



SUMMARY

Rezoning 8,007 SF from R-15 (Single-Family) to R-10 (Single-Family) Zoning P. C. File #: LP-2025-01

MEETING DATES:

Greater Lowndes Planning Commission:

Work Session August 18, 2025, 5:30 P.M

Regular Meeting August 25, 2025, 5:30 P.M.

Lake Park City Council:

September 2, 2025, 6 P.M.

SUBMITTED BY:

Southern Georgia Regional Commission

SUBJECT: Application No. **LP- 2025-01**, Petition by **The Lake Park Church of Christ/ Steve Magee** for a rezoning request to rezone 8,007 square feet from R-15 (Single-Family Residential) to R-10 (Single-Family Residential) located at 610, 614, 618 Sheavette Road, Lake Park, GA. More specifically described as Tax Map No. 0221A Parcel 063B.

HISTORY:

The applicant has applied for a subdivision of 0.965 acres for the Sand Ridge Subdivision Phase 2. The intent of this is to recreate 3 legal lots of record from a portion of the parent parcel (0221A 063A) from the current location of the Lake Park Church of Christ. Due to the dedication of right of way, the applicant wants to shift the property lines north, causing split zoned lots. The Lake Park Council reviewed this plat, and stated that the lots needed to be one consolidated zoning district for final plat approval.

FUNDS AVAILABLE:

N/A

PREVIOUS ACTION:

Under the subdivision review and approval from City Council, the City Council approved the plat with the condition that the lots were zoned contiguously as R-10

RECOMMENDATION:

Staff recommends **Approval** of Application no. **2025-01**, Petition by the Lake Park Church of Christ/Steve Magee to change the zoning for 8,007 square feet from R-15 to R-10 to allow for single-family residential lots.

FINAL ACTION BY PLANNING COMMISSION:

☐ APPROVED AS REQUESTED BY THE APPLICANT

☐ APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA

☐ APPROVED WITH CONDITIONS

☐ DENIED

STAFF REPORT

Application Number: LP-2025-01

Nature of the Request

Application No. LP-2025-01, request by Lake Park Church of Christ/Steve Magee to change the zoning of 8,007 Square feet from R-15 (Single-Family Residential) to R-10 (Single-Family Residential) located at 610, 614, & 618 Sheavette Road, Lake Park, GA. This request is a condition of approval for a subdivision for 3 lots in the Sand Ridge Subdivision Phase 2.

Planning Considerations

- | | |
|----------------------|----------------------------------|
| 1) Subject Property: | R-15 (Single Family Residential) |
| North: | R-15 (Single Family Residential) |
| East: | R-10 (Single Family Residential) |
| South: | R-10 (Single Family Residential) |
| West: | R-15 (Single Family Residential) |
| 2) Land Use: | |
| North: | Church of Christ |
| East: | Single-Family Residential |
| South: | Single-Family Residential |
| West: | Single-Family Residential |
| 3) Character Areas: | Suburban Area |

Staff Analysis

Lake Park Zoning Ordinance § 12-2.7 (c). Standards for Exercise of Zoning Powers: In order to promote the public health, safety, morality and general welfare of the City of Lake Park against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest, will be considered by the City Council in making any zoning decisions:

- 1. Whether the proposed rezoning request is compatible with the existing land use pattern.**
Yes, the surrounding zoning districts are R-10 and R-15, both Single-Family Residential. The surrounding uses are single family homes and a church. The proposed R-10 (Single-Family Residential) zoning district is compatible with the surrounding zoning and uses. The purpose of the R-10 zoning is to provide residential areas restricted to single-family uses with a minimum lot size of 10,000 square feet.
- 2. Whether the proposed rezoning request creates the isolated district unrelated to adjacent and nearby districts.**
No, the rezoning request does not create an isolated district as it is consolidating the districts into a consistent uniformed zoning of R-10 (Single-Family Residential) for these 3 lots.
- 3. Whether the request will cause change to the existing population density pattern and the possible increase or overtaxing of the load on public facilities.**
No, the request will not cause any change to the existing population density pattern or any increasing of the load on public facilities. These lots will be serviced by Lake Park Water and Lowndes County Sewer.

