

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-18

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2022-18 Hilton's, Chug A Lug Rd (Part of 0033 023B)
E-A to R-A, Well & Septic, 8.29 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on 8.29 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided into three new ULDC conforming lots.

Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and within an Agriculture/Forestry Character Area. The property fronts on both Chug A Lug Road (Paved Minor Collector) and Hardee Road (Unimproved Local). The property is also within a groundwater recharge area protection district (Medium pollution susceptibility – ULDC Section 3.03.03).

The surrounding land uses are a mixture of large tracts of timber, farmland, and low-density residential lots with zoning that dates back to at least 1993. Of the 107 lots within a ½ mile radius of the subject property the lot size ranges are as follows:

0	(0%)	less than 10,000 sf
13	(12%)	are 10,001 - 21,000 sf
31	(29%)	are 21,001 - 43,560 sf
32	(30%)	are 43,561 – 108,900 sf
31	(29%)	are 108,901 sf or greater

Staff finds the request consistent with the existing land use pattern, the Comprehensive Plan and having no other technical concerns from the TRC, recommends approval of the request.

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

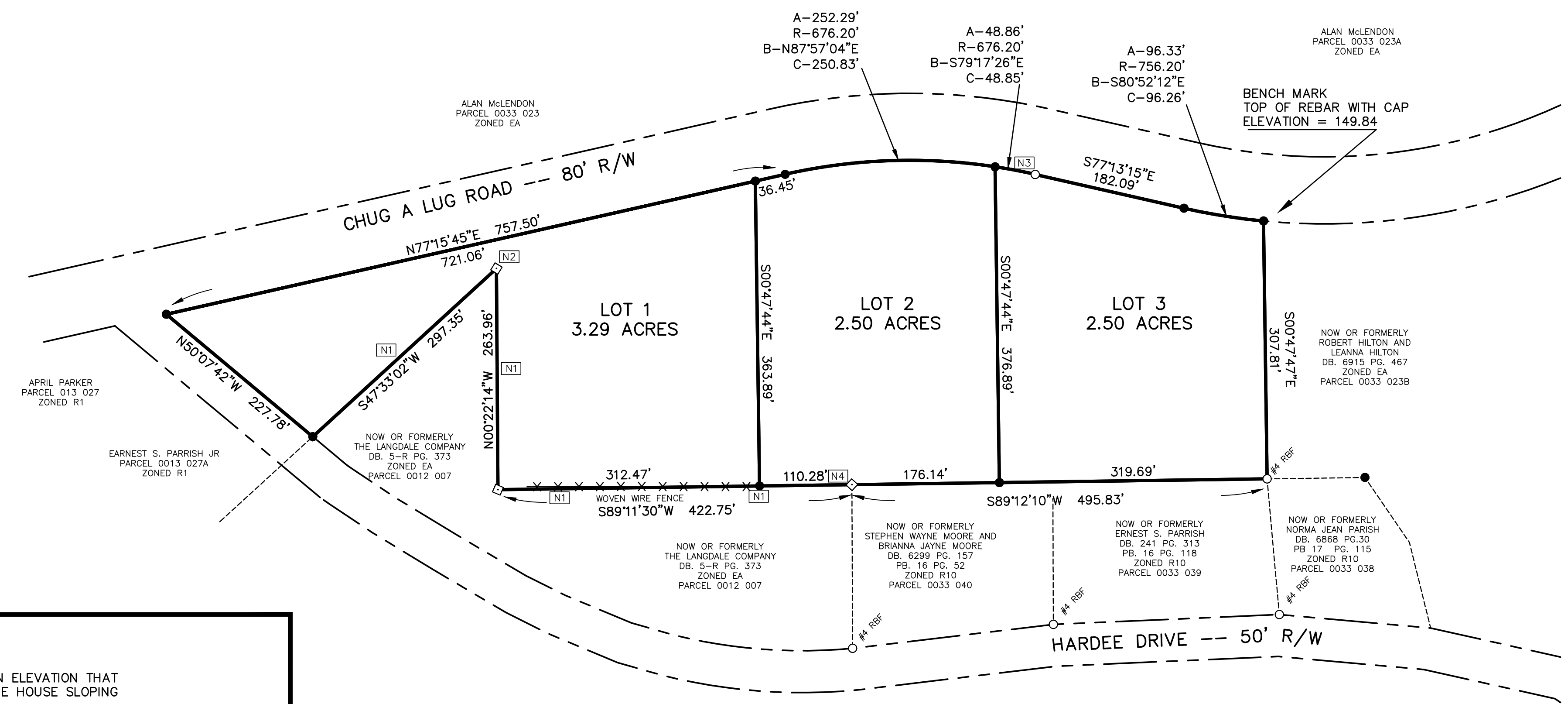
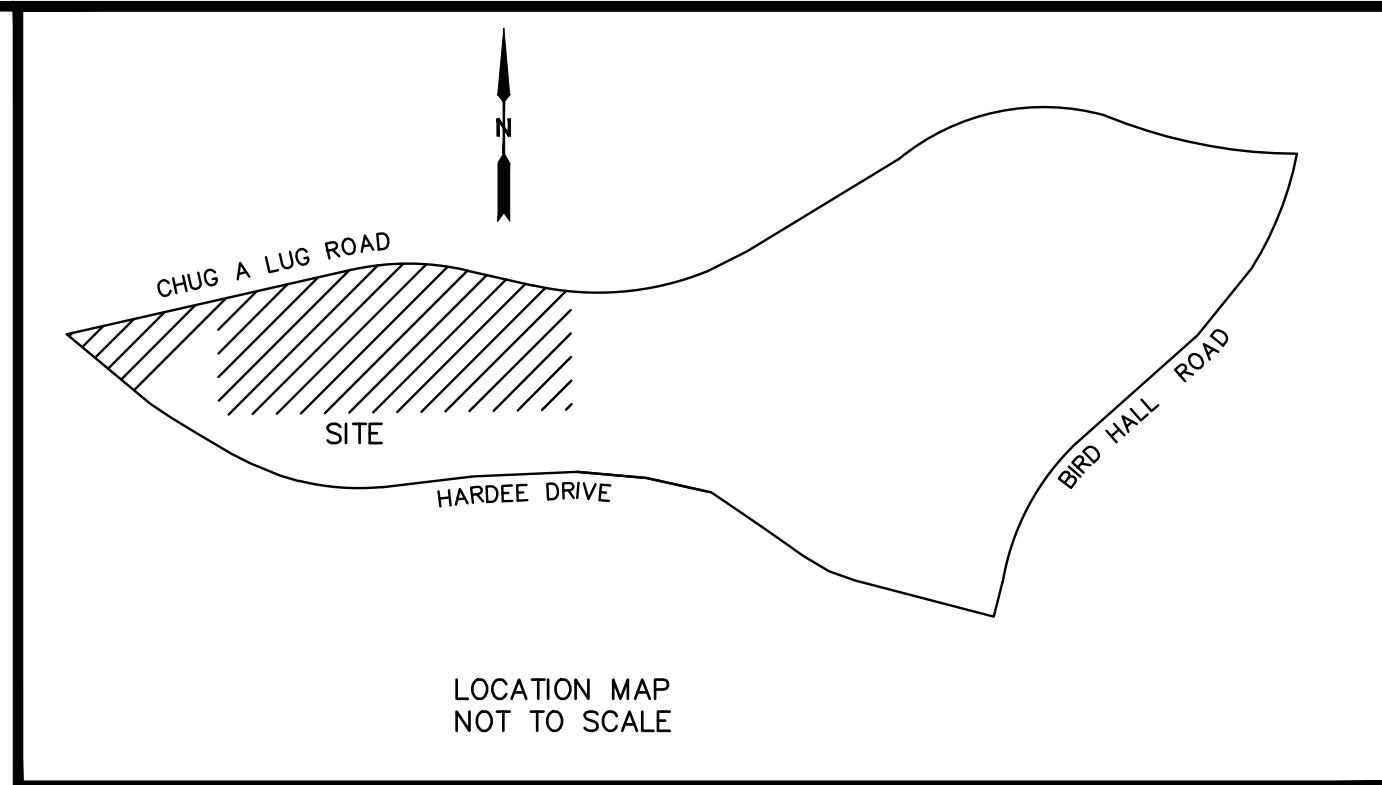
RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning

Staff: JD Dillard
Planning Staff

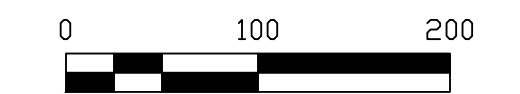
Recommendation by the Commission: _____

RESERVED FOR THE CLERK OF THE SUPERIOR COURT



TAX PARCEL 0033 023B
 TOTAL AREA = 8.29 ACRES
 CURRENTLY ZONED EA
 REQUESTING REZONE TO RA
 OWNERS ROBERT AND LEANNA HILTON

