

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-19

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-2022-19 Tripp Talley, 4088 Old Bemiss Rd. (0145B 076)
R-21 to R-10, County Utilities, ~0.8 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 0.8 acres from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning, in order for the property to be subdivided into two ULDC conforming lots. Per the letter of intent and previous communications, the aim for the 2 lots would be for the construction of 2 duplex units (1 duplex unit on each lot). The existing residence on the subject property is slated to be removed.

The subject property is in the Urban Service Area and Neighborhood Activity Center Character Area. The subject property has a unique shape with frontage on Old Bemiss (Minor Collector), Bemiss Knights Academy (Minor Collector), and the Cater Parrott Railroad. As a courtesy, the applicant has submitted a conceptual site plan. It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County.

The neighboring land uses are mostly developed or developing single-family residential dwellings at the R-10 density level. To the west and north are a couple of undeveloped properties and then a mixture of lot sizes with seemingly older residences. Further west is the commercial Bemiss Rd corridor. Consideration has been given, with debate, about whether this density of duplexes on a lot with this size and configuration is appropriate. Ultimately, staff believes the proposed development can work but with some hesitancy because of the very slim margin for error.

Staff finds the request overall consistent the Comprehensive Plan and, having no other technical concerns from the TRC, recommends approval of the request.

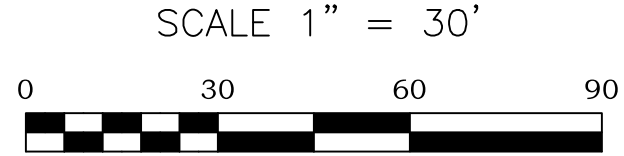
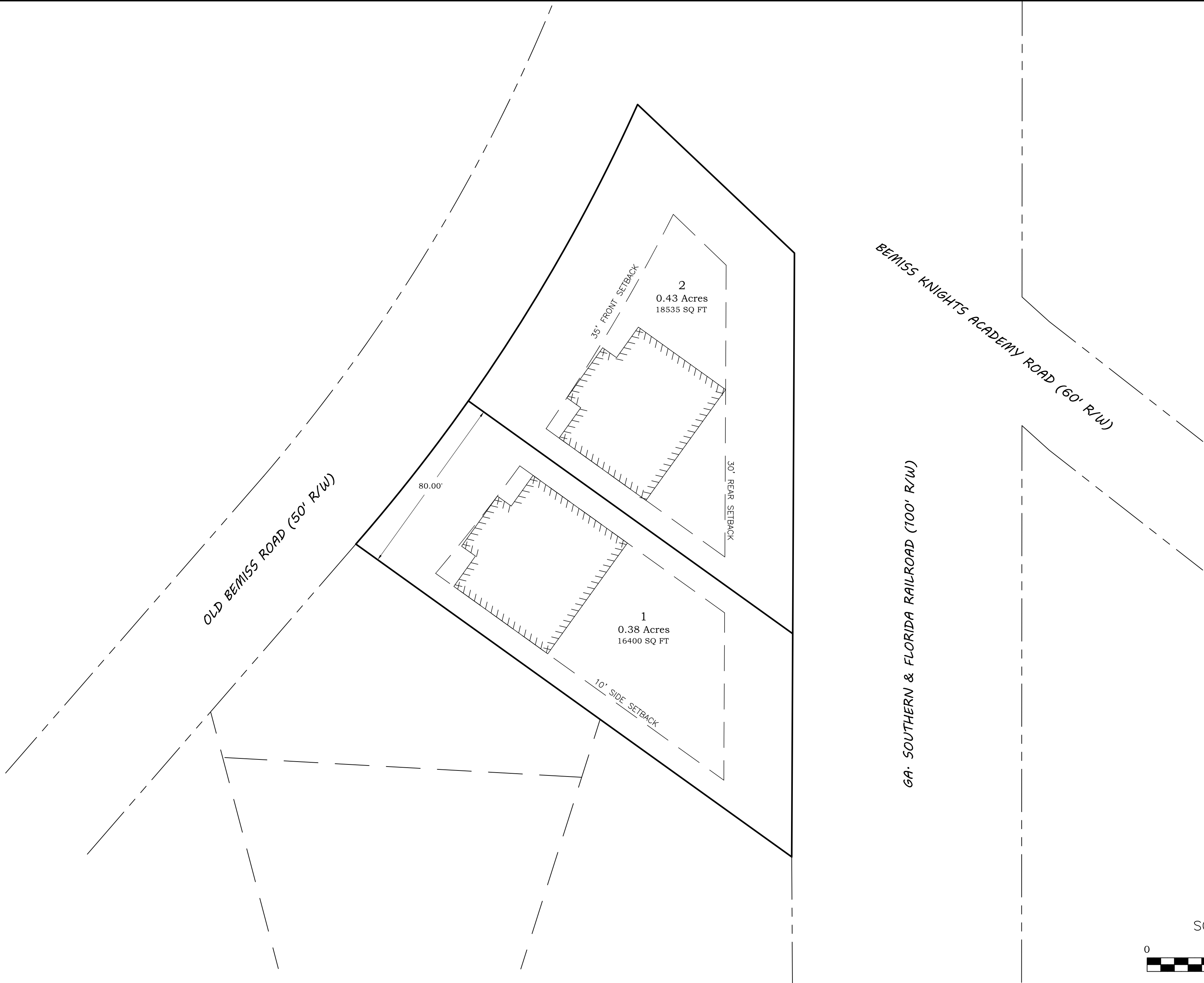
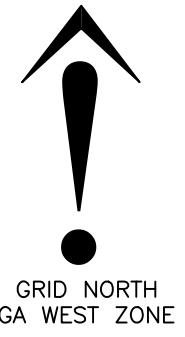
OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning

