

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-11

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: September 25, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2023-11, 2426 Joanna Dr., 4.0ac,
C-C(c) to R-1, Well/Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 4.0 acres at 2426 Joanna Dr. from C-C (Crossroads Commercial) with conditions to R-1 (Low Density Residential) zoning, in order for the property to be developed in a similar pattern to the surrounding neighborhood. In 1984, the property was rezoned from A-U to N-C (Neighborhood Commercial) with the condition that it only be used for a Club.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Smith Street and Joanna Drive, both County maintained Local Roads. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

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

RECOMMENDATION: Option 1

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: _____



28 August 2023

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
Office: (229) 244-2920
folsom22@bellsouth.net

Re: Re-zoning of 4.000 Acres - 2426 Smith Street, Lowndes Tax Parcel 0087 016 for Felix A. Flannigan.

Dear Commissioners;

On behalf of Mr. Felix A. Flannigan, Folsom Surveying LLC submits this letter of intent to rezone 4.00 Acres of land to **R-1 (Low Density Residential)**.

Mr. Flannigan's property is:

1. Located within the Urban Service Area;
2. In a "Suburban" Character Area;
3. On Smith Street, in an established R-1 subdivision;

Greater Lowndes 2030 Comprehensive Plan:

Goal 7: LAND USE - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

Policy 7.1 - The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.

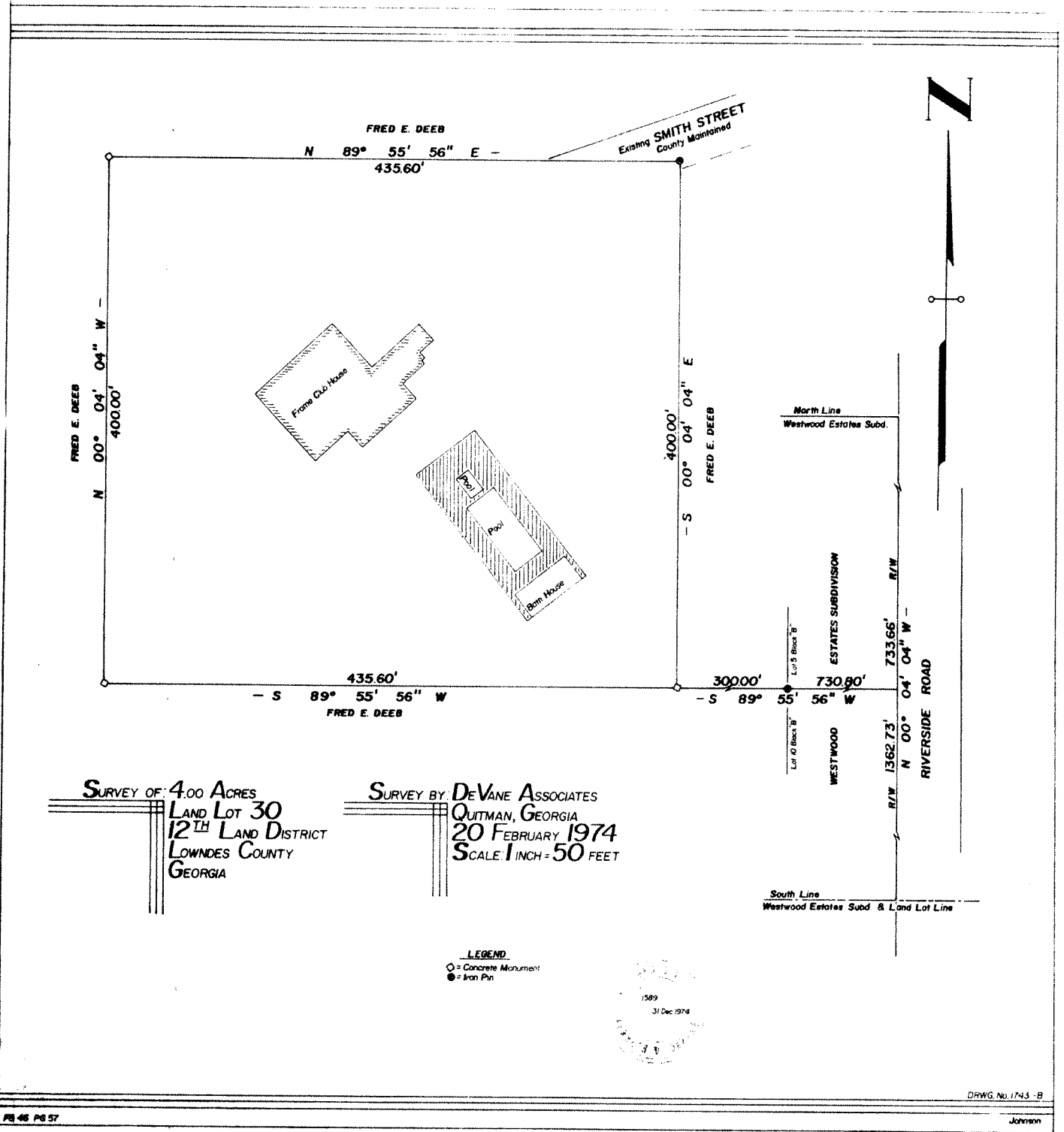
Objective 7.2.1 – Locate new development within the Urban Service Area.