PROPOSED REZONING AND SUBDIVISION PLAT FOR
 ROBERT AND LEANNA HILTON
 LOCATED IN
 LAND LOT 148 - 12TH LAND DISTRICT
 LOWNDES COUNTY, GA.
 PART OF TAX PARCEL 0033 023B
 DEED BOOK 6915 PAGE 467
 FIELD SURVEY: 19, 20, 21, 25, 28 APRIL 2022
 15 OCT. 2022
 PLAT DATE: 21 OCT. 2022
 PLAT REVISED: 04 NOV 2022- 2.5 ACRE LOTS
 REQUEST REZONE TO RA
 SCALE: 1" = 100'



- [N1] "YELLOW" PAINTED TREES FOUND ALONG OR NEAR THE PROPERTY LINE
- [N2] "LANGDALE" CMF WITH 1"x1/2" IRON BAR FOUND HELD IRON BAR AS CORNER MARKER
- [N3] MAGNETIC NAIL PLACED IN BASE OF TREE
- [N4] "LANGDALE" CMF

LEGEND	
POR	POINT OF REFERENCE
PGB	POINT OF BEGINNING NOT DRAWN TO SCALE
---	PROPERTY BOUNDARY SURVEYED
---	RIGHT OF WAY LINE
---	LAND LOT LINE
---	WOVEN WIRE FENCE
---	BARB WIRE FENCE
---	APPROXIMATE PROPERTY LINES
---	REBAR CONCRETE REINFORCING ROD
---	CMF CONCRETE MARKER FOUND
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
PLAT CAB.	PLAT CABINET
LL	LAND LOT
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
DOT	DEPARTMENT OF TRANSPORTATION
●	5/8" REBAR PLACED WITH CAP NO. 2284
△	COMPUTED ANGLE POINT - NO MARKER
○	AS NOTED ON SURVEY
□	CONCRETE MARKER FOUND
⊠	GA. DOT 5"x5" CONCRETE R/W MARKER
#5 RBF	5/8" RBF
#4 RBF	1/2" RBF
#3 RBF	3/8" RBF

- ENGINEERING COMMENTS:**
- FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM OF 1% GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 10 FEET.
 - FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, OR DETENTION PONDS, THE FOLLOWING SHALL BE PROVIDED:
 - a A MINIMUM OF TWO SOIL BORINGS ON OPPOSITE SIDES OF THE PROPOSED FOUNDATION SHALL BE COMPLETED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
 - b IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED, DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 - c BEFORE ANY INSPECTIONS ARE PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR MUST CERTIFY THAT THE PROPOSED FINISHED FLOOR IS AT OR ABOVE THE MINIMUM FINISH FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA INCORPORATED AREAS, MAP NO. 13185C0095E, WITH AN EFFECTIVE DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOODING.

HIGH WATER ELEVATION = 141.8
 MINIMUM FINISH FLOOR = 143.8

PLANNING AND ZONING NOTES:

MINIMUM SET BACK FOR R1 ZONE:
 FRONT SETBACK
 FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
 FOR COLLECTOR STREET IS 70' FROM CENTERLINE OF RIGHT OF WAY
 FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY
 PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET, 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
 MINIMUM SIDE YARD SETBACK = 20'
 MINIMUM REAR YARD SETBACK = 40'

FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE 4.0602(B), OR SECTION 4.0603(D)

IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.

THIS PROPERTY IS IN A GROUNDWATER RECHARGE AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 49,524' WITH AN ANGLE ERROR OF 03 SECONDS PER ANGLE POINT. ADJUSTED BY COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 117,670'.

EQUIPMENT USED:
 GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE

CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC. REALTIME NETWORK USED TO DETERMINE GRID NORTH.

SOURCE OF TITLE DESCRIPTION:
 DEED BOOK 6915 PAGE 467
 GRANTEE: ROBERT HILTON AND LEANNA HILTON.

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

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

DATE _____ SIGNED _____
 BOARD OF HEALTH REPRESENTATIVE

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.

DATE _____ SIGNED _____
 COUNTY ENGINEER

APPROVED BY THE DIRECTOR OF ENGINEERING DATE _____

OWNERS SIGNATURE _____ DATE _____

OWNERS SIGNATURE _____ DATE _____

THIS SURVEY WAS MADE AT THE REQUEST OF LEANNA HILTON.

