

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-20

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 28th, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2022-20 Teramore, Hwy 122 & Skipper Bridge (Part of 0067 051)
E-A to C-C, Well and Septic, ~3 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. Per the letter of intent, the proposal is to develop a Dollar General on approximately 3 acres of the 35-acre subject property. The subject property possesses road frontage on GA Hwy 122 E (State maintained minor arterial) and Skipper Bridge Road (County maintained minor collector). Although the national wetlands inventory (NWI) wetlands in VALOR do not show on the subject property the survey does indicate their presence in the southeastern corner. If approved, that wetland area along with the two wetland ditches depicted are planned to be addressed during the civil phase of development through the Lowndes County Engineering Division. 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. Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and depicted as within an Agriculture/Forestry Character Area. The Agriculture/Forestry Character Area lists C-C zoning as permitted (Where appropriate).

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

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

RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning

Staff: JD Dillard
Planning Staff

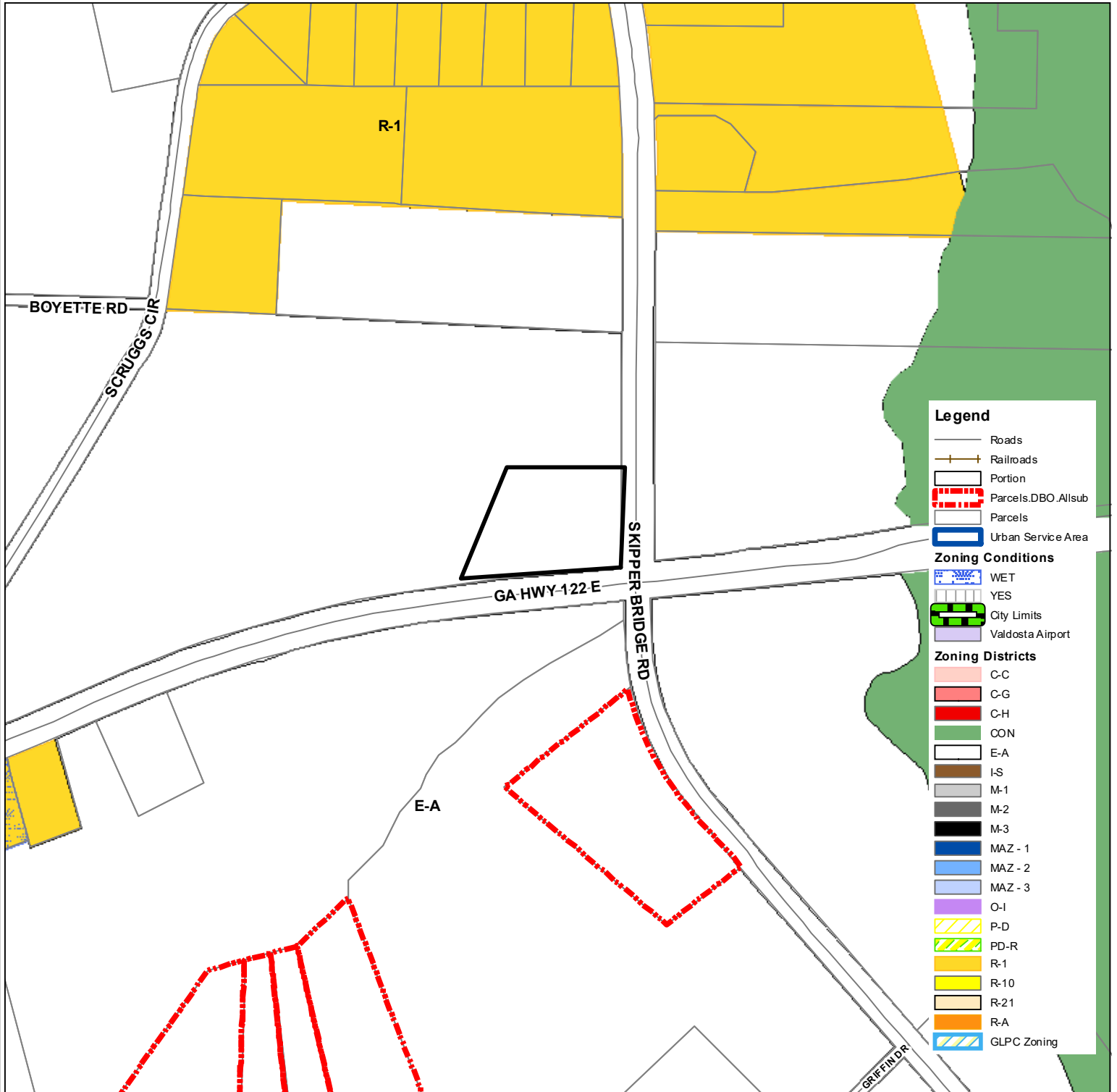
Recommendation by the Commission: _____

REZ-2022-20

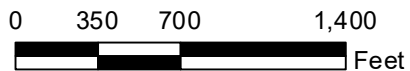
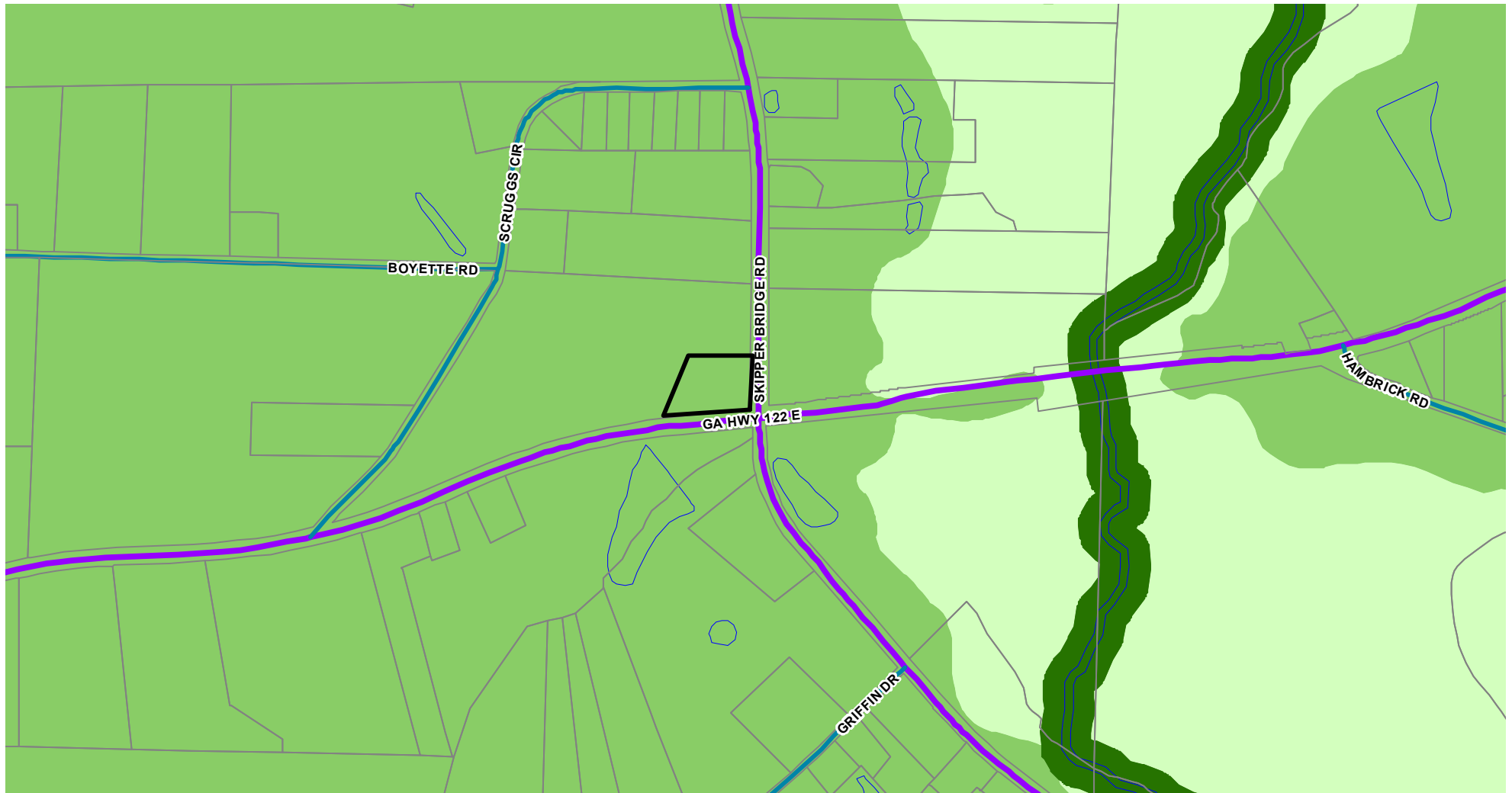
Zoning Location Map

Teramore/Skipper Bridge Road
Rezoning Request

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



Teramore/Skipper Bridge Road 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, Geographer, Information Specialist
 1111 W. UNIVERSITY BLVD. SUITE 1000, ALBUQUERQUE, NM 87102
sgic SOUTHERN GEORGIA
 INSTITUTIONAL INVESTMENT GROUP