In summary, I feel that Mr. Flannigan's proposed R-1 Zoning is compatible with the existing surrounding neighborhood.

Thank you for your consideration.

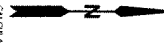
Sincerely;
Stan Folsom, GA RLS #2284

Folsom Surveying LLC – Land Surveying & Related Professional Services
1309 Edgewood Drive – Valdosta, GA 31601
Stan Folsom RLS #2284
Office Phone
229-244-2920
folsom22@bellsouth.net



Recorded, March 12, 1974
Louise Dickinson, Clerk

REVISIONS WERE CALCULATED FROM THE DATA OF THE SURVEYOR FIELD BOOKS AND ARE REFERENCED FROM PLAT BOOK 18 PAGE 263



REVISIONS WERE CALCULATED FROM THE DATA OF THE SURVEYOR FIELD BOOKS AND ARE REFERENCED FROM PLAT BOOK 18 PAGE 263

CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE SUPERVISED BY THE SURVEYOR. THE FIELD DATA FROM WHICH THIS PLAN IS BASED WAS OBTAINED FROM THE FIELD BOOKS OF THE SURVEYOR. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1/8 IN. PER MILE. FOR THE PURPOSE OF THIS ASSESSMENT, THE SURVEYOR HAS BEEN BOOK 7012 PAGE 341, CHARGES FELIX FLANNIGAN, CHARLIE FLANNIGAN, AND KATHERINE FLANNIGAN.

LEGEND

ALL POINTS OF REFERENCE NOT SHOWN TO SCALE

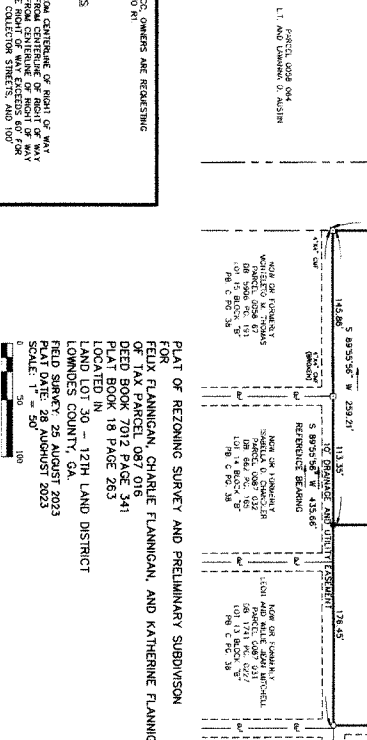
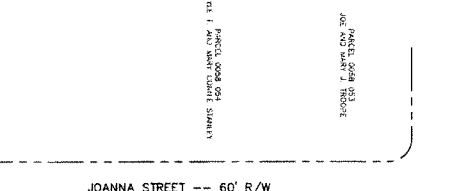
PROPERTY TO BE REZONED TO R1

PLANNING AND ZONING NOTES

PROPERTY IS CURRENTLY ZONED CO. OWNERS ARE REQUESTING THE PROPERTY TO BE REZONED TO R1

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PLAT OF REZONING SURVEY AND PRELIMINARY SUBDIVISION FOR FELIX FLANNIGAN, CHARLIE FLANNIGAN, AND KATHERINE FLANNIGAN OF PEARL PARCEL 087 015 DEED BOOK 7012 PAGE 341 PLAT BOOK 18 PAGE 263 LOCATED IN LANDS COUNTY, GA.

PLAT DATE: 28 AUGUST 2023

SCALE: 1" = 50'

THIS SURVEY WAS MADE AT THE REQUEST OF FELIX FLANNIGAN.

PLANNING AND ZONING NOTES

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AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS. THIS PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

STAN FOLSON, SURVEYOR

28 AUGUST 2023

DATE

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP AS A PLAN FOR PUBLIC USE AS RECORDED BY THE RESPECTIVE SIGNATURES BEFORE THE DATE OF SIGNATURE.