THE APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE 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

PRELIMINARY PLAT FOR REVIEW

STAN FOLSOM GA. RPLS 2284

DATE _____

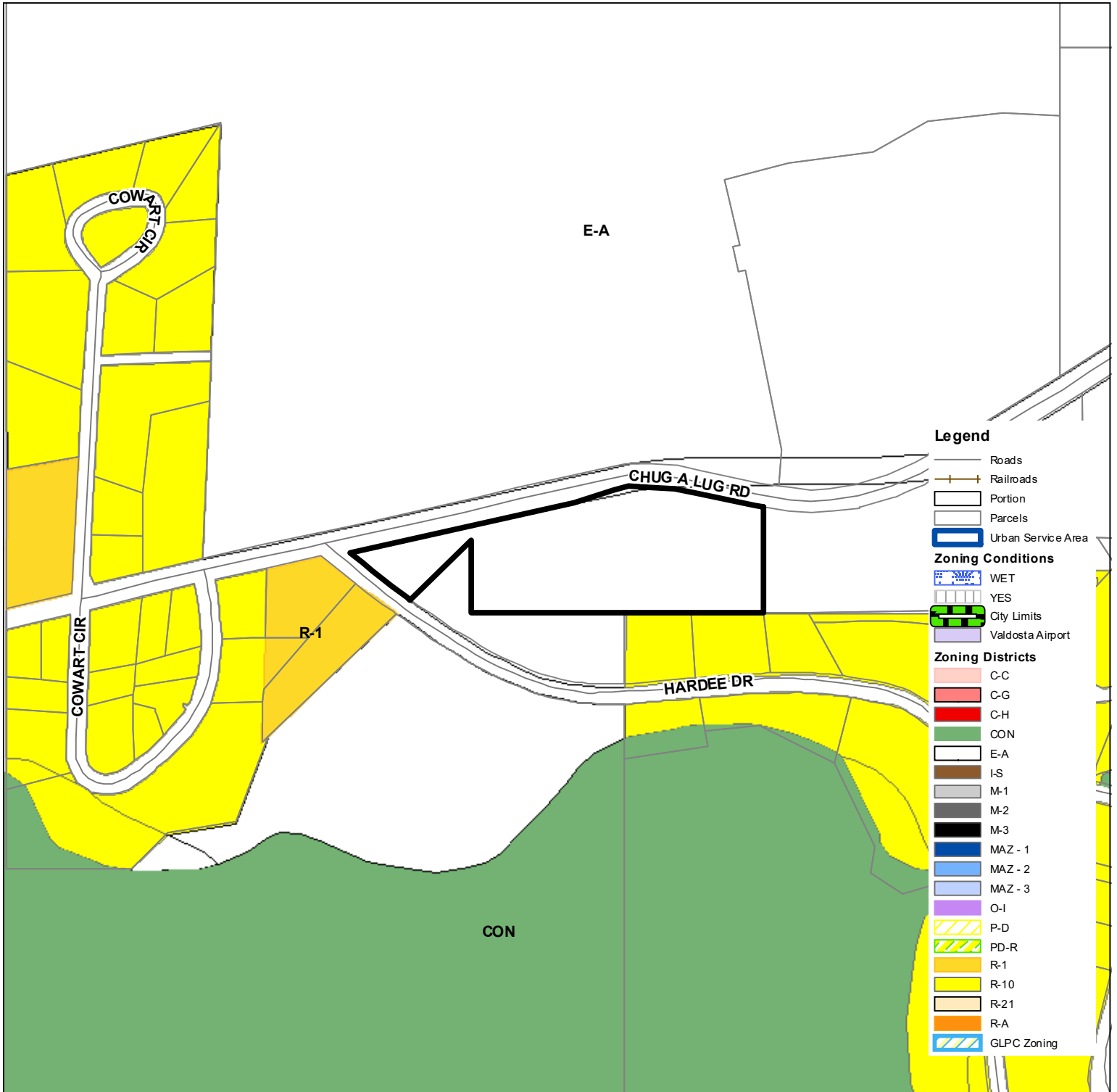
STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920

