

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-17

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: September 26th, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2022-17 Seckinger Road (0092 044 & 045)

E-A to R-1, Well & Septic, ~3.7.acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 3.7 acres from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning, in order for the properties to be reconfigured into ULDC conforming lots.

The current parcels are considered legal non-conforming in their E-A zoning district, along with neighboring E-A parcels in the surrounding area. The subject properties abut R-1 zoning to the east, which were rezoned in 2004 in order to allow the lots to be split for familial ownership.

The subject properties are in the Urban Service Area and Suburban Character Area, with access to and from the properties off Seckinger Road. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

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: _____

NOW OR FORMERLY
WILLIAM F. III & REBECCA L.
STRIPLING PROPERTY
DEED BOOK 6782 PAGE 163
PLAT CABINET B PAGE 1094

ACCORDING TO THE FLOOD INSURANCE RATE MAP
FOR LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0325E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X"
AN AREA DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOODPLAIN

*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND
WERE PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE UNDER MY SUPERVISION;
*THE FIELD DATA MEASUREMENTS UPON WHICH THIS
PLAT IS BASED WAS MADE USING ELECTRONIC TOTAL
STATION. REDUNDANT MEASUREMENTS MADE TO
THE CONTROL POINTS AND PROPERTY CORNER MARKERS.
BASED UPON THE REDUNDANT MEASUREMENTS THE
POSITIONAL TOLERANCE OF THE PROPERTY CORNERS
WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS
NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS
INTERIOR BLOCKS (BOARD RULE 180-7-.03)
*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE TO WITHIN 1' IN 293,264'
*MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON
THIS PLAT.
*EQUIPMENT USED: GEOMAX ZOOM90 2" ROBOTIC TOTAL
STATION, CHAMPION TKO DUEL FREQUENCY GPS RECEIVER
WITH EGPS, INC. REALTIME NETWORK & 100' TAPE.

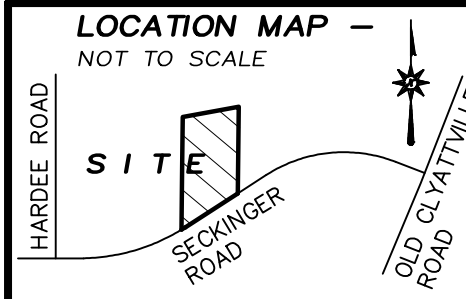
NOTES

- LOT #1 HEREON IS COMPRISED OF ALL OF
LOWNDES COUNTY TAX PARCEL 0092 044 &
A PORTION OF TAX PARCEL 0092 045.
- LOT #1 HEREON IS ZONED E-A.
- *MINIMUM FRONT BUILDING SETBACK =
70' FROM THE CENTERLINE OF THE R/W
+ 1/2 ANY AMOUNT THE R/W EXCEEDS 80'
- *MINIMUM SIDE BUILDING SETBACK = 20'
- *MINIMUM REAR BUILDING SETBACK = 50'
- LOT #1 HEREON IS CURRENTLY SERVED BY
AN INDIVIDUAL WELL AND SEPTIC SYSTEM.
- 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 401.02(E) OR
TABLE 4.06.02(B), OR SECTION 4.06.03(D).
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT
TO ULDC SECTION 4.01.01 (C) AND MAY BE RECORDED
SOLELY FOR THE PURPOSE OF TRANSFERRING THE
ILLUSTRATED PARCEL OR TRACT OF LAND TO THE
OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE
PURPOSE OF BEING COMBINED WITH AND MADE PART
OF SUCH ABUTTING LOT.
- THIS SURVEY WAS PERFORMED AT THE REQUEST
OF MR. CLARENCE L. LUKE JR.

POINT of REFERENCE
NAIL FOUND @ CENTERLINE
INTERSECTION

POINT of BEGINNING

LEGEND
REBAR = CONCRETE REINFORCING BAR
R/W or R.O.W. = RIGHT OF WAY
PL = PROPERTY LINE
TMPL = TAX MAP PARCEL LINE
● = 5/8" x 18" REBAR PLACED
WITH CAP #2284
⊙ = 5/8" IRON REBAR FOUND
⊙ = 1/2" OPEN TOP IRON PIPE FOUND
⊙ = 1" OPEN TOP IRON PIPE FOUND
⊗ = 1" IRON ROD FOUND
△ = NAIL FOUND AT CENTELINE INTERSECTION
— = BOUNDARY LINE SURVEYED
- - - = RIGHT OF WAY LINE
- - - = CENTERLINE
—○— = CHAIN LINK FENCE
— — — = TIE LINE - NOT TO SCALE



PLAT OF BOUNDARY RETRACEMENT,
SUBDIVISION & COMBINATION SURVEY of
- DEED BOOK 6918 PAGE 819
- DEED BOOK 6323 PAGE 152
- DEED BOOK 1314 PAGE 65
- PLAT BOOK 22 PAGE 179
- PLAT BOOK 22 PAGE 87
for

CLARENCE L. LUKE JR.