DIRECTOR OF ENGINEERING _____ DATE _____

LOUISIANA COUNTY UNIFIED LAND DEVELOPMENT CORE _____ DATE _____

APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____ DATE _____

APPROVED BY BOARD OF HEALTH, LOUISIANA COUNTY, GEORGIA _____ DATE _____

BOARD OF HEALTH REPRESENTATIVE _____ DATE _____

APPROVED BY COUNTY ENGINEER, LOUISIANA COUNTY, GEORGIA _____ DATE _____

COUNTY ENGINEER _____ DATE _____

WE, THE UNDERSIGNED OWNERS AND/OR AGENTS OF A PARCEL OF LAND, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE REAL ESTATE DESCRIBED HEREIN, AND THAT THE PLAT IS ACCURATE AND CORRECT AND THAT WE HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PLAT IS NOT ACCURATE AND CORRECT.

OWNERS _____ DATE _____

MORTGAGEES _____ DATE _____

STAN FOLSON GPS 2284 1289 BIRCHWOOD DRIVE VALDOSTA, GA 31601 228-244-2920 228-244-2920 4445



SMITH STREET
JOANNA DRIVE
RIVERSIDE ROAD

PARCEL 0084 018
PARCEL 0084 019
PARCEL 0084 020
PARCEL 0084 021
PARCEL 0084 022

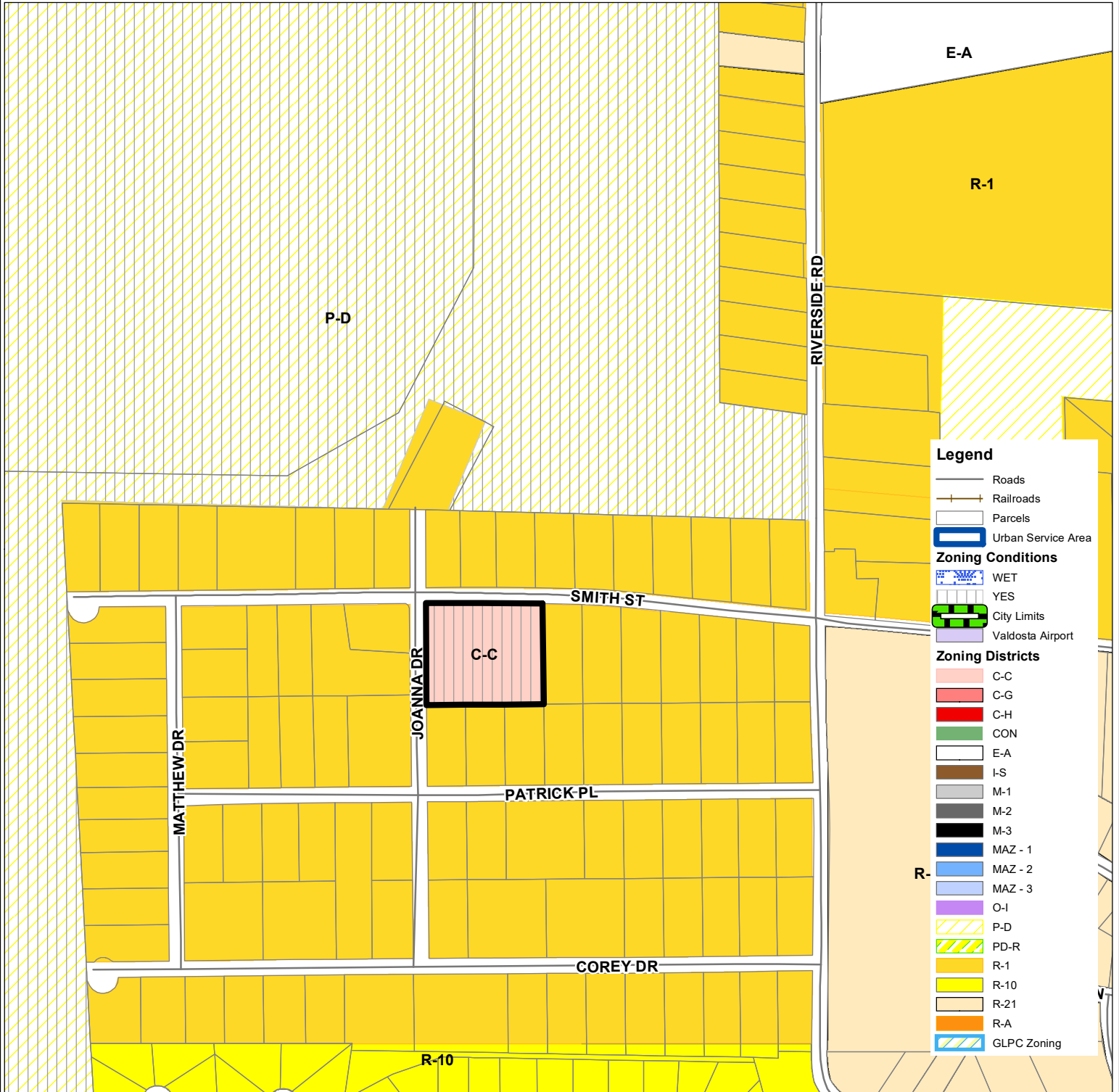
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REZ-2023-11

