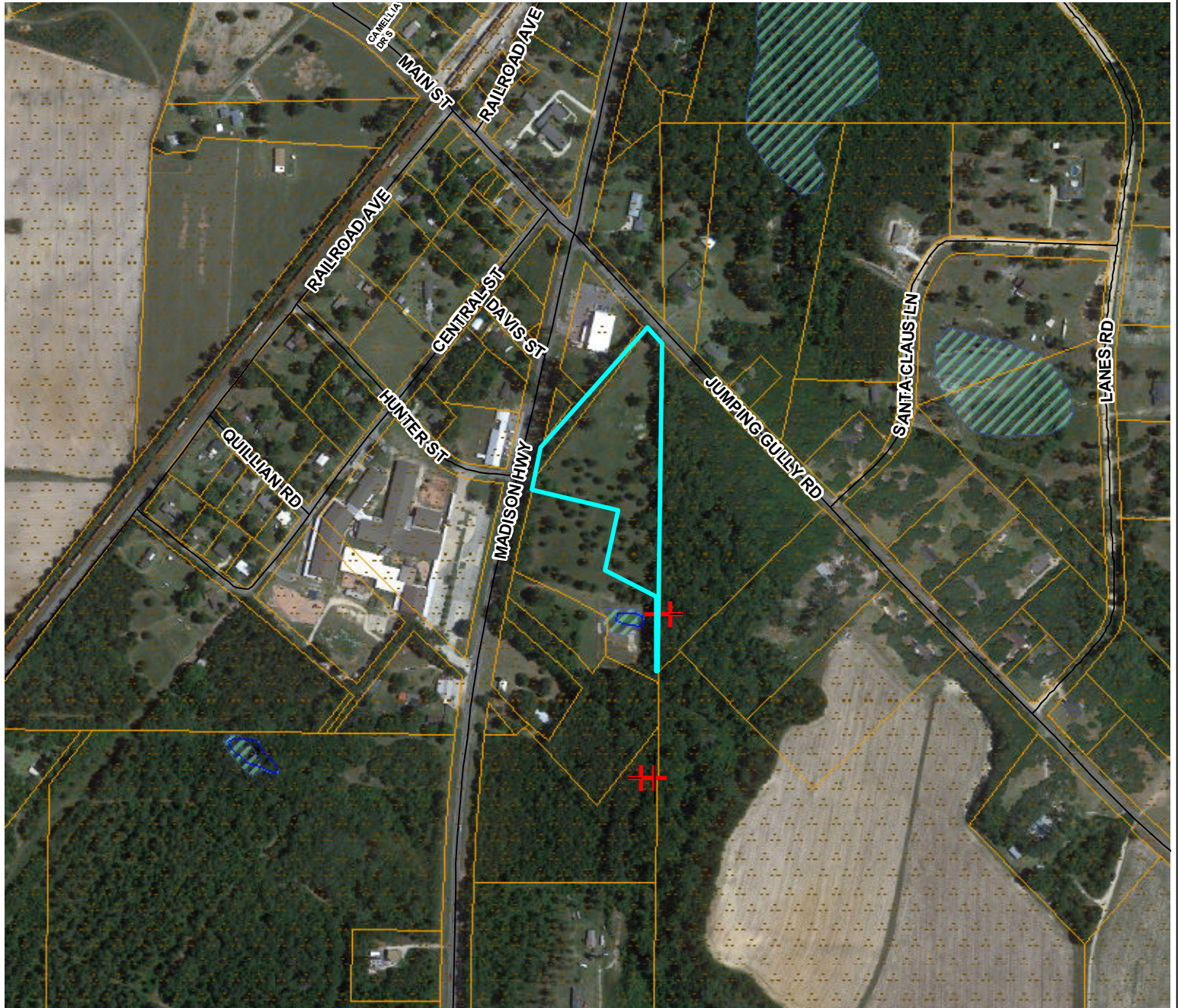
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WRPDO Site Map

Legend

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

Hunter Property Rezoning Request



GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE 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.

