

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-06

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 24, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2023-06 – Herschend Family Entertainment dba Wild Adventures,
3766 Old Clyattville Road (0093 067& 071)
P-D to P-D, County Utilities, ~170 acres

HISTORY, FACTS AND ISSUES:

This case represents an amendment to a previously approved Planned Development (LO-95-08) for Liberty Farms and Conference Center, better known as Wild Adventures, to include a multi-phased “Safari Campground” with sites for RV, cabins, glamping, and amenities on the property. The original approval from the County in 1995 did list “overnight lodging and group accommodations” and “bed and breakfast and other types of lodging accommodations...” as an allowed use on the property, also noting “...Any changes of use, additions or deviations from the approved site plan in the future, must receive building permits and be reviewed and approved as though it were a separate Planned Development district.”

The subject property has frontage on Old Clyattville Road, a major collector (3000 to 6000 Vehicles per Day), and therefore within the Old Clyattville Road Corridor Overlay District. The Comprehensive Plan depicts the subject property within the Urban Service Area and as a Regional Activity Center which permits P-D zoning.

Per the letter of intent, “~4.4M [people] are considered to be in the Qualified Target market and have qualifying interest in camping, animal experiences and/or are RV owners. Roughly 90% of these households live between 100 and 300 miles away, and include major markets like Atlanta, Jacksonville, Orlando and Tampa. In general, the Wild Adventures experience as it is today is highly appealing to most demographic segments. The Safari Campground and associated lodging options [with] safari views from Cabins and RV sites, and VIP access to the parks, are highly appealing to a majority of the Qualified Target Market.”

The TRC reviewed the accompanying site plan and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