REZ-2022-18

Zoning Location Map

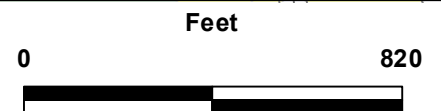
Hilton Rez
Rezoning Request

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

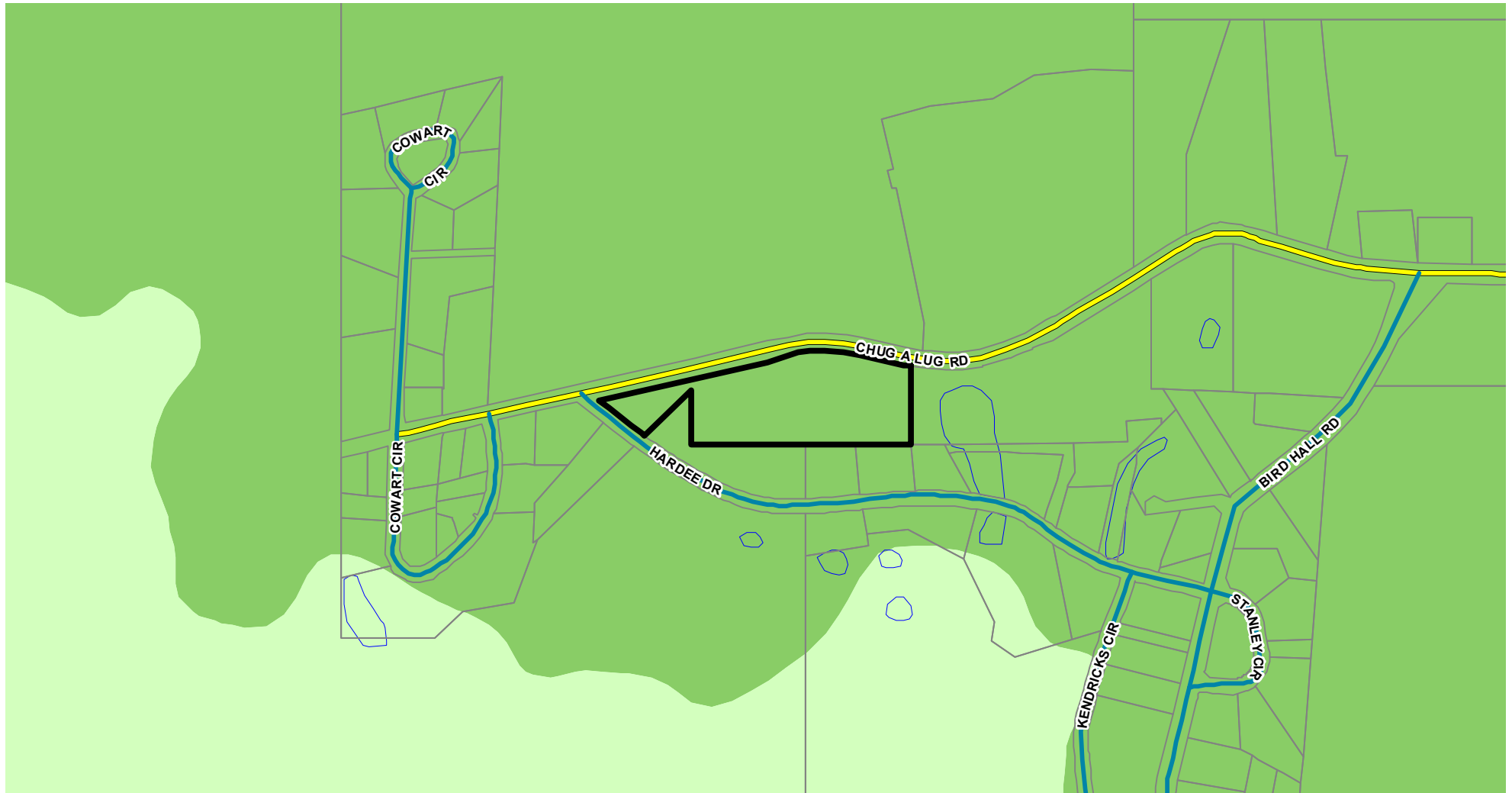


Legend

- Roads
- Railroads
- Portion
- 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



Hilton Rez 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
- Remerbn Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

VALOR

Valuer, Auditor, Engineer, Drafting Information Service
 1111 W. JONES BLVD. #1000 W. PALM BEACH, FL 33411
sgic SOUTHERN GEORGIA
 PUBLIC SERVICE CORPORATION

REZ-2022-18

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 |

Hilton Rez Rezoning Request