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.P. = IRON PIN PLACED
- (5/8" REBAR) W/ CAP #3015
- C.M.F. = CONCRETE MONUMENT FOUND
- C.M.P. = CONCRETE MONUMENT PLACED
- G.P.F. = GALVANIZED PIPE FOUND
- G.P.P. = GALVANIZED PIPE PLACED
- R.M.F. = RIGHT OF WAY MARKER FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- = BROKEN LINE NOT TO SCALE
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- R/W = RIGHT OF WAY
- B.M. = BENCHMARK
- N.M. = NON MONUMENTED POINT
- R.R. = RAIL ROAD
- N/F = NOW OR FORMERLY
- = GROUND SLOPE
- ⊕ = POWER POLE
- ⚡ = GUYWIRE

SURVEY EQUIPMENT USED

- LEICA 1203 TOTAL STATION 3 SEC.
- GEOMAX ZOOM 90 TOTAL 2" STATION
- 3005W TOPCON TOTAL STATION 5 SEC.
- 200' STEEL MESH TAPE
- CST, AUTO LEVEL
- TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
- CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
- CHAMPION PRO GNSS RECEIVER
- SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I 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 160,392.0 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

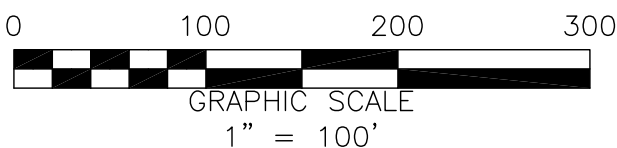
RESERVED FOR THE CLERK OF SUPERIOR COURT

GENERAL NOTES:

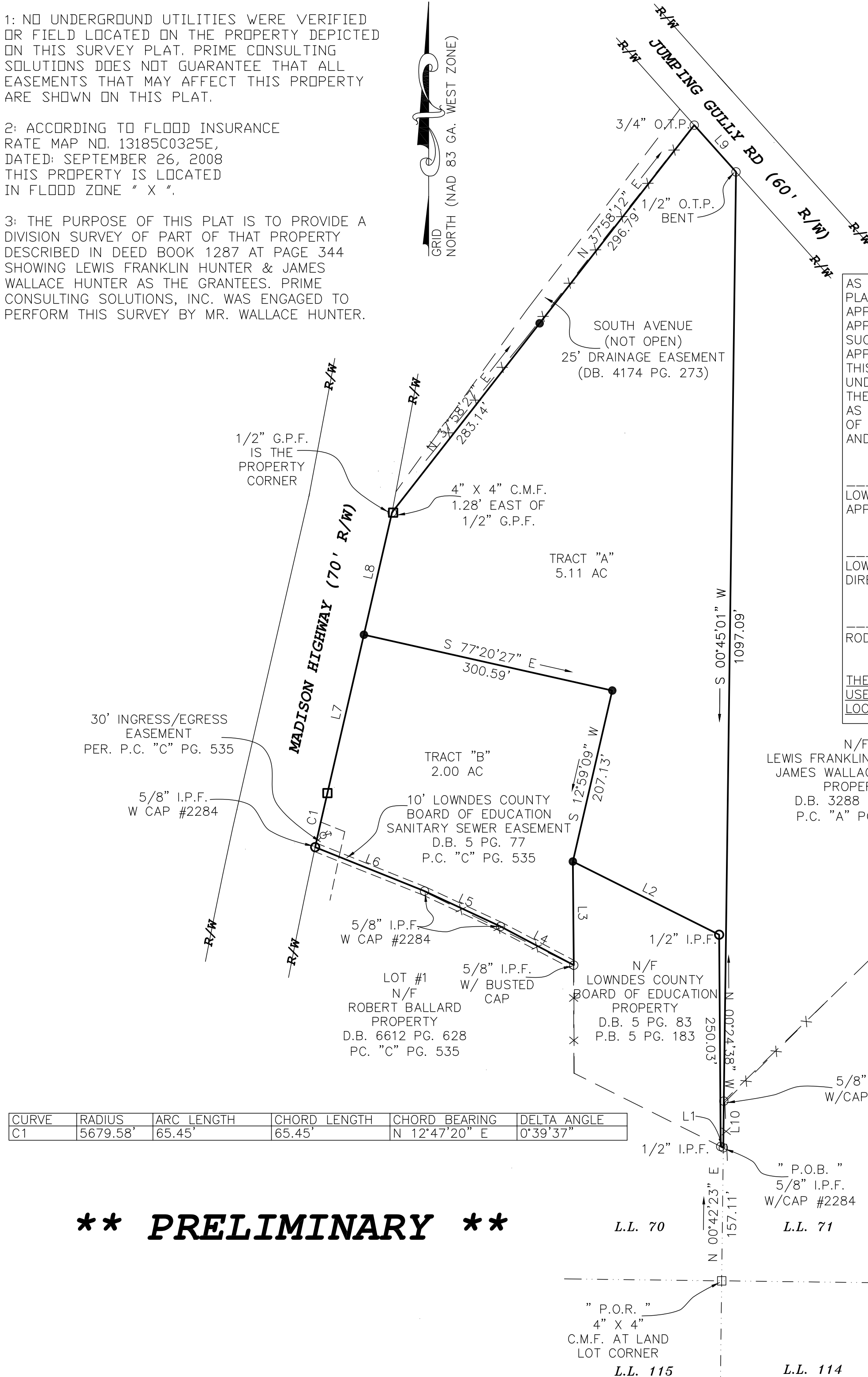
1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0325E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A DIVISION SURVEY OF PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 1287 AT PAGE 344 SHOWING LEWIS FRANKLIN HUNTER & JAMES WALLACE HUNTER AS THE GRANTEEES. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. WALLACE HUNTER.