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

DIVISION: Planning

Staff: JD Dillard

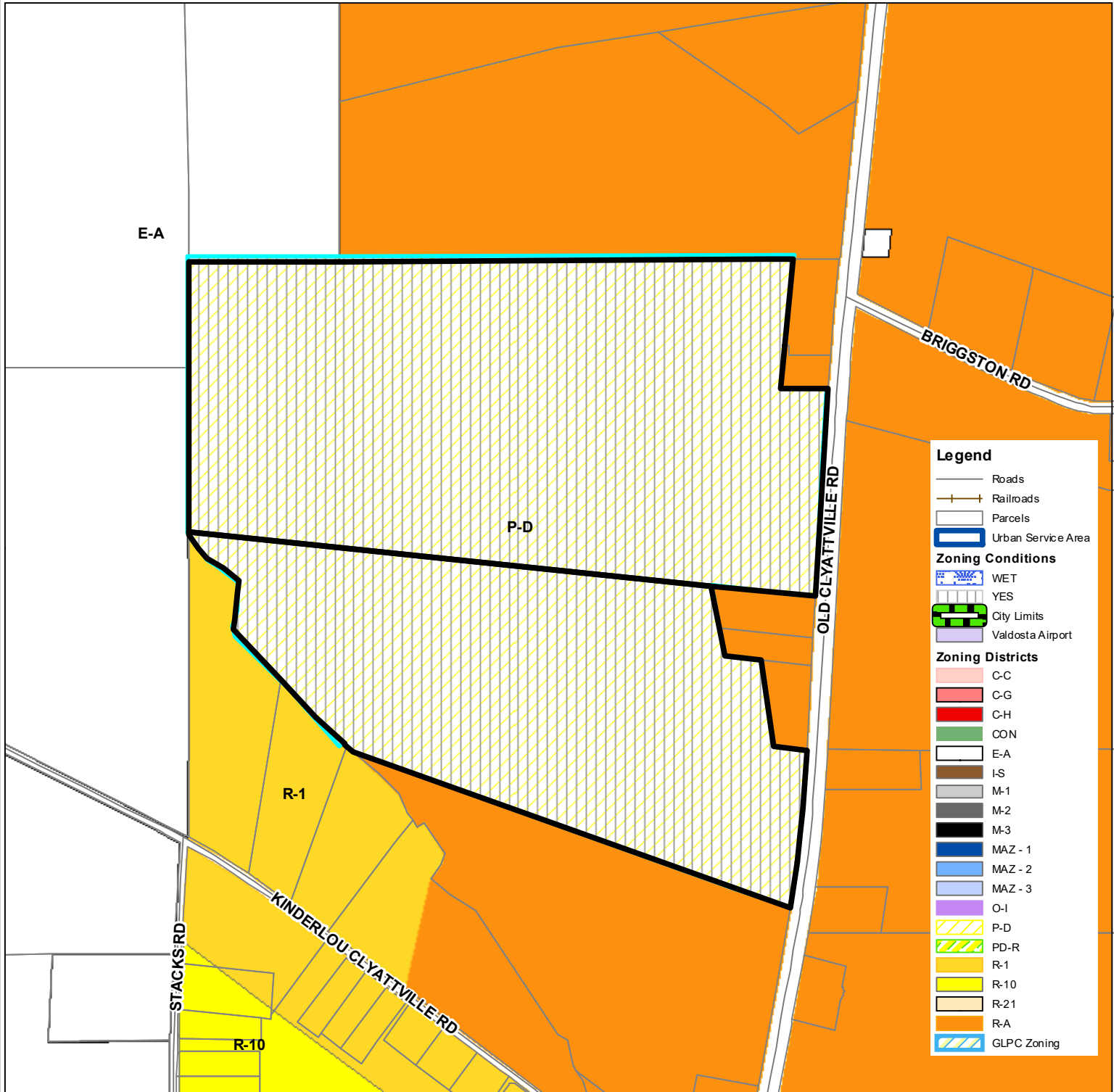
Recommendation by the Commission: _____

REZ-2023-06

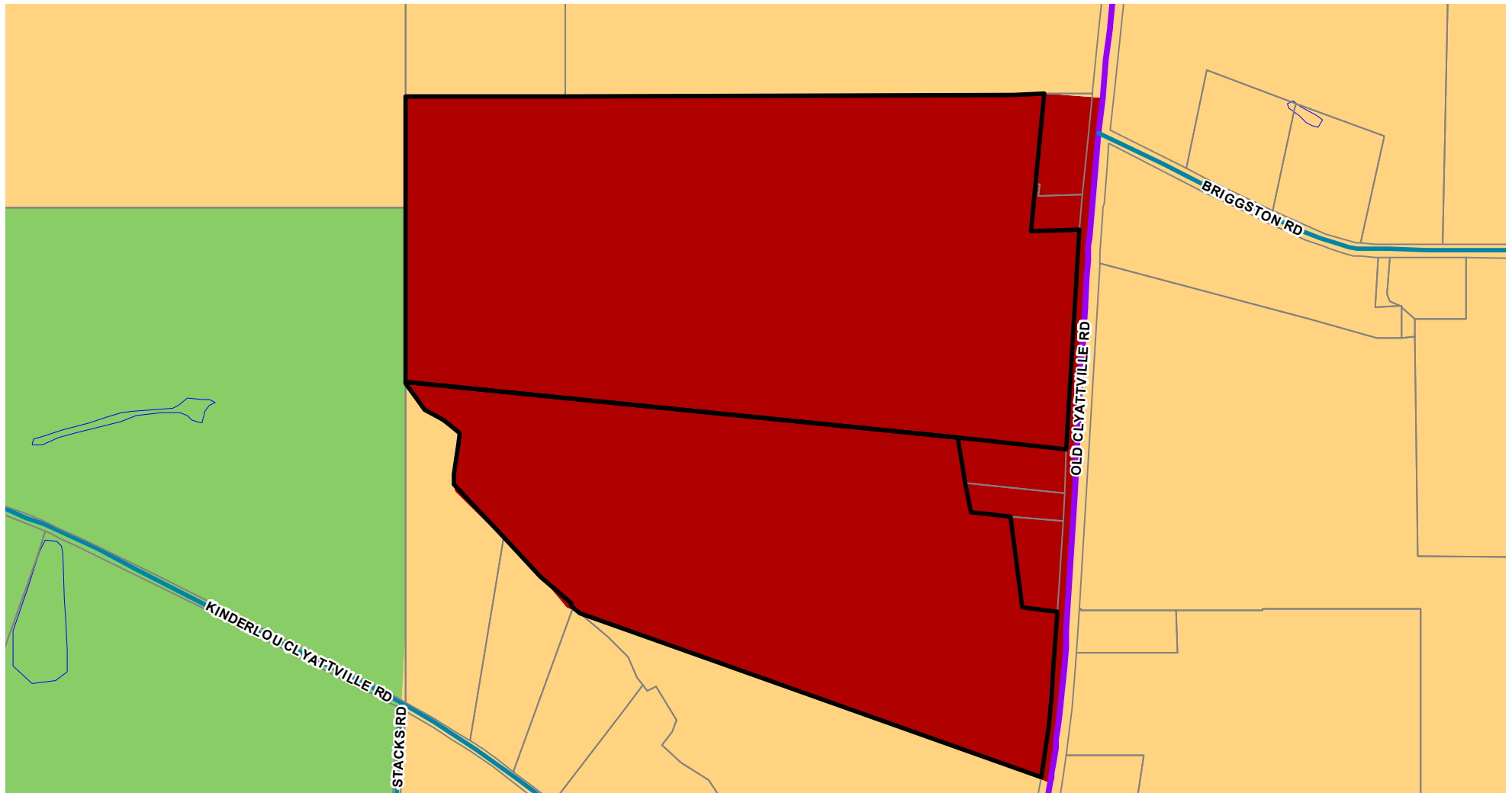
Zoning Location Map

Camp Resort at WA
Rezoning Request

CURRENT ZONING: P-D
PROPOSED ZONING: P-D



Camp Resort at WA 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