4. Whether changed or changing conditions make the passage of the proposed amendment reasonable.

Yes.

5. Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.

No. The Single-Family Zoning will not adversely influence existing conditions in the neighborhood or the community.

6. Potential impact(s) on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity.

No known impacts to the environment. However, according to the Water Resource Protection District Ordinance (WRPDO) map, this property is not within a 100-year flood zone, but is within a groundwater recharge area. The applicant will be required to meet the appropriate protection criteria in the WRPDO.

7. Whether the reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed change.

There are currently going to be 3 lots of single-family residential lots and this zoning is to bring the lots into compliance with the Lake Park Ordinance and the condition of the Lake Park City Council for subdivision approval. These lots have been previously approved, but combined. They are being replatted as under Sands Ridge Subdivision Phase 2. Costs should be minimal.

8. Whether the proposed change will be detrimental to the value, improvement or development of adjacent or nearby property in accordance with existing regulations.

Rezoning should not be detrimental to surrounding properties.

9. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Lake Park;

No.

10. Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public;

No special privilege was granted to the owner as this is a request from City Council to create zoning consolidation within his subdivision request.

11. The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.

Yes, this zoning request is consistent with the adopted local Comprehensive Plan.

Planning Staff Recommendation

Staff has reviewed this petition and determined that it is in **compliance** with the Standards for the Exercise of Zoning Powers and therefore recommends **Approval** of the petition by the Lake Park Church of Christ/Steve Magee, for a change in zoning from the R-15 (Single Family Residential) Zoning District to R-10 (Single Family Residential), located on the north side of Sheavette Road, approximately starts at 1000 feet from its intersection with Long Pond Road to about 600 feet. South of the Lake Park Church of Christ.

Attachments:

Section 5-2 Development standards

Zoning Location Map

Future Development Map

WRPDO Site Map

Application

5-2 Development Standards. Within the various zoning districts as indicated on the "Zoning Map of the City of Lake Park, Georgia," no building or structure, excluding all signs (see Section 9 for Sign Regulations) shall be constructed or erected except as indicated in the following schedule:

DEVELOPMENT STANDARD	ZONING DISTRICTS													
	R-1	R-18	R-15	R-10	R-6	M-H	R-C	MH C	R-P	C-C	C-H	C-A	M-1	M-2
Minimum Gross Floor Area Per Dwelling Unit (Sq.)	1,800	1,800	1,200	1,000	800	700	800	+++ +	800	---	---	---	---	---
Minimum Lot Area For Development (Sq.)	1 acre	18,000	15,000	10,000	6,000 **	10,000	6,000* *	---	1 acre unless public water/ sewer is utilized, then 6,000 square feet	---	---	1 acre	---	---
Minimum Lot Width (Feet)	120	120	100	80	60	80	200	---	60	60	60	150	None	None
Minimum Front Yard Setback (Feet from Centerline of Right-of-way) - Arterial Streets - Collector Streets - Local Streets	80* 70* 60*	80* 70* 60*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 70* 60*	--- --- ---	80* 65* 55*	100* 70* 65*	80* 70* N/A	100* 70* N/A	100* 70* N/A	100* 70* N/A



THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

BEARINGS WERE CALCULATED
FROM ANGLES TURNED AND ARE
REFERENCED TO THE BASELINE
BEARING TAKEN FROM PLAT OF
SURVEY FOR DON REAMES &
SANTA DEES BY DEAN McLEOD
DATED 17 JUNE 2003.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR
LOWNDES COUNTY, GA & INCORPORATED AREAS
MAP #13185C0350E
EFFECTIVE DATE SEPTEMBER 26, 2008
THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA
DETERMINED TO OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN

SURVEY DATA NOTE:

THE SOURCES OF THE TITLE DESCRIPTIONS
FOR THE SUBJECT PROPERTY HEREON ARE:
- DEED BOOK 5650 PAGE 570 & DEED BOOK
2560 PAGE 7; GRANTEE THEREIN IS LAKE
PARK CHURCH OF CHRIST, INC.