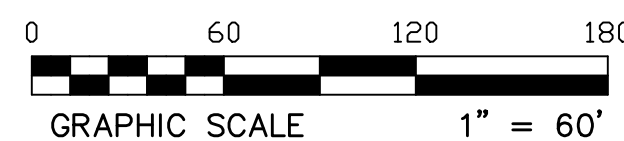
3958 SECKINGER ROAD

LOCATED IN

LAND LOT #22 of the
11th LAND DISTRICT of
LOWNDES COUNTY, GEORGIA

FIELD SURVEY COMPLETED:
11 JULY 2022

PLAT DATE: 12 AUGUST 2022



SURVEY DATA NOTE:
THE SOURCES OF THE TITLE DESCRIPTIONS
FOR THE SUBJECT PROPERTY HEREON ARE:
- DEED BOOK 6918 PAGE 819, GRANTEES
THEREIN ARE CLARENCE L. LUKE, JR. &
MICHAEL S. DeLOACH;
- DEED BOOK 6323 PAGE 152, GRANTEE
THEREIN IS RODNEY C. LUKE; and
- RIGHT OF WAY OF SECKINGER ROAD,
DEED BOOK 1314 PAGE 65, GRANTEE
THEREIN IS LOWNDES COUNTY, GEORGIA.

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

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

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

PRELIMINARY FOR REVIEW 12 AUGUST 2022

STAN FOLSOM GA RLS #2284

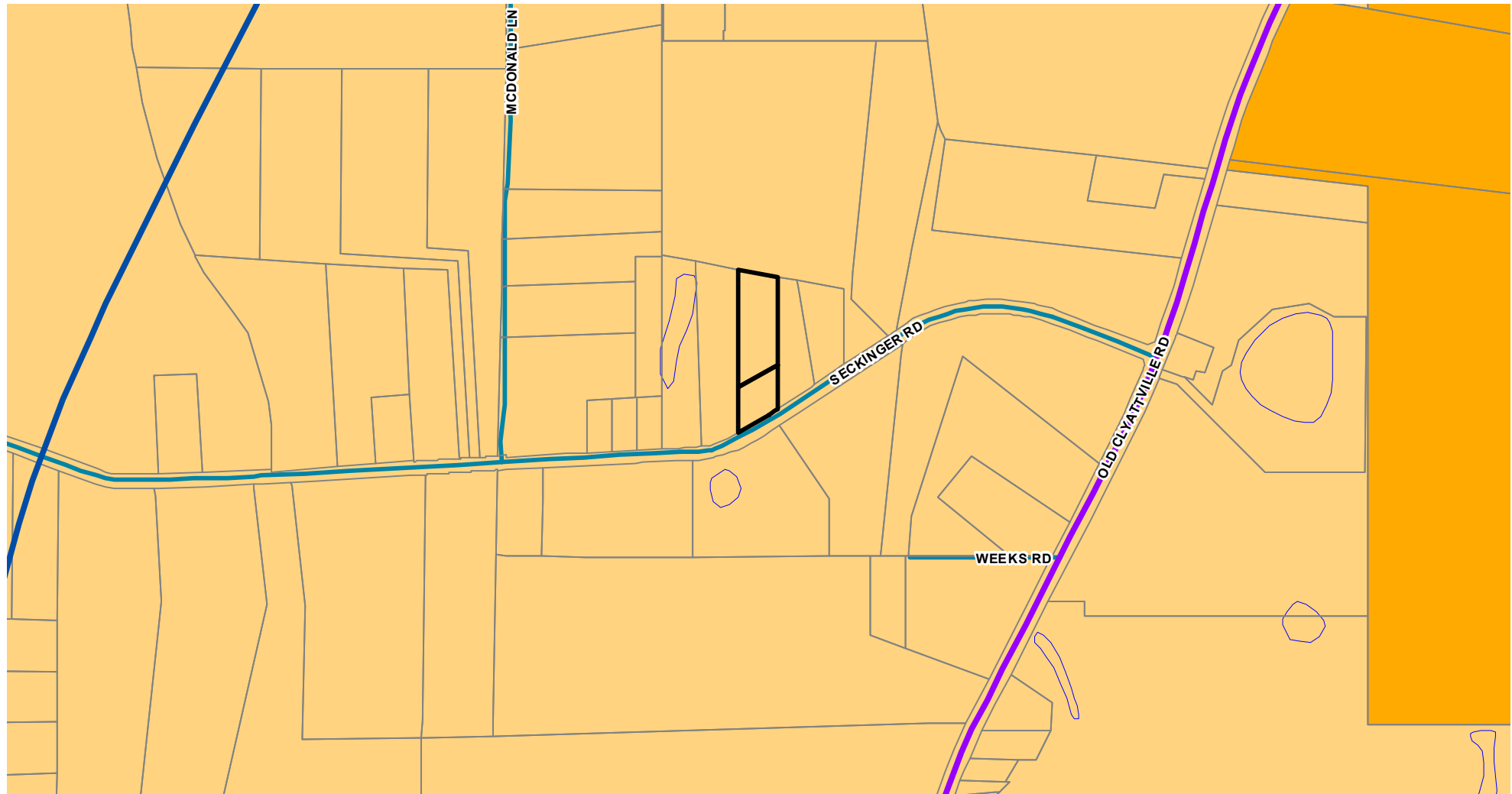
DATE



FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RPLS #2284
LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA 31601
229 - 244 - 2920
folsom22@bellsouth.net
www.folsomsurveying.com

