

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-02

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 30, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2023-02 Thomas Property (0136 029C)

R-1 to R-A, Well & Septic, ~10 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 10 acres from R-1 (Low Density Residential) zoning to R-A (Residential Agricultural) zoning, in order for the property to be utilized for agricultural purposes, including the raising of livestock.

Historically, this parcel was zoned A-U (Agricultural Use) prior to the ULDC adoption in 2006. The property abuts R-1 zoning to the north and east, and M-3 (High Intensity Industrial) to the south and west. It should be noted that the Valdosta Southern Railroad abuts the property along its western boundary. The subject property is in the Urban Service Area and a Suburban Character Area, with access to and from the property off Madison Hwy, a State maintained minor arterial road. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended zoning within that character area.

For reference, M-3 zoning provides for industrial uses that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development. To help with the dynamics associated with the M-3 zoning and the nearby paper mill complex staff has made efforts to reach out to their representatives about this case.

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, and believes that rezoning from a residential to an agricultural district provides added protection to the M-3 district from potential incompatible future development.

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

RECOMMENDATION: Option 1

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: _____

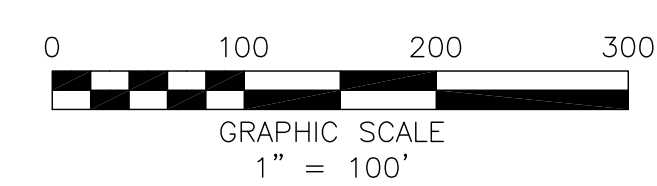
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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

RODNEY GENE TENERY, JR., RLS/RF _____ DATE _____

RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.F. = IRON PIN PLACED
 - (5/8" REBAR) W/ CAP #3015
 - CONCRETE MONUMENT PLACED
 - GALVANIZED PIPE FOUND
 - GALVANIZED PIPE PLACED
 - RIGHT OF WAY MARKER FOUND
 - POINT OF BEGINNING
 - POINT OF REFERENCE
 - BROKEN LINE NOT TO SCALE
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - R/W = RIGHT OF WAY
 - B.M. = BENCHMARK
 - N.M. = NON MONUMENTED POINT
 - R.R. = RAIL ROAD
 - N/F = NOW OR FORMERLY
 - = GROUND SLOPE
- SURVEY EQUIPMENT USED**
- ☒ LEICA 1203 TOTAL STATION 3 SEC.
 - ☒ GEOMAX ZOOM 90 TOTAL 2" STATION
 - ☒ 3005W TOPCON TOTAL STATION 5 SEC.
 - ☒ 200' STEEL MESH TAPE
 - ☒ CST. AUTO LEVEL
 - ☒ TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - ☒ CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - ☒ CHAMPION PRO GNSS RECEIVER
 - ☒ SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE



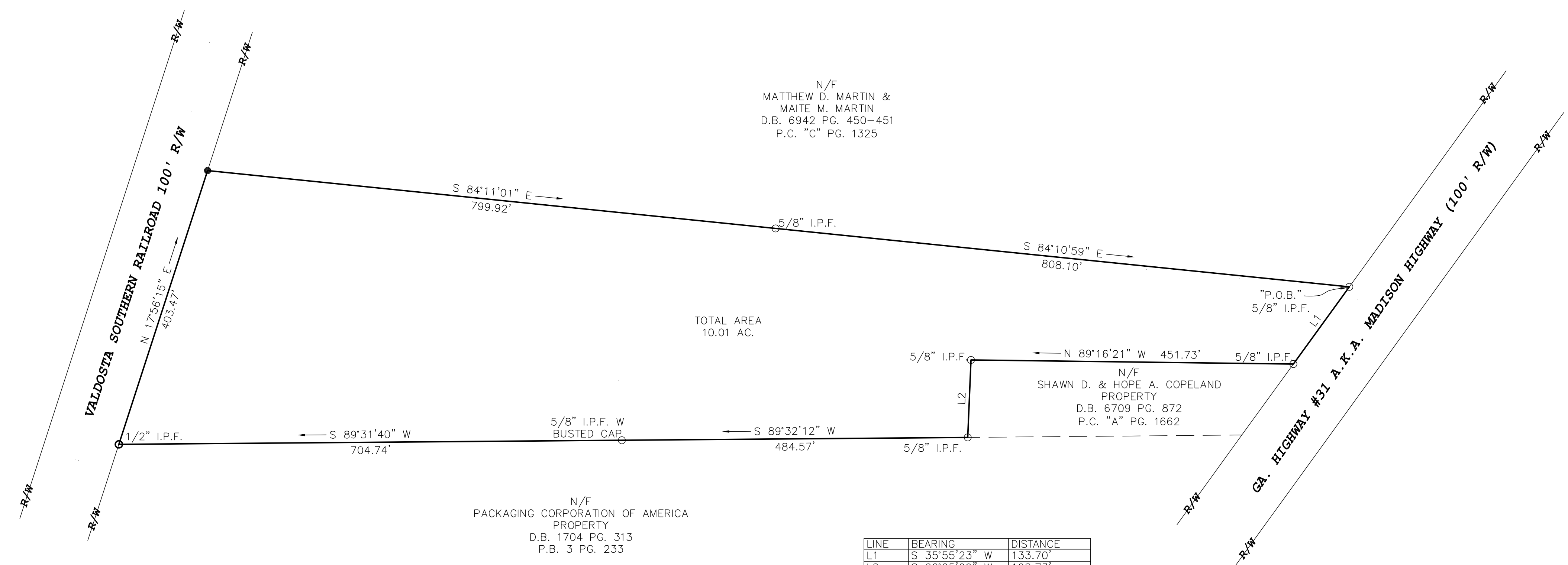
GRID NORTH (NAD 83 GA. WEST ZONE)

