

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-14

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: June 27th, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2022-14 Beasley, River Rd.
R-21 to R-A, County Water and Septic, ~13.0 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from R-21 (Medium Density Residential) to R-A (Residential Agricultural) zoning. The original parcel was 17 acres and includes two existing residential dwellings that were subdivided into a 1 acre and 3 acres tract earlier this month. If approved, the applicant intends to utilize Family Ties and further subdivide the ~13 acre tract to create up to 5 additional lots. Per ULDC Section 4.04.04 “Lots created as a result of the Family Ties Land Division are exempt from the subdivision standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and Chapter 6, and the platting requirements set forth in Chapter 10, provided that the lots are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (parent parcel).”

The subject property is in the Urban Service Area and Suburban Area Character Area, and possesses road frontage on River Rd., a County maintained local road. Per Comprehensive Plan guidance, Suburban Character Areas are predominantly focused on moderate density with a greater focus on Traditional Neighborhood Development, though R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The various residential zoning districts that dominate the area, 2) the existing rural character of the property, 3) the use of family ties to divide the subject property, and 4) the requirement to connect to County Water.

The TRC considered the request and had no objectionable comments, and Staff finds the request consistent with the Comprehensive Plan.

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____

I want divide This property useing family ties for family members

Benji bulg

6-2-22

**LOWNDES COUNTY BOARD OF COMMISSIONERS
CERTIFICATION OF FAMILY TIES**

325 W. Savannah Avenue/P O Box 1349, Valdosta, Georgia 31603/(229) 671-2430 tel, (229) 245-5299 fax

DATE: June 21, 2022

Name of Citizen Making Inquiry: Rebecca Beasley

Relationship to Property Owner: Granddaughter

Property Owner: Ethel Floyd

(if different) Property Location: 4374 River Rd.

Map and Parcel: 144-41 Property Size: 12.985+/- acres

Current Zoning Classification of Property: R-A

ARE THERE ANY EXISTING RESIDENTIAL USES ON THIS PROPERTY? YES NO

OF EXISTING RESIDENTIAL USES? 0

This permit will create the 5 residential use.

Purpose of Request: Family ties division for children

TO PLACE A MANUFACTURED HOME ON PROPERTY

TO CONSTRUCT A HOUSE ON PROPERTY

OTHER:

No house plans at this time

CERTIFICATION STATEMENT BY PROPERTY OWNER

As owner of the subject property, I hereby certify that the person requesting this approval has received my permission to reside on the subject property, and I further certify that the person requesting the approval is a grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the property owner or is a full-time employee responsible for the agricultural production of the property, and meets all other requirements regarding accessory dwelling - Chapter 5.02.02, Unified Land Development Code.

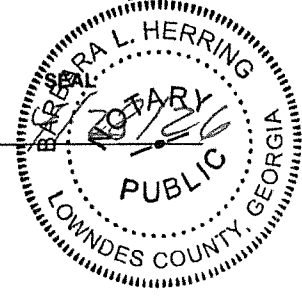
Rebecca Beasley
Signature of Citizen Making Request