FILES: J4023-C LUKE JR.dwg & .crd

Seckinger Road Rezoning Request



0 350 700 1,400
Feet



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

VALOR

VALOR is a Southern Georgia Regional Commission project.
SOUTHERN GEORGIA REGIONAL COMMISSION

REZ-2022-17

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

Seckinger Road Rezoning Request

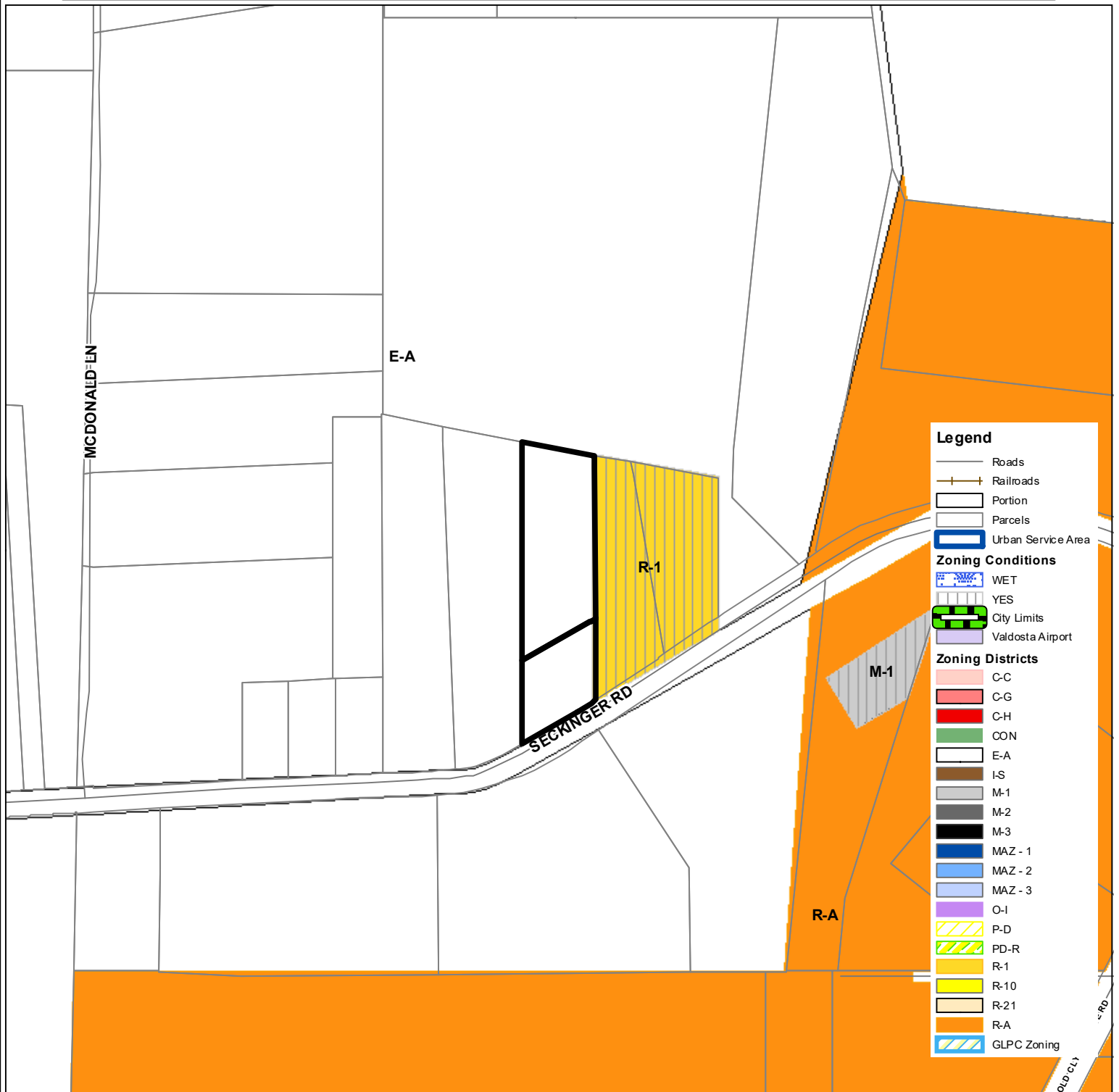


REZ-2022-17

Zoning Location Map

Seckinger Road
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-1



VALOR
Valdosta Area Local Government
SOUTHERN GEORGIA
REVENUE COLLECTOR

0 850
Feet