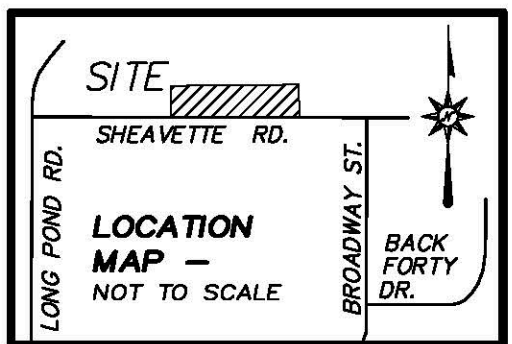
THE FIELD DATA MEASUREMENTS UPON WHICH
THIS PLAT IS BASED WAS MADE USING
ELECTRONIC TOTAL STATION. REDUNDANT
MEASUREMENTS MADE TO THE CONTROL POINTS
AND PROPERTY CORNER MARKERS. BASED
UPON THE REDUNDANT MEASUREMENTS THE
POSITIONAL TOLERANCE OF THE PROPERTY
CORNERS WITH RESPECT TO EACH OTHER
WITHIN THE SURVEY IS NOT GREATER THAN
0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR
BLOCKS (BOARD RULE 180-7-.03)
*THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN 1" IN 10,000+'.
*MONUMENT & PIN LOCATIONS ARE AS
IDENTIFIED ON THIS PLAT.
*EQUIPMENT USED: LEICA TCA1100L
ELECTRONIC TOTAL STATION and 100' TAPE.

NOTES

- REVISED LOTS #15, #16 & #17 SHALL BE SERVED
BY MUNICIPAL WATER & SANITARY SEWER SYSTEMS.
- REVISED LOTS #15, #16 & #17 ARE ZONED R-10
SETBACKS ARE per LAKE PARK ZONING ORDINANCE
ADOPTED OCTOBER 2021, SECTION 5-2
- * FRONT MINIMUM BUILDING SETBACK FOR A
LOCAL STREET = 55' FROM THE CENTERLINE
OF THE RIGHT-OF-WAY per ZONING DISTRICT
DEVELOPMENT STANDARD TABLE on PAGE 45
- * SIDE MINIMUM BUILDING SETBACK = 10'
- * REAR MINIMUM BUILDING SETBACK = 30'
- THIS SURVEY WAS PERFORMED AT THE REQUEST
OF STEVE MAGEE, ELDER OF THE LAKE PARK
CHURCH OF CHRIST, INC.

LEGEND

REBAR = CONCRETE REINFORCING BAR
RBP = REBAR PLACED
R/W or R.O.W. = RIGHT OF WAY
SQ FT = SQUARE FEET
FBS = MINIMUM FRONT BUILDING SETBACK
SBS = MINIMUM SIDE BUILDING SETBACK
RBS = MINIMUM REAR BUILDING SETBACK
● = 5/8"x18" IRON REBAR PLACED WITH CAP #2284
○ = 5/8" IRON REBAR FOUND
—— = PROPERTY BOUNDARY LINE
—— = ROAD RIGHT OF WAY LINE
—— = CENTERLINE OF RIGHT OF WAY
—— = APPROXIMATE ADJOINING PROPERTY LINE
—— = EASEMENT LINE
..... = ZONING LINE & ORIGINAL LOT LINE



**REVISED
SAND RIDGE - PHASE 2
per
PLAT CABINET A PAGE 3247**

LOCATED IN
LAND LOT #79 of the
16th LAND DISTRICT of
THE CITY OF LAKE PARK
LOWNDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED:

JUNE 2005
PLAT DATE: **PRELIMINARY**



THE UNDERSIGNED OWNER OF REVISED SAND RIDGE
SUBDIVISION PHASE 2 OFFERS TO DEDICATE AND/OR
RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY,
EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

DATE _____
OWNER SIGNATURE _____

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED
THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY
THE RESPECTIVE SIGNATURES BELOW WITH THE DATE
OF SIGNATURE.