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

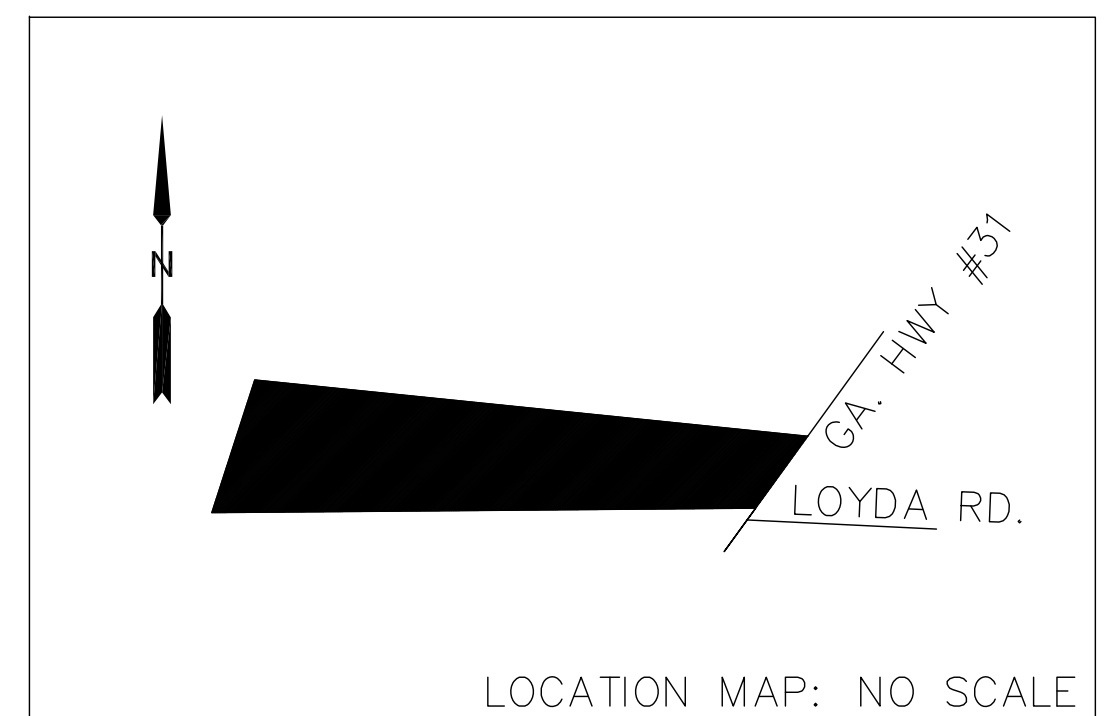
I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 565,427.8 FEET MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA BUSINESS LICENSE NO. 2534

**** PRELIMINARY ****



- GPS NOTES:**
- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
 - 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
 - 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
 - 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

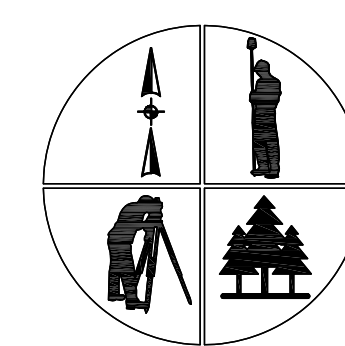
- GENERAL NOTES:**
- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
 - 2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0325E, DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.
 - 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 6943 AT PAGE 530 SHOWING WAYLON THOMAS & DEED BOOK 6592 AT PAGE 920 SHOWING WAYLON THOMAS AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. WAYLON THOMAS.