GRID NORTH (NAD 83 GA. WEST ZONE)



**** PRELIMINARY ****

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.

LOWNDES COUNTY UNIFIED DEVELOPMENT CODE _____ DATE _____
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

LOWNDES COUNTY _____ DATE _____
DIRECTOR OF ENGINEERING

RODNEY GENE TENERY, JR., RLS/RF _____ DATE _____

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
LEWIS FRANKLIN HUNTER &
JAMES WALLACE HUNTER
PROPERTY
D.B. 3288 PG. 197
P.C. "A" PG. 3108

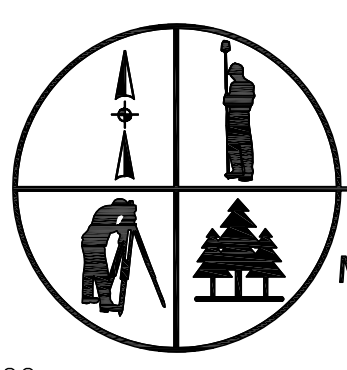
LINE	BEARING	DISTANCE
L1	N 64°35'47" W	3.43'
L2	N 63°25'05" W	193.20'
L3	S 00°32'06" E	122.41'
L4	N 62°10'19" W	97.85'
L5	N 65°03'35" W	99.03'
L6	N 68°06'01" W	139.12'
L7	N 12°58'23" E	191.82'
L8	N 12°58'23" E	148.23'
L9	S 41°46'41" E	73.98'
L10	S 00°39'10" W	55.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5679.58'	65.45'	65.45'	N 12°47'20" E	0°39'37"

**** PRELIMINARY ****

SURVEY FOR:
LEWIS FRANKLIN HUNTER &
JAMES WALLACE HUNTER
LOCATED IN LAND LOT 70
OF THE 16TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:
04 / 19 - 05 / 25 / 2022
DATE OF PLAT:
?? / ?? / 2022



Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

THIS IS A SURVEY OF
LAND PARCEL 032
ON TAX MAP 097