Staff: JD Dillard
Planning Staff

Recommendation by the Commission: _____



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INNOVATE !
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

CONCEPTUAL SITE PLAN FOR:
4088 OLD BEMISS ROAD

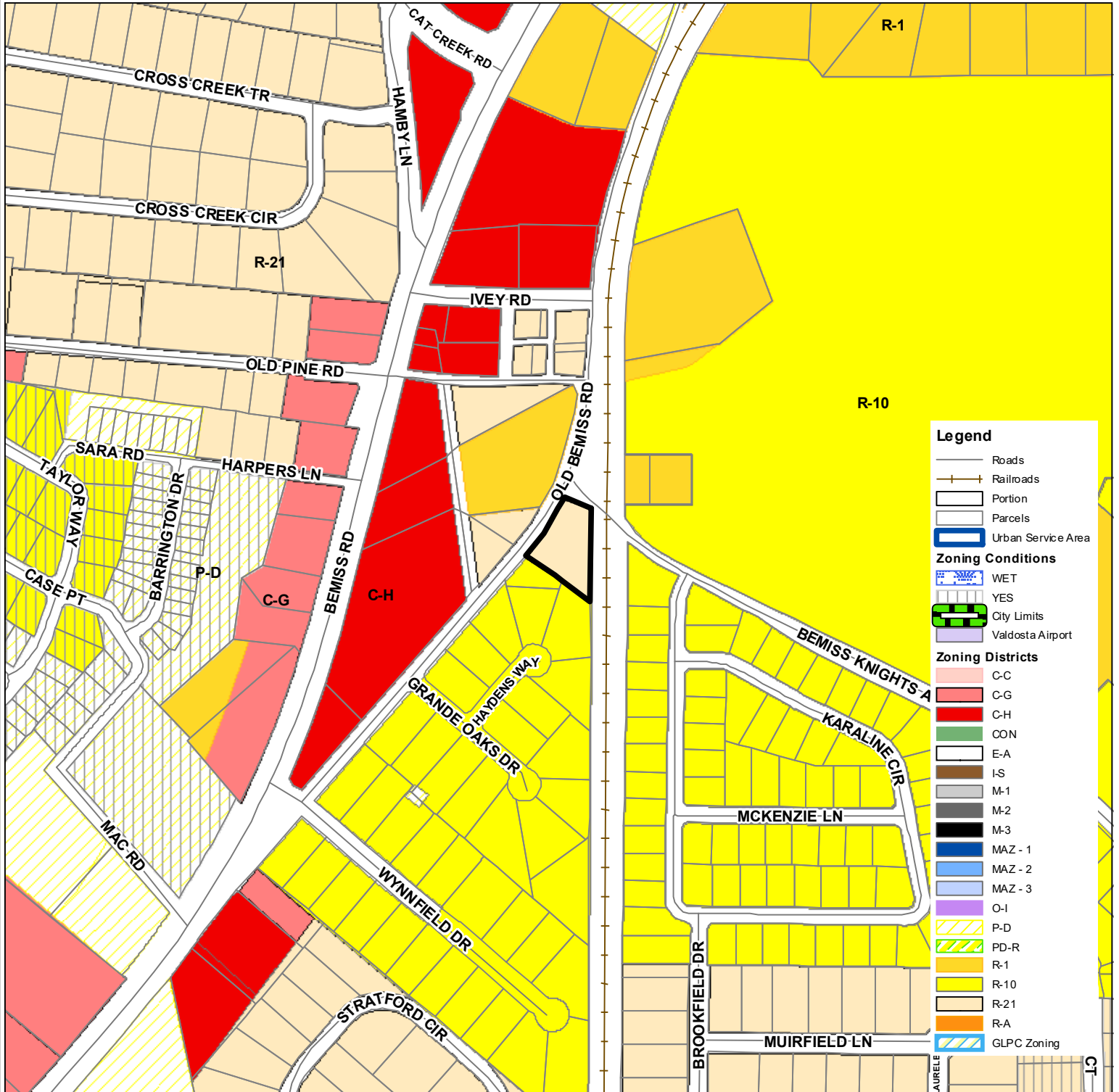
LOCATED IN
LAND LOT 131
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE:
FIELD SURVEY DATE:

REZ-2022-19

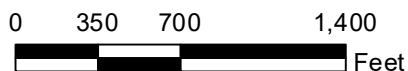
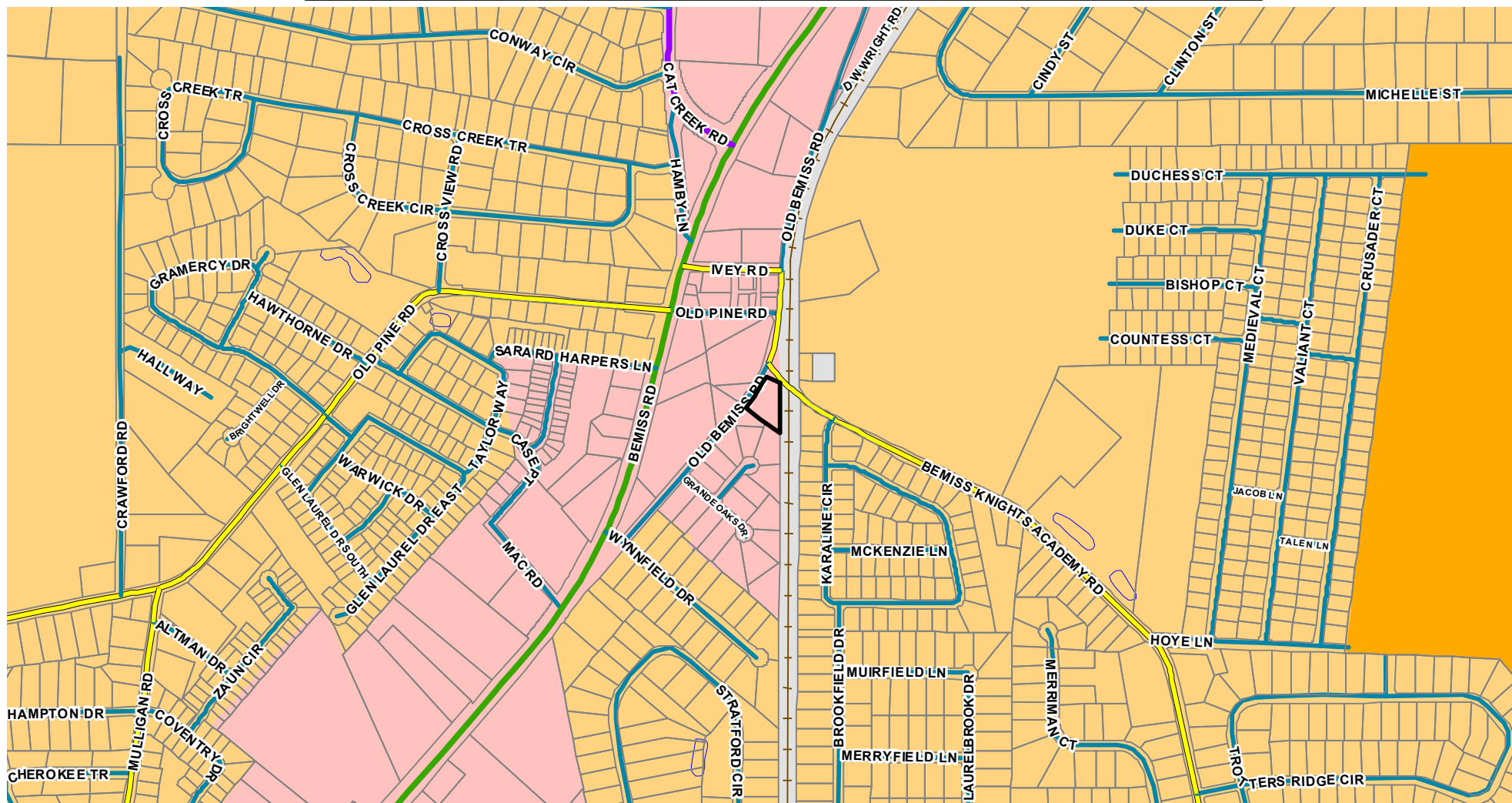
Zoning Location Map

Tripp Talley
Rezoning Request

CURRENT ZONING: R-21
PROPOSED ZONING: R-10



Tripp Talley 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

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 1111 W. UNIVERSITY BLVD. SUITE 1000, ALBUQUERQUE, NM 87102
sgjic SOUTHERN GEORGIA
 1000 W. MARKET ST. SUITE 1000, SAVANNAH, GA 31401

REZ-2022-19

WRPDO Site Map

Legend

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

Tripp Talley Rezoning Request