SURVEY FOR:
WAYLON THOMAS
LOCATED IN LAND LOT 68
OF THE 16TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

**** PRELIMINARY ****

DATE OF FIELD SURVEY:
12 / 08 / 2022
DATE OF PLAT:
?? / ?? / ??



Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harr1613@bellsouth.net

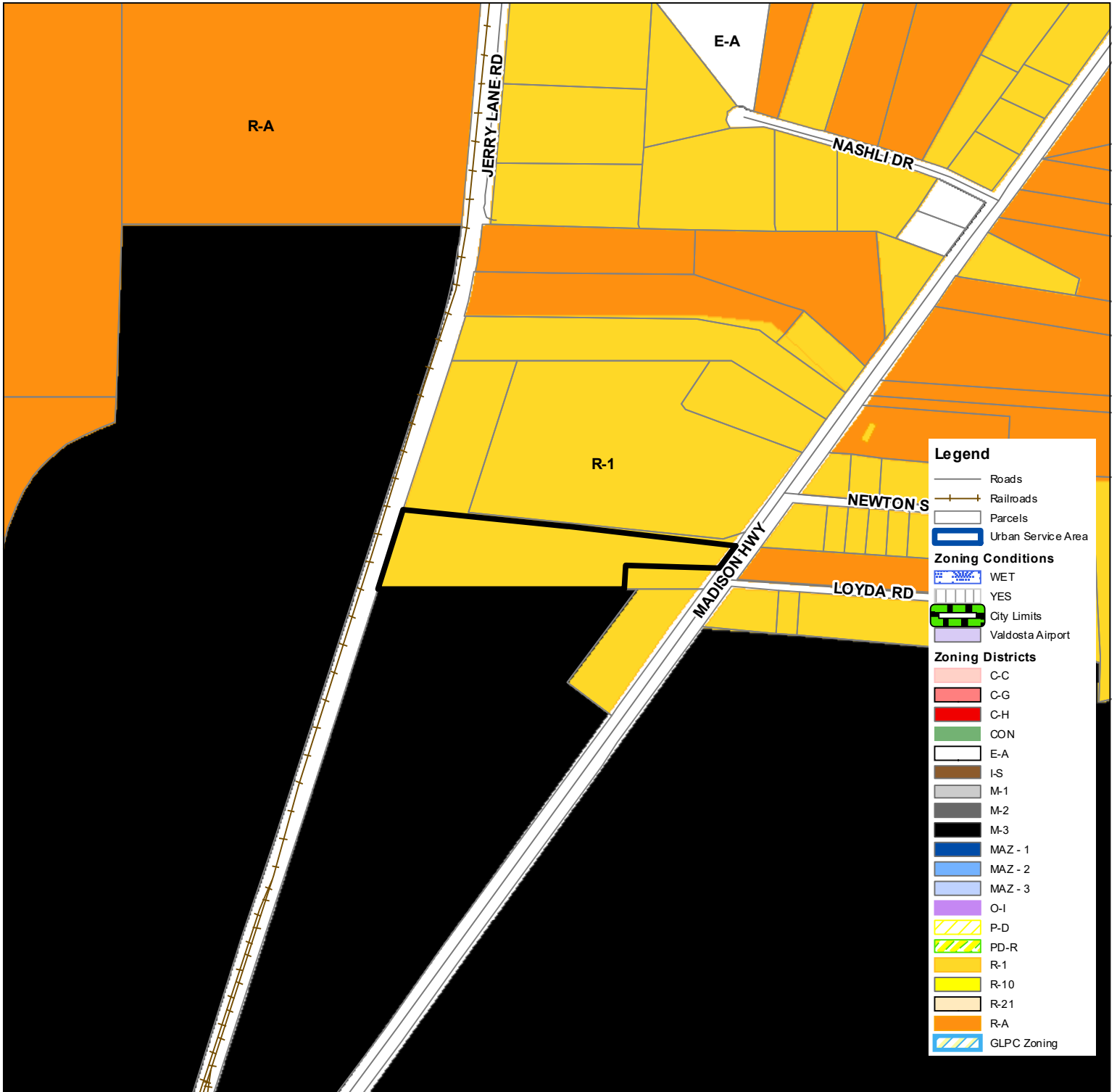
THIS IS A SURVEY OF
LAND PARCEL 029C
ON TAX MAP 136 &
LAND PARCEL 029A
ON TAX MAP 136