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

DATE _____ SIGNED _____
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY CITY ENGINEER, LAKE PARK, GEORGIA.

DATE _____ SIGNED _____
CITY ENGINEER

APPROVED BY THE GREATER LOWNDES COUNTY PLANNING
COMMISSION DESIGNEE

DATE _____ SIGNED _____
SGRC PLANNER

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.

THE APPROVAL SIGNATURES ABOVE WERE NOT
IN PLACE WHEN THIS SURVEY WAS ISSUED, AND
ARE TO BE PROPERLY OBTAINED PRIOR TO
RECORDING.

PRELIMINARY for REVIEW AND APPROVAL

STAN FOLSOM GA RLS #2284

DATE _____

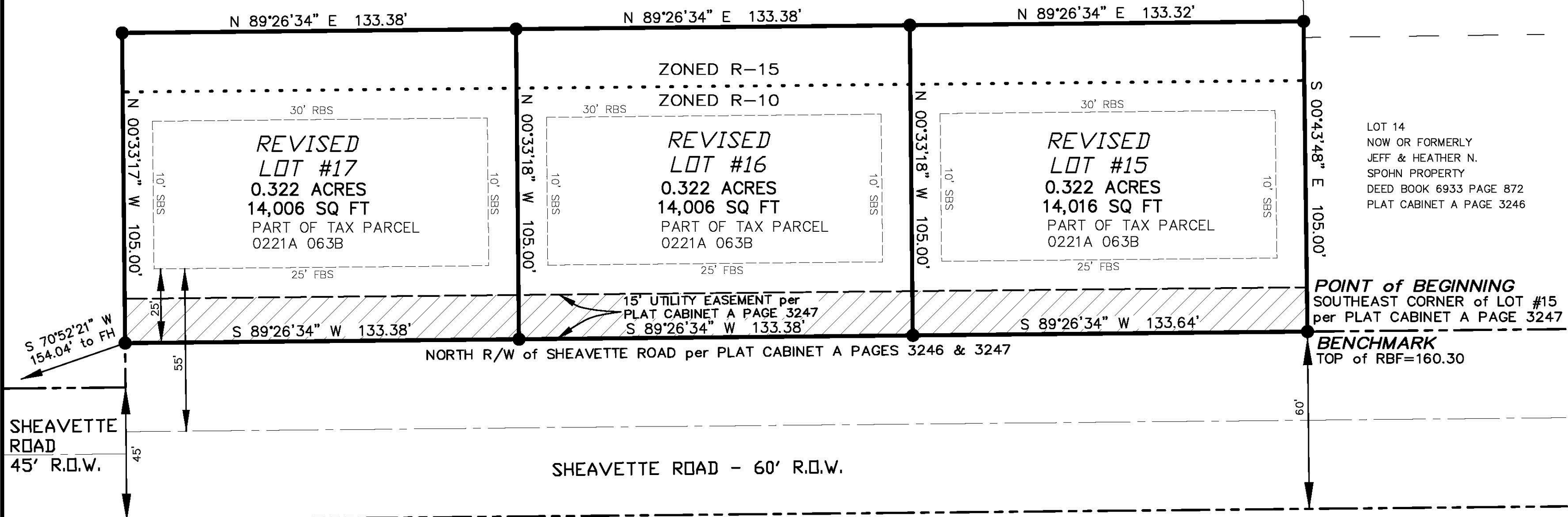
FOLSOM SURVEYING, LLC
ROLAND STAN FOLSOM
GEORGIA RLS #2284
COA LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
(229) 244 - 2920
folsom22@bellsouth.net
www.folsomsurveying.com

