

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-07

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 22, 2023

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON: REZ-2023-07 – Project Viking, Hunt Road (0158D 004) ~69 acres  
CON & M-2 to CON & M-2, City Utilities

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HISTORY, FACTS AND ISSUES:

This case represents a request to rezone approximately 4.73 acres from its current CON (Conservation) zoning district to M-2 (Heavy Manufacturing) zoning based upon current field data that delineates the actual wetland boundaries.

The subject property is accessed off W Hunt Road, a local County Road created as part of the Perimeter West Industrial Park concept, sitting within the Urban Service Area and Industrial Activity Center character area, and proposed to be served by the City of Valdosta Utilities.

Per the applicant’s letter, “the intent of the current zoning map is for the wetland area to be in the CON zoning designation. The zoning map was based off approximate NWI wetland maps. A wetland delineation has been performed by a professional geologist... [and we] request the CON zoning line to be moved to the delineated wetland line.”

The TRC reviewed the accompanying exhibit 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: \_\_\_\_\_

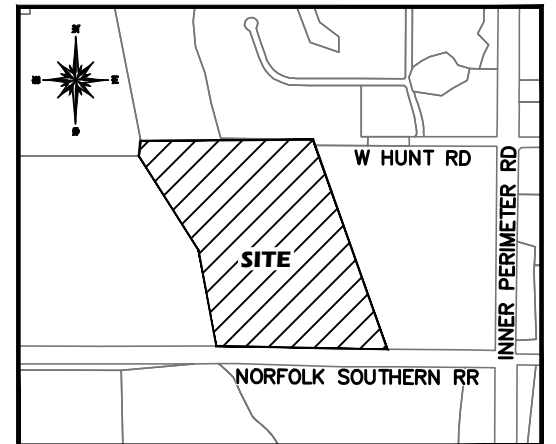
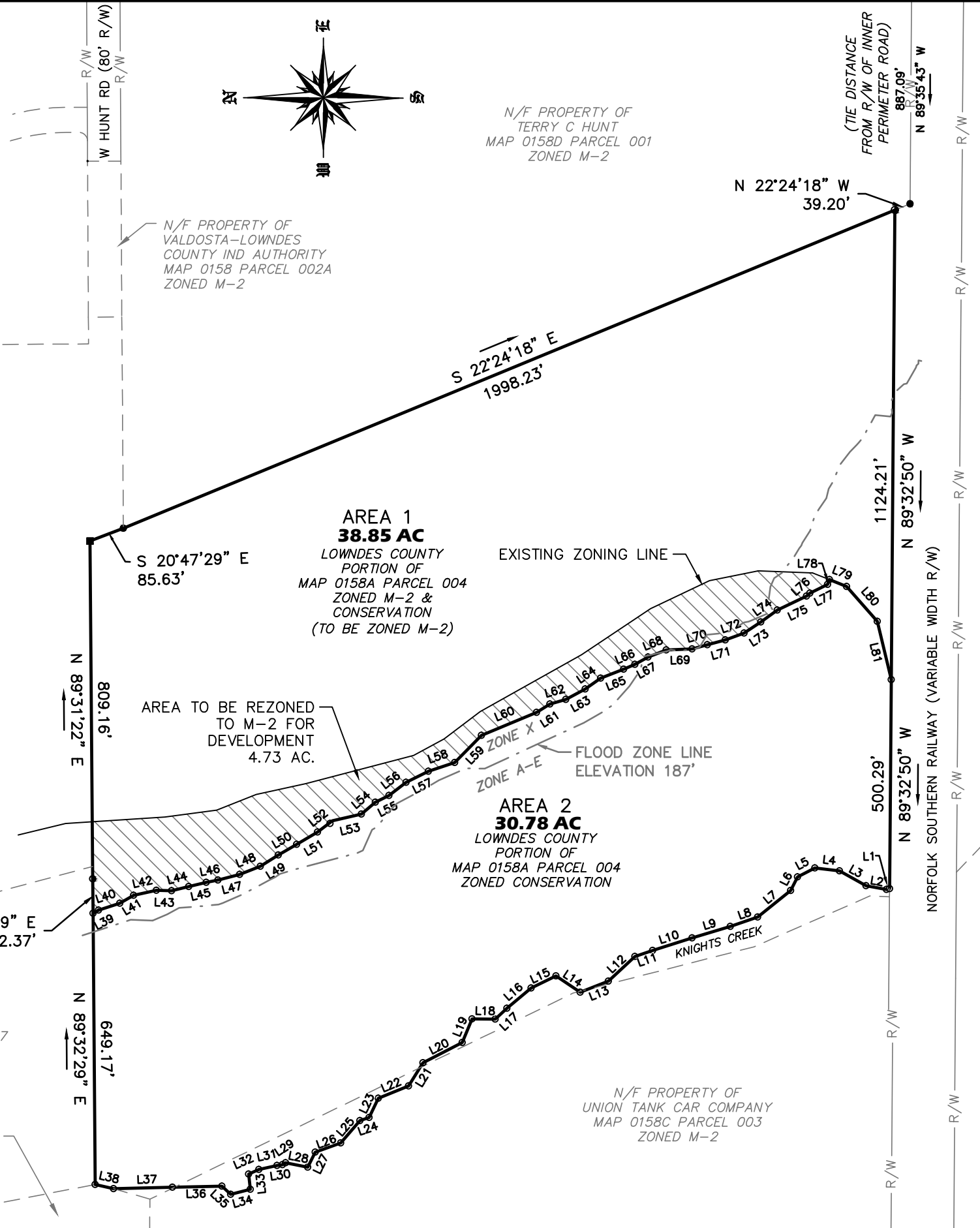