Ethel Floyd
Signature of Property Owner

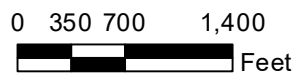
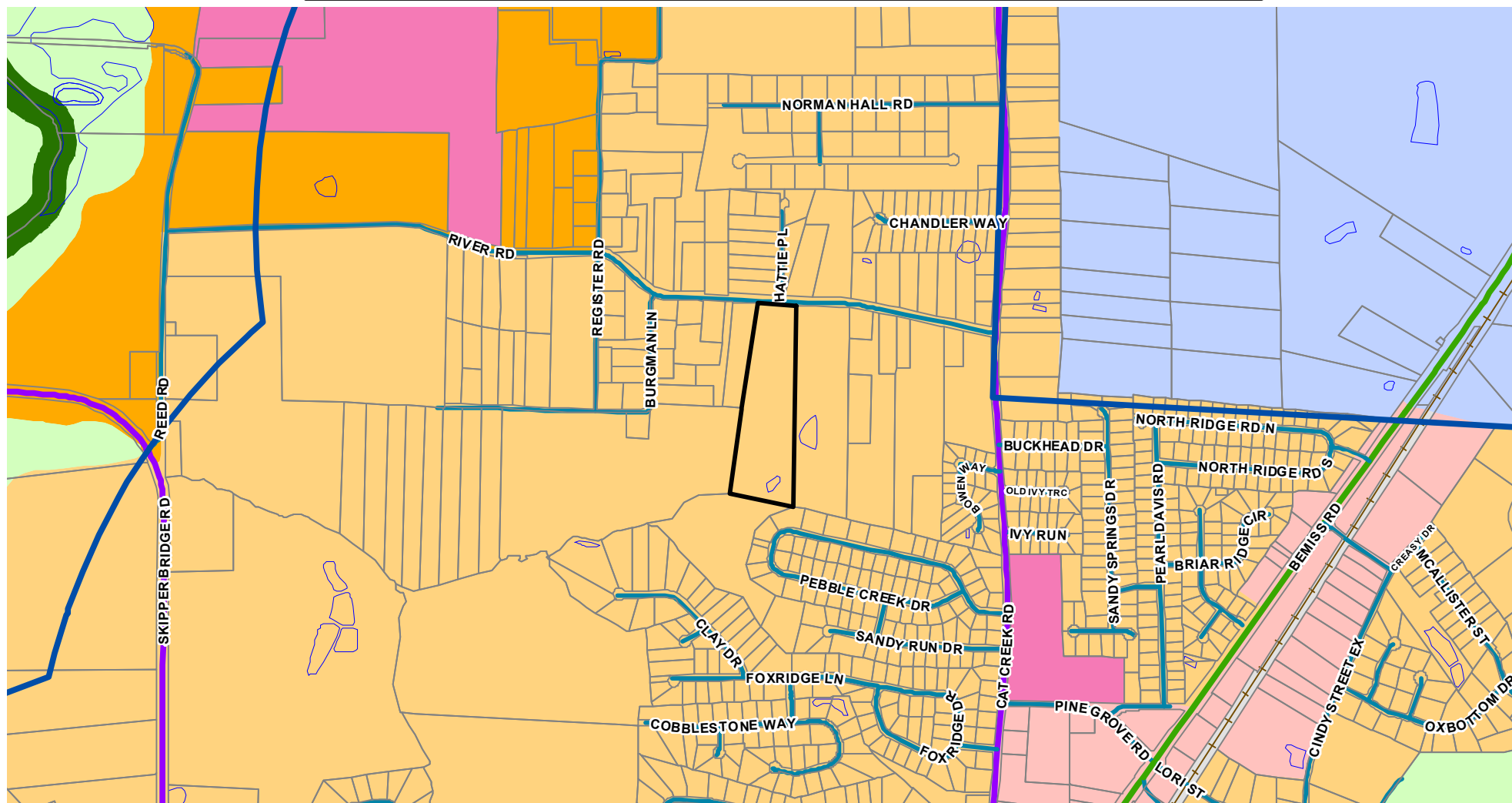
Duly sworn and subscribed before me this 21 day of June, 2022

Barbara L. Herring
Notary Public

My commission expires:



Ben Beasley 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

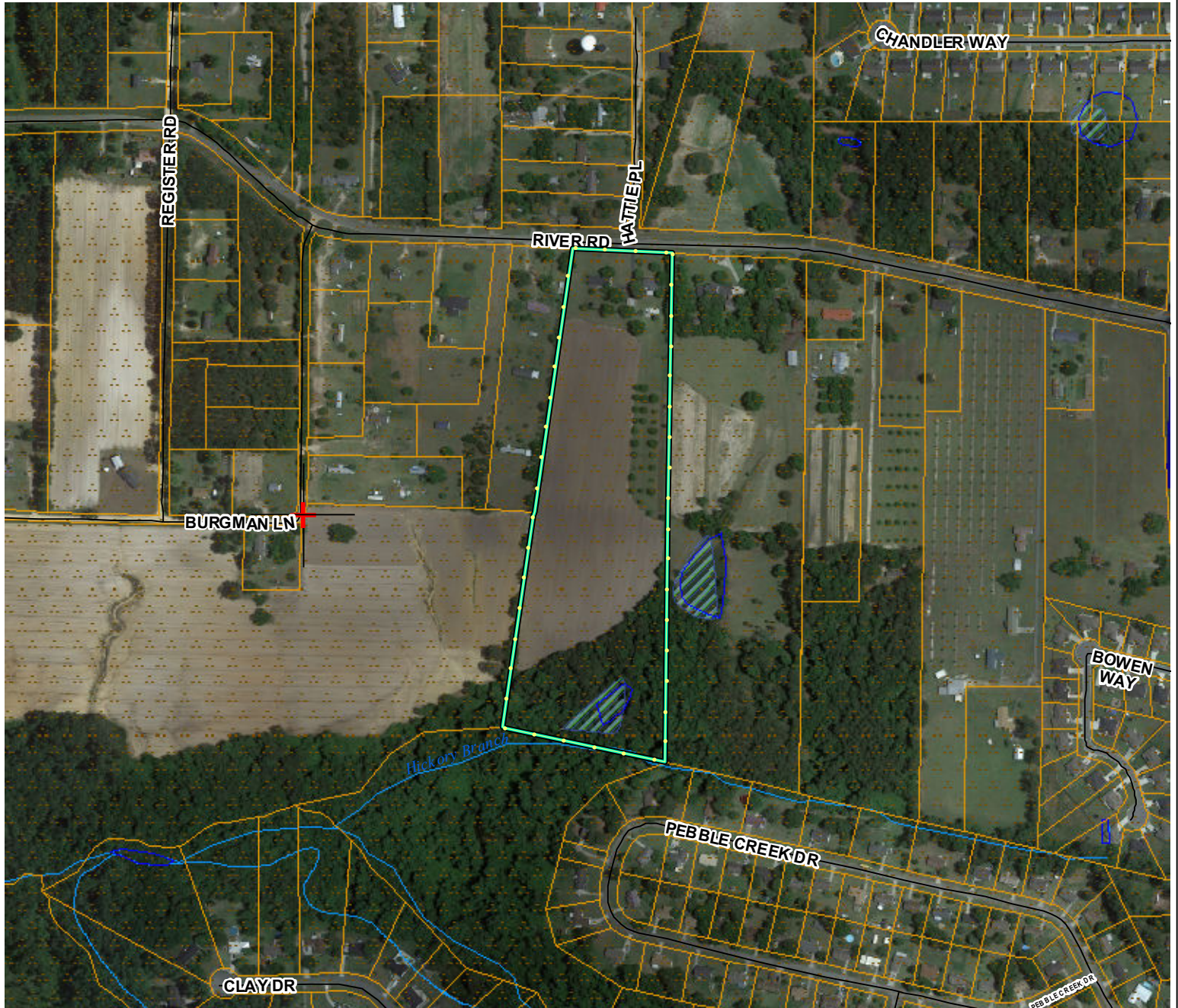
REZ-2022-14

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

Ben Beasley Rezoning Request

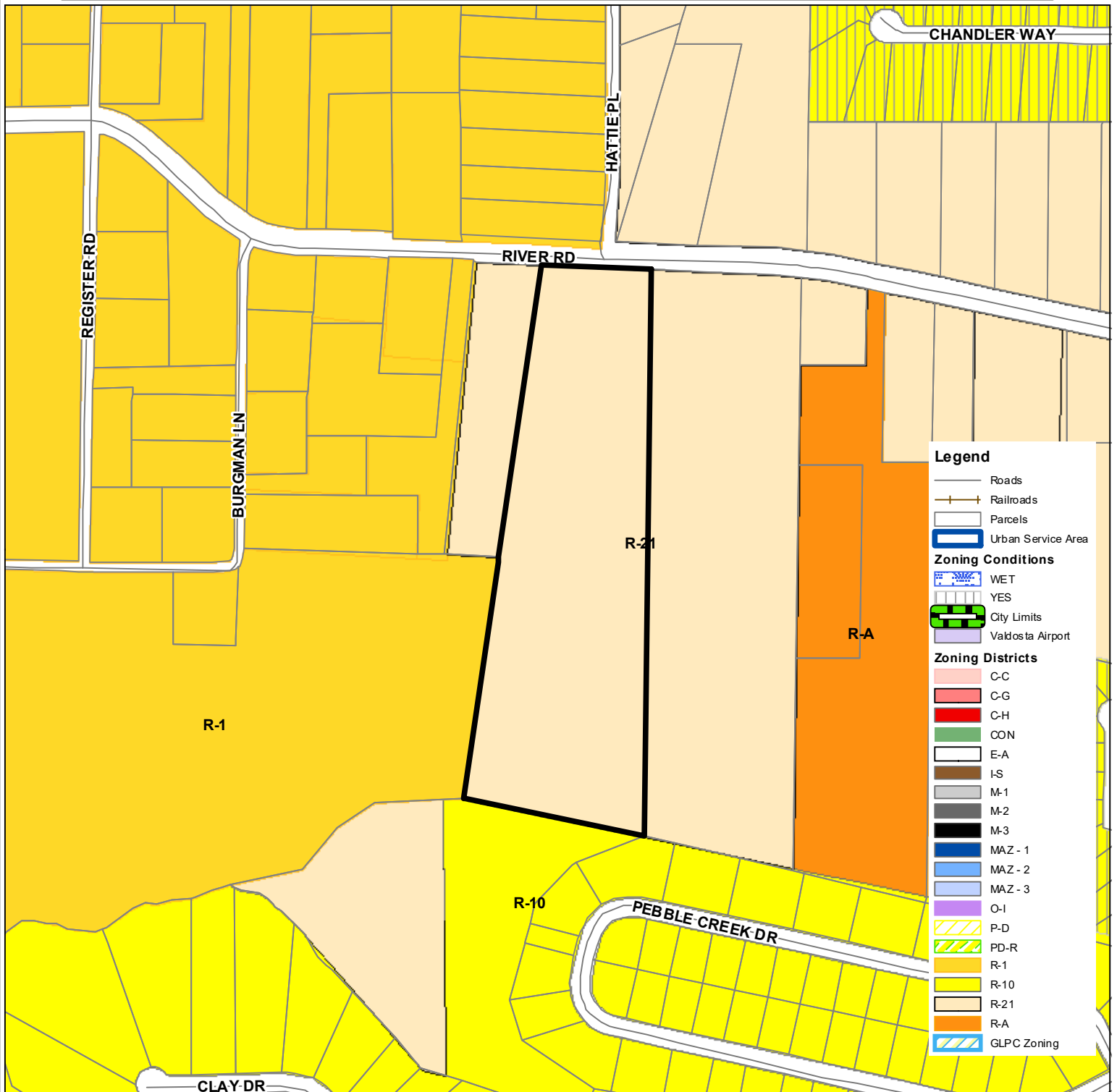


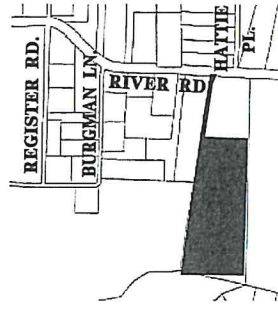
REZ-2022-14

Zoning Location Map

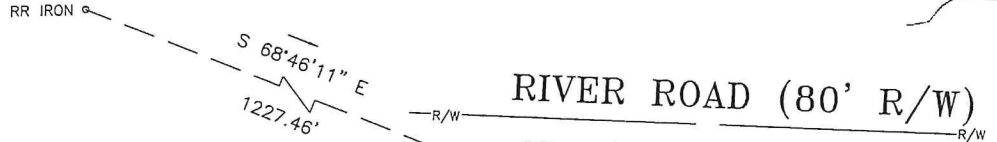
Ben Beasley
Rezoning Request

CURRENT ZONING: R-21