REZ-2022-20

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 |

Teramore/Skipper Bridge Road Rezoning Request

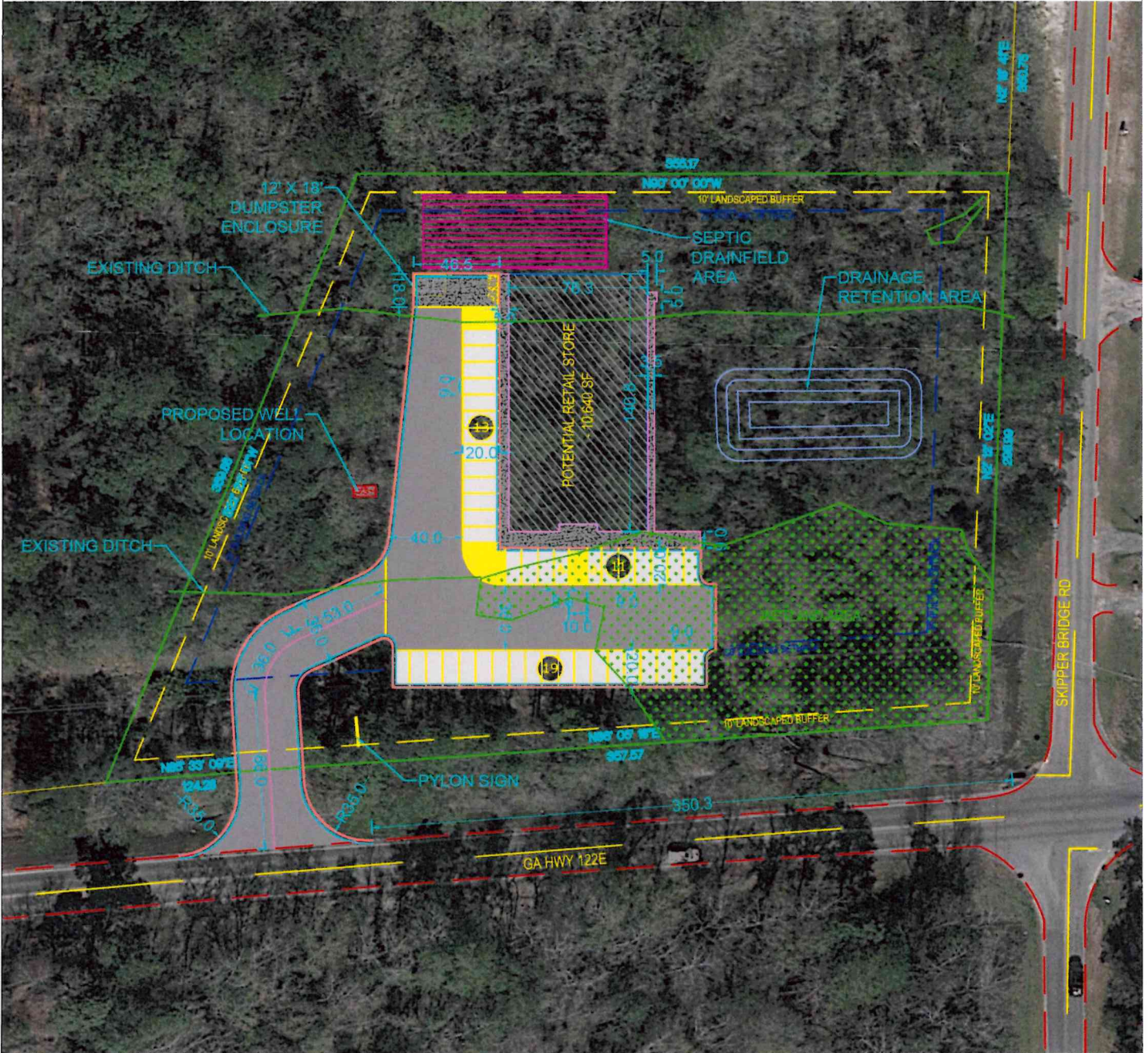


SITE PLAN - AERIAL

CITY, STATE - STREET
 HAHIRA, LOWNDES COUNTY, GA - SKIPPER BRIDGE RD

PARCEL ID: 0067 051

PROTOTYPE: A	DEVELOPER		DESIGNER	DATE
BLDG SF: 10,640/8,513 SF	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: TERAMORE DEVELOPMENT, LLC	05/24/22	
ACREAGE: 3.0 ± AC	NAME: JOSH HUFSTETLER	NAME: CHAD STRICKLAND		
PARKING: 43	PHONE: (229) 977-3931	PHONE: (229) 977-1008		



LEGEND

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.