May 5, 2023

**RE: Re-Zoning Request for Hunt Road Property**

The property located on tax map parcel 0158D-004 at the end of Hunt Road is split zoned between CON and M-2. The intent of the current zoning map is for the wetland area to be in the CON zoning designation. The zoning map was based off of approximate NWI wetland maps. A wetland delineation has been performed by a professional geologist and the actual wetland limits are slightly west of the zoning line shown on the zoning maps. This application is being made to request the CON zoning line to be moved to the delineated wetland line. The attached exhibit shows the area that will be re-zoned from CON to M-2.

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 13°47'39" W	7.55'	L42	S 12°15'08" E	55.68'
L2	N 10°02'50" E	49.63'	L43	N 01°45'49" E	36.65'
L3	N 29°19'08" E	73.12'	L44	S 13°51'02" E	42.25'
L4	N 06°38'23" E	59.22'	L45	N 13°32'50" W	42.98'
L5	N 27°39'42" W	46.70'	L46	S 11°02'09" E	28.92'
L6	N 62°31'41" W	36.31'	L47	S 14°21'26" E	53.23'
L7	N 38°51'10" W	101.54'	L48	N 21°23'37" W	53.31'
L8	N 18°46'01" W	69.26'	L49	N 32°17'50" W	50.95'
L9	N 16°45'48" W	95.31'	L50	N 30°14'06" W	50.77'
L10	N 17°37'29" W	98.91'	L51	S 30°12'56" E	58.18'
L11	N 18°54'57" W	45.05'	L52	N 37°32'56" W	44.42'
L12	N 43°00'09" W	86.84'	L53	S 13°07'57" E	71.26'
L13	N 21°20'29" W	72.46'	L54	N 40°12'19" W	44.26'
L14	N 33°41'05" E	69.99'	L55	S 26°07'07" E	35.86'
L15	N 25°38'22" W	65.97'	L56	N 37°21'52" W	51.92'
L16	N 40°07'48" W	75.79'	L57	N 26°14'41" W	59.74'
L17	N 42°52'58" W	37.97'	L58	S 18°44'45" E	66.27'
L18	N 00°37'11" E	55.32'	L59	N 45°19'33" W	90.77'
L19	N 67°31'04" W	61.39'	L60	S 22°42'12" E	143.10'
L20	N 27°01'15" W	105.98'	L61	N 32°18'03" W	37.82'
L21	N 58°20'36" W	65.20'	L62	S 15°23'30" E	39.83'
L22	N 22°13'04" W	78.23'	L63	S 28°39'14" E	52.97'
L23	N 64°27'32" W	51.31'	L64	S 34°55'45" E	44.60'
L24	N 18°44'20" W	23.12'	L65	S 21°34'30" E	59.62'
L25	N 49°05'55" W	70.52'	L66	S 22°41'13" E	28.86'
L26	N 19°50'31" W	64.92'	L67	S 29°07'33" E	36.02'
L27	N 64°06'07" W	40.29'	L68	S 21°38'33" E	47.11'
L28	N 11°31'12" E	54.30'	L69	S 02°12'36" E	62.16'
L29	N 33°06'48" W	8.82'	L70	S 15°27'15" E	37.59'
L30	N 08°34'12" W	13.18'	L71	S 15°08'57" E	44.37'
L31	N 12°21'31" W	44.62'	L72	S 19°36'11" E	48.02'
L32	N 24°00'45" W	26.58'	L73	S 33°34'12" E	47.84'
L33	S 84°21'35" W	36.48'	L74	S 35°47'44" E	48.92'
L34	N 14°38'33" W	48.46'	L75	S 25°30'09" E	77.45'
L35	N 43°21'24" E	28.56'	L76	S 42°00'14" E	10.80'
L36	N 01°13'45" W	118.72'	L77	S 26°39'45" E	47.28'
L37	N 01°27'06" W	140.97'	L78	S 67°00'09" E	12.10'
L38	N 13°07'03" E	45.15'	L79	S 21°48'25" W	44.29'
L39	S 28°58'46" E	15.33'	L80	S 48°43'24" W	111.24'
L40	S 18°08'30" E	53.39'	L81	N 76°34'55" E	143.27'
L41	N 30°10'49" W	38.13'			