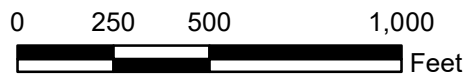
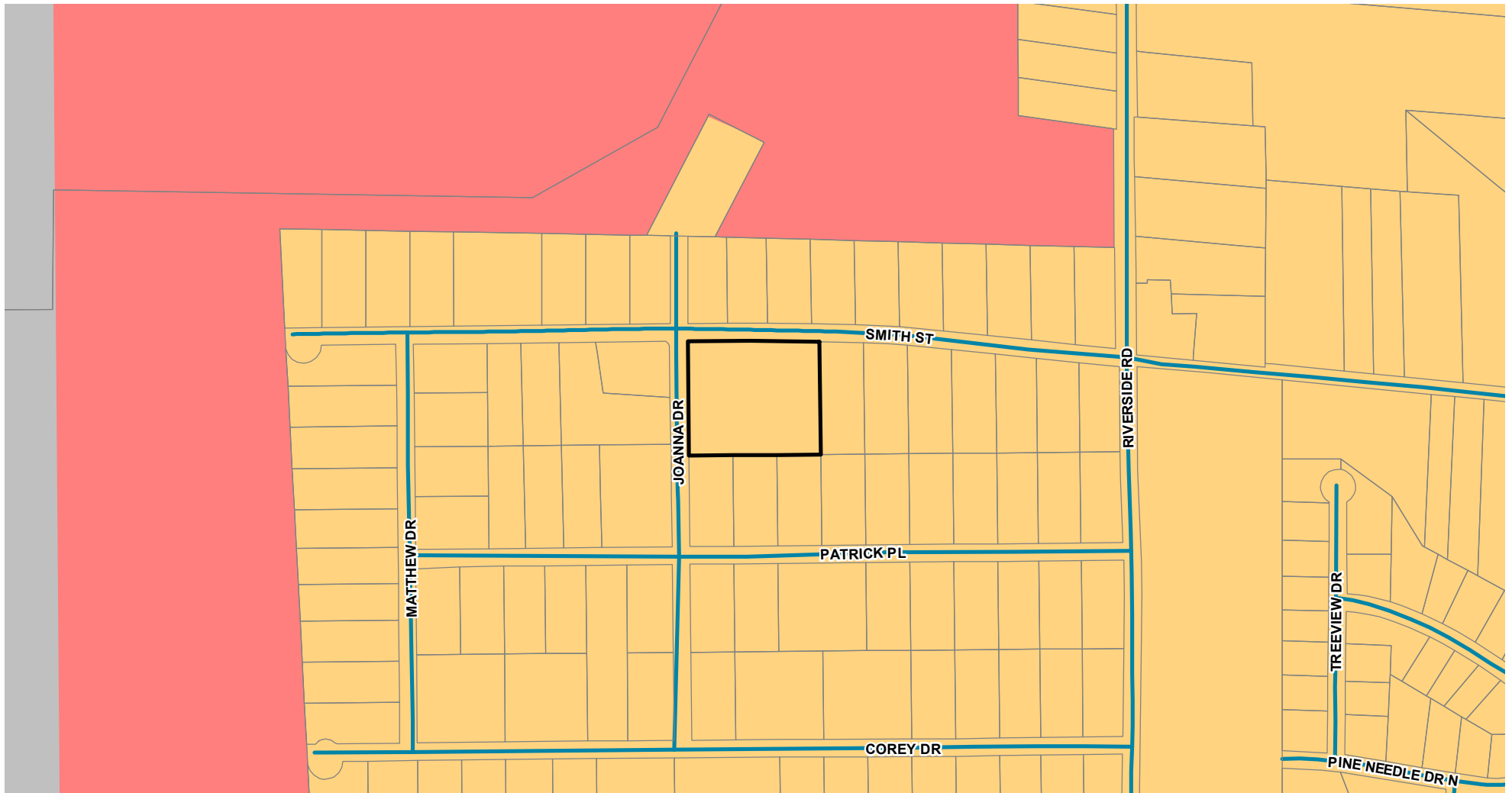
Zoning Location Map

Corner of Smith Street and Joanna Drive
Rezoning Request

CURRENT ZONING: C-C
PROPOSED ZONING: R-1



Corner of Smith Street and Joanna Drive 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-2023-11

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

Corner of Smith Street and Joanna Drive Rezoning Request