**PRELIMINARY for REVIEW
REBARS WILL BE PLACED
AFTER PLAT IS APPROVED
BY THE CITY OF LAKE PARK**

NOW OR FORMERLY
LAKE PARK CHURCH OF
CHRIST, INC. PROPERTY
DEED BOOK 5650 PAGE 57
DEED BOOK 2560 PAGE 7
PLAT CABINET B PAGE 3247
PLAT CABINET A PAGE 1865

LOT 13
NOW OR FORMERLY
ERIC A. SR. & ELOUISE
BROWN PROPERTY
DEED BOOK 6782 PAGE 65
PLAT CABINET A PAGE 3246

LOT 14
NOW OR FORMERLY
JEFF & HEATHER N.
SPOHN PROPERTY
DEED BOOK 6933 PAGE 872
PLAT CABINET A PAGE 3246



SHEAVETTE
ROAD
45' R.O.W.

SHEAVETTE ROAD - 60' R.O.W.

SOUTH R/W of SHEAVETTE ROAD per:
- PLAT CABINET A PAGE 2832
- PLAT CABINET C PAGES 34, 324, 753
- PLAT in DEED BOOK 6131 PAGE 300

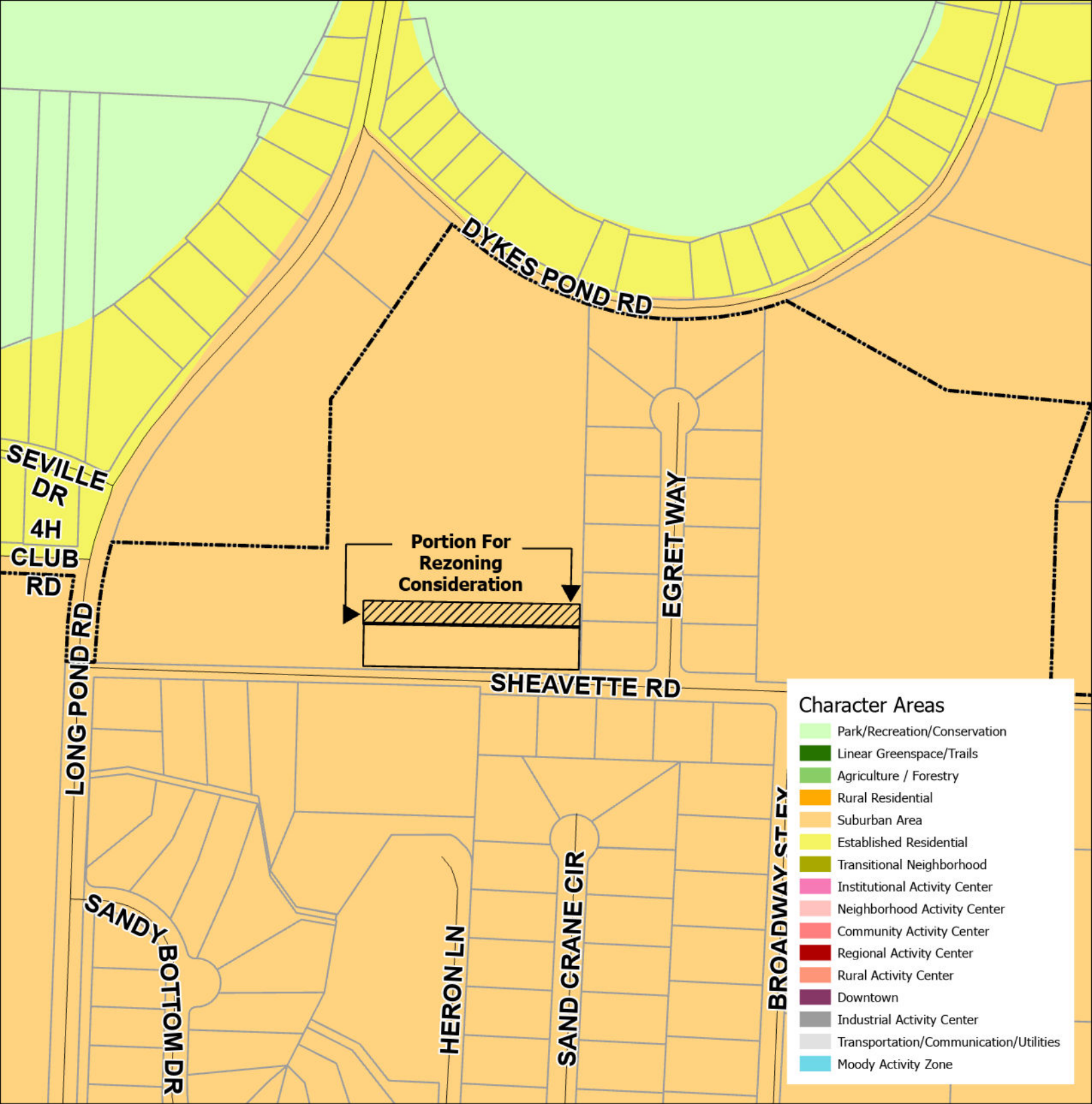
POINT of BEGINNING
SOUTHEAST CORNER of LOT #15
per PLAT CABINET A PAGE 3247
BENCHMARK
TOP of RBF=160.30