**LOCATION MAP**  
N.T.S.

**FLOOD CERTIFICATION**

THIS PROPERTY IS LOCATED IN ZONE AE & "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0230E  
EFFECTIVE DATE 09-26-2008

**PROPERTY INFORMATION**

MUNICIPALITY: LOWNDES COUNTY  
MAP 0158D - PARCEL 004  
LAND DISTRICT 11 - LAND LOT 153  
TOTAL ACREAGE: 69.63 ACRES  
TOTAL NUMBER OF LOTS: 2 LOTS (TRACTS 1 & 2)  
CURRENT ZONING: M-2 & CON  
SETBACKS:  
FRONT: 120' FROM R/W  
REAR: 50'  
SIDE: 40'  
CORNER: N/A  
UTILITIES: WATER AND SEWER SERVED BY CITY OF VALDOSTA  
SUBJECT PROPERTY DEED REFERENCE:  
DB 5723 PG 105

REZONING MAP FOR:  
**PROJECT VIKING**  
DATE: 05-04-23

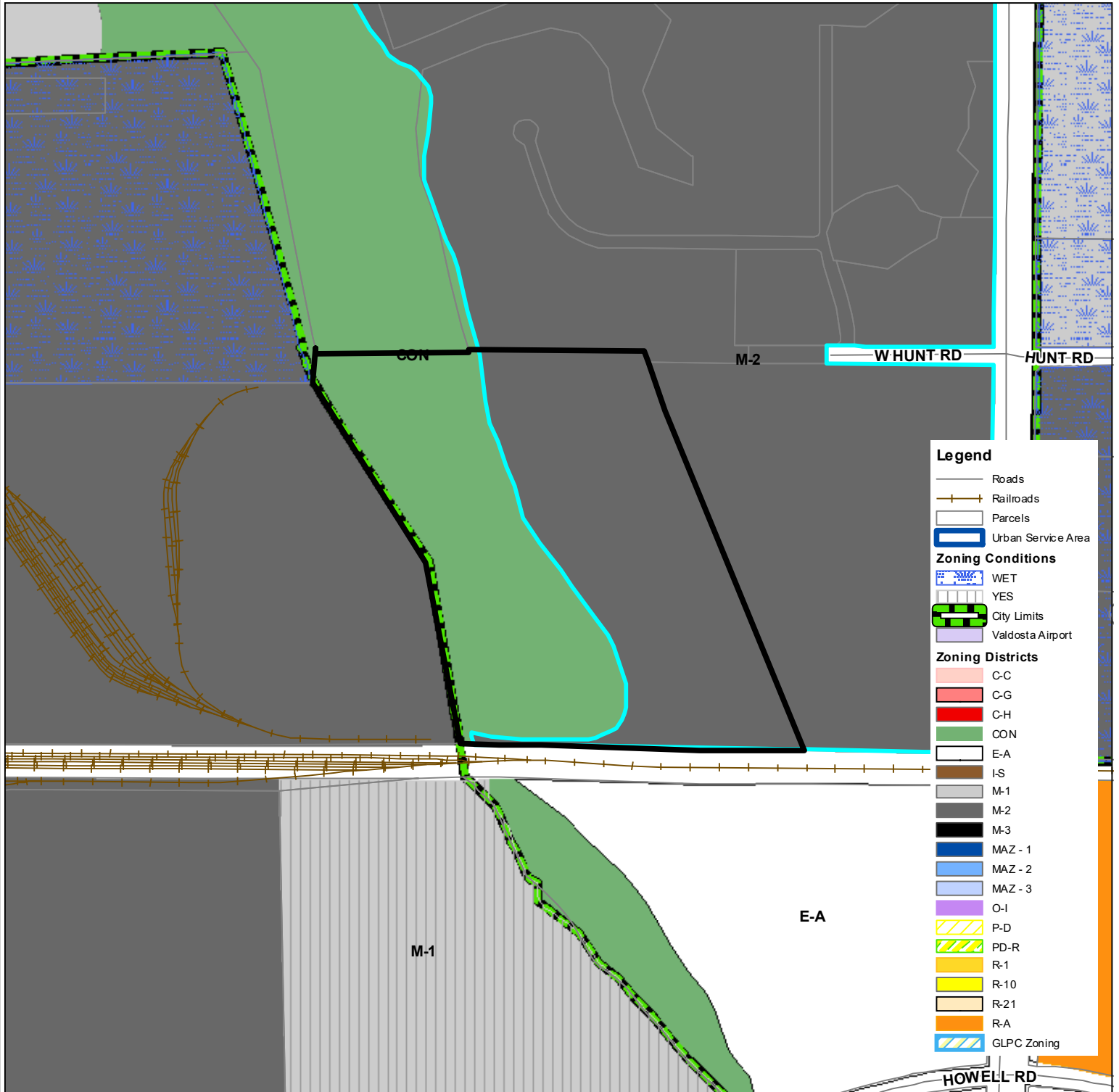
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©G&L 2023