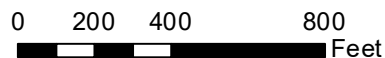
REZ-2023-06

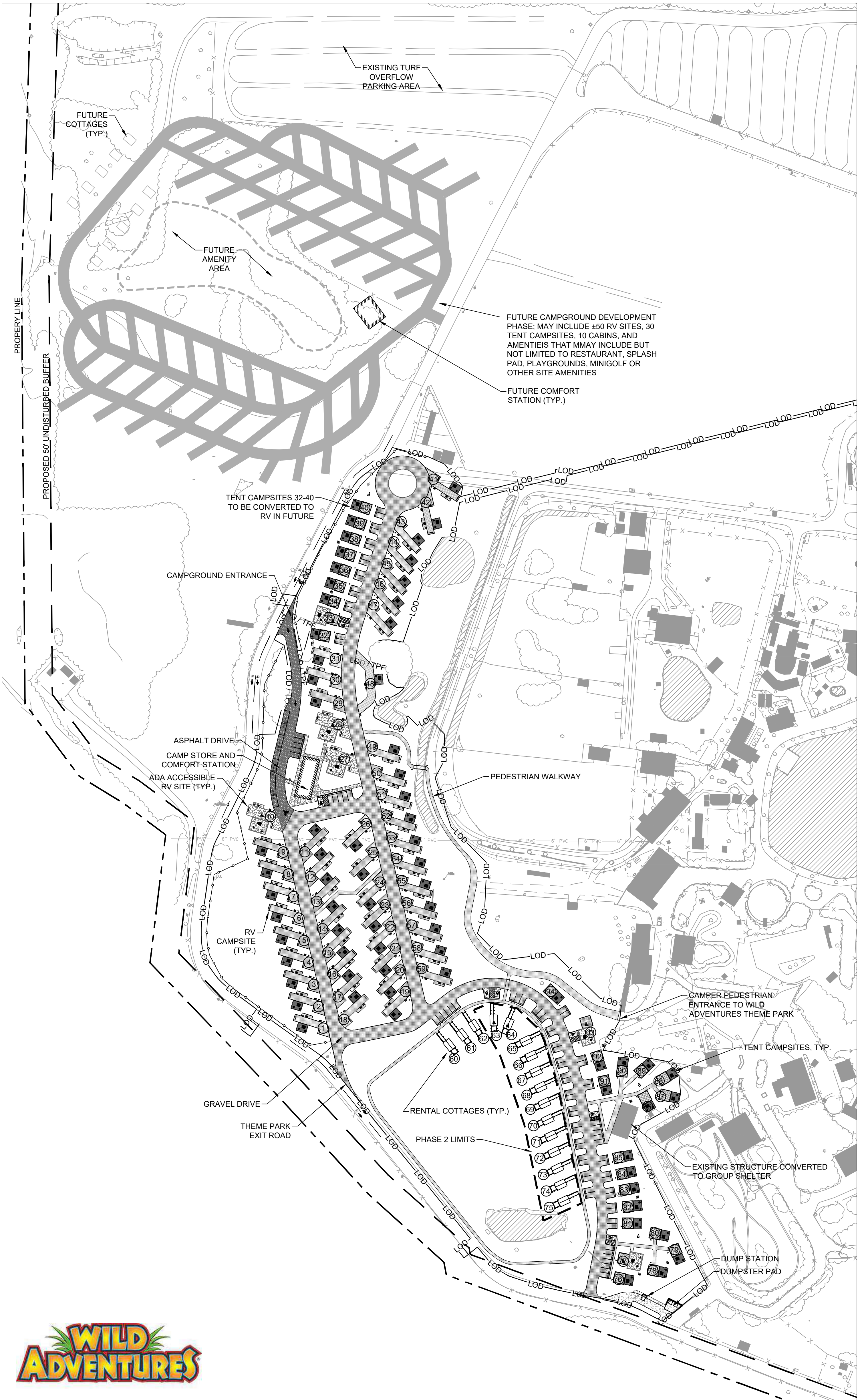
WRPDO Site Map

Legend

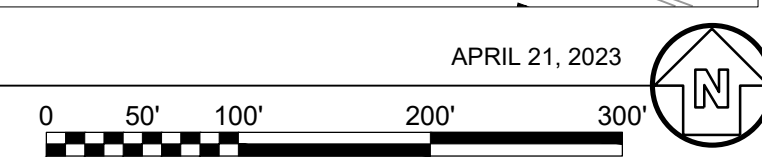
- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

Camp Resort at WA Rezoning Request





A1 WILD ADVENTURES CAMPGROUND - OVERALL SITE PLAN
 SCALE: 1" = 100'



APRIL 21, 2023