FLOOD/WRPDO



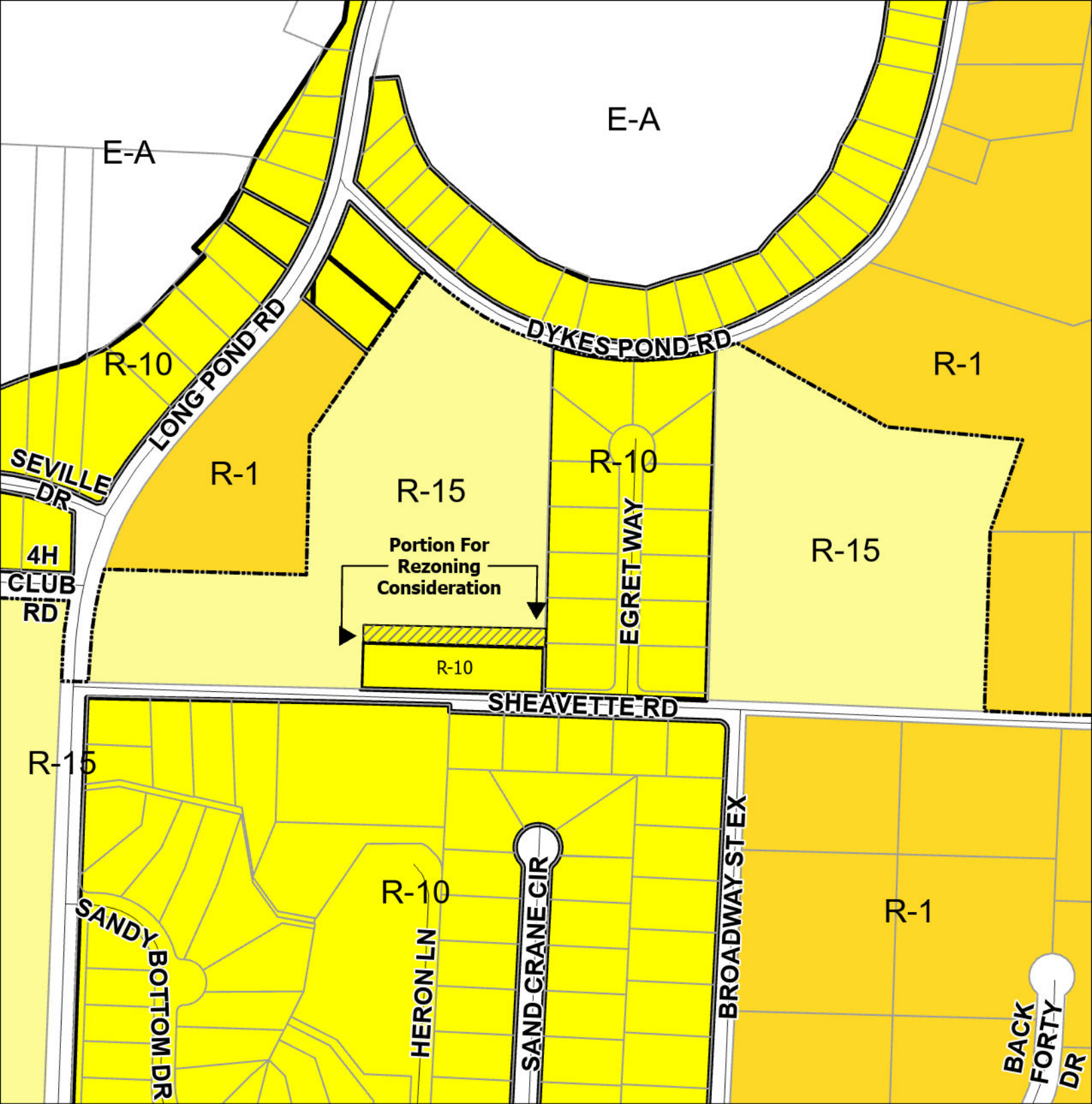
Applicant: Lake Park Church of Christ/Steve Magee
Case No: LP 2025-0722 | Tax Parcel: Portion of 0221A 063B
Zoning: R-15 Proposed: R-10