# REZ-2023-07

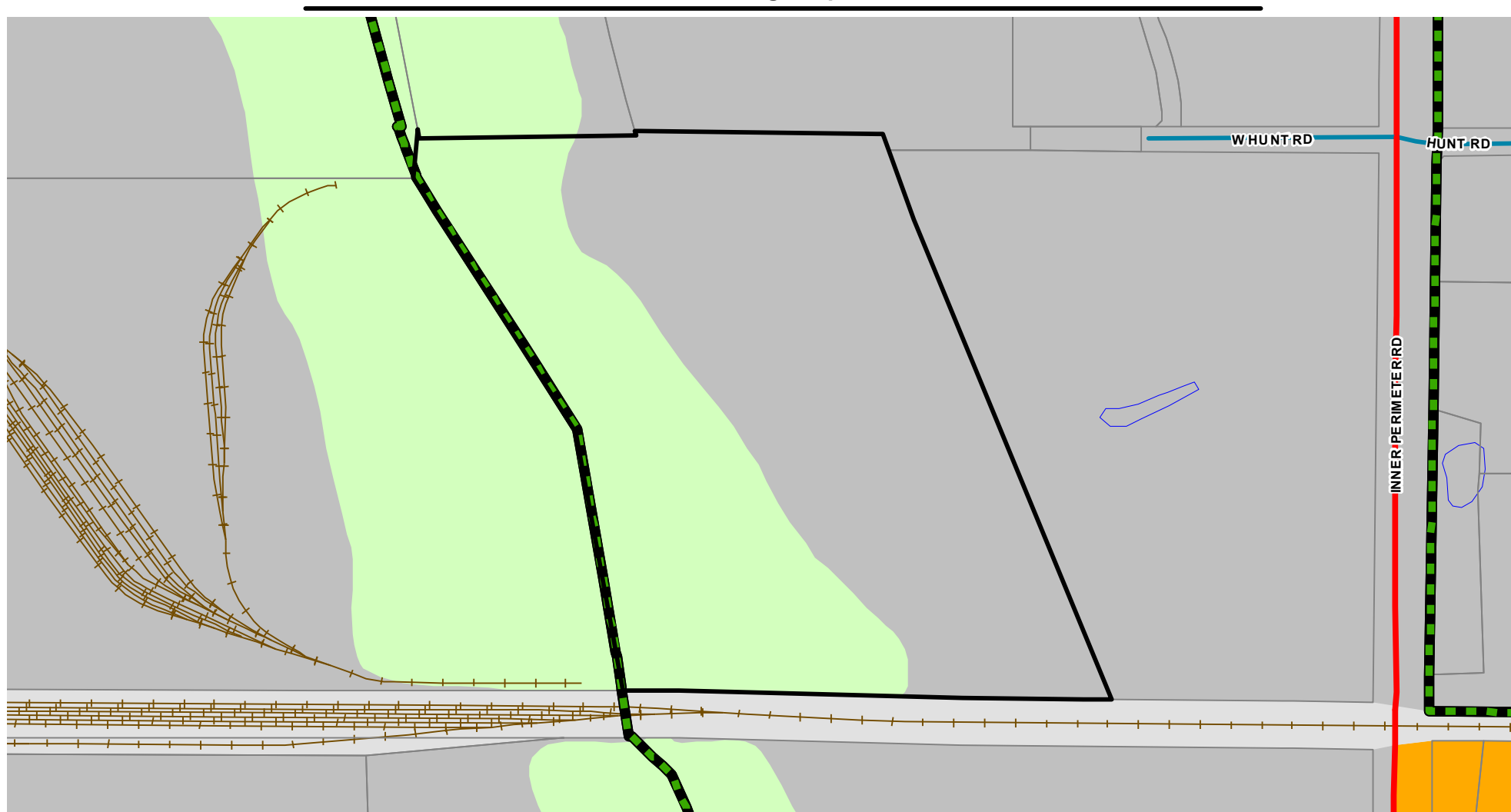
# Zoning Location Map

Project Viking  
Rezoning Request

CURRENT ZONING: M-2  
PROPOSED ZONING: M-2



## Project Viking 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-2023-07

# 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

## Viking Project Rezoning Request