REZ-2023-02

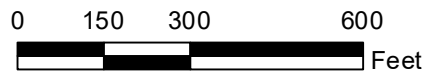
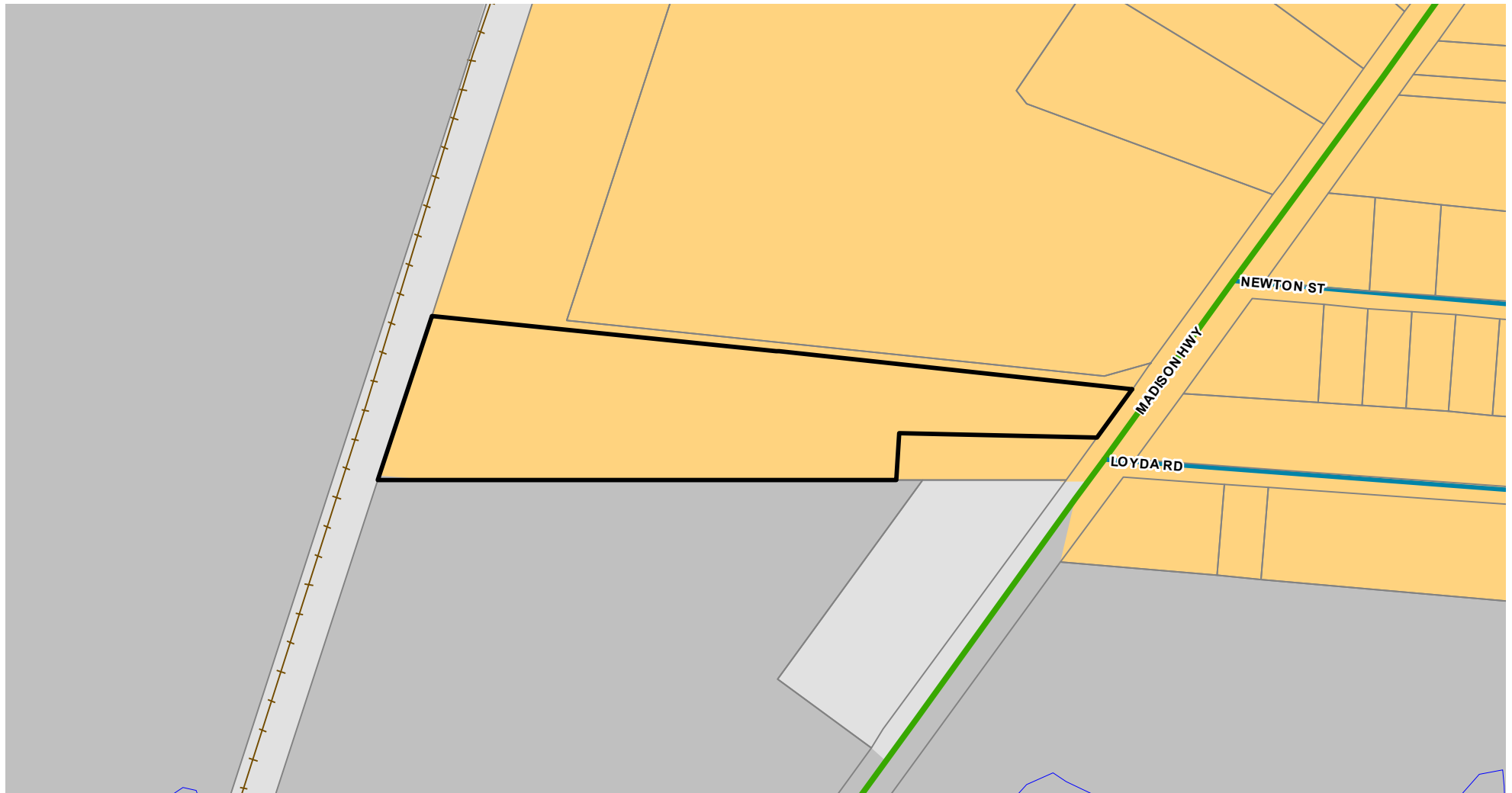
Zoning Location Map

Thomas Property
Rezoning Request

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



Thomas Property 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

VALOR

Without Endorsement Regional Geographic Information System
 VALOR is a service to <https://www.valorgis.com/>

sgic SOUTHERN GEORGIA
 REGIONAL COMMISSION

REZ-2023-02

WRPDO Site Map

Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | ■ Valdosta Airport |
| ■ Park | ▨ Wetlands |
| ■ City Limits | ▨ 100 Yr Flood |
| ● Crashzone | — Hydrology |
| ■ Crashzone West | ■ Drastic |
| ■ Urban Service Area | ■ Recharge Areas |
| | ■ Parcels |

Thomas Property Rezoning Request