PROPOSED ZONING: R-A





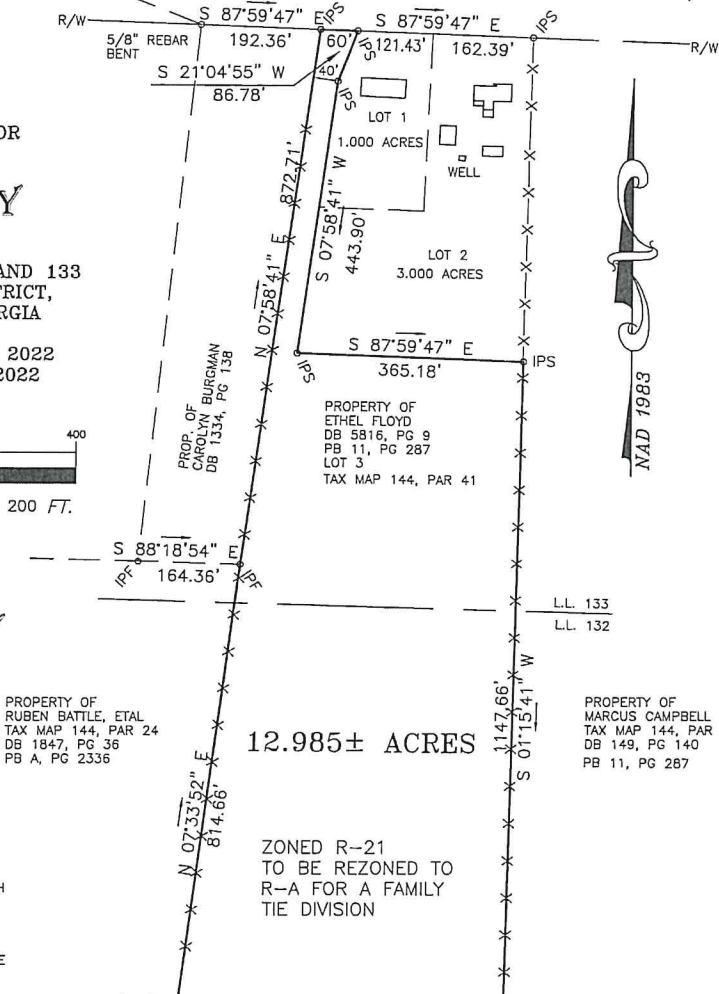
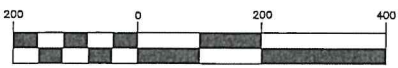
CENTERLINE INTERSECTION
RIVER ROAD AND REGISTER ROAD



REZONING SURVEY FOR
BEN BEASLEY

BEING IN LAND LOTS 132 AND 133
OF THE 11TH LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

SURVEY DATE: MAY 18, 2022
PLAT DATE: MAY 18, 2022



12.985± ACRES

ZONED R-21
TO BE REZONED TO
R-A FOR A FAMILY
TIE DIVISION

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.

—X— — FENCE
I.P.S. — IRON PIN SET — 5/8" REBAR
I.P.F. — IRON PIN FOUND
R/W — RIGHT OF WAY

GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
THE FIELD DATA UPON WHICH 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'/344,659

**Southeastern
Surveying, Inc.**

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Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com