Character Area



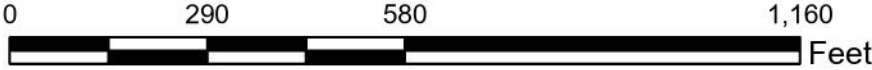
Applicant: Lake Park Church of Christ/Steve Magee
 Case No: LP 2025-0722 | Tax Parcel: Portion of 0221A 063B
 Zoning: R-15 Proposed: R-10



Zoning Map



Applicant: Lake Park Church of Christ/Steve Magee
Case No: LP 2025-0722 | Tax Parcel: Portion of 0221A 063B
Zoning: R-15 Proposed: R-10





City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

Building and Zoning Application for Rezoning

This is an application for amendment of the Official Zoning Map. All properties listed in a single application must be contiguous and under a single local government jurisdiction.

Applicate Name Lake Park Church of Christ/Steve Magee Email stevemagee56@gmail.com

Mailing Address: PO Box 593; Lake Park, GA 31636 Phone: 530-624-9348

Physical Address: 910 Long Pond Rd; Lake Park, GA 31636 Alt. Phone: _____

DATE: July 22, 2025 Rezoning Application # LP 2025-0722

Has the applicant made any campaign contributions over \$250 to any local government official of the City of Lake Park? ☐ YES ☐ NO

Property Owner (if different): Lake Park Church of Christ Phone: 229-559-0410

*Note: If the applicant is not the owner, as listed on the Property Deed, a notarized letter from the owner(s), including phone number and address, authorizing the applicant to act on their behalf, must be included.

PROCEDURE

Application Requirements

All Applications must be complete and include required supporting documents. Incomplete applications will not be accepted.

Application Deadline

Applications are due by 5:00 p.m. on the 25th day of the month. When the 25th falls on a weekend or holiday, applications are due the next business day. Complete Applications submitted by the deadline will be heard by the Greater Lowndes Planning Commission (GLPC) approximately four weeks following the application deadline and by the City Council approximately six weeks following the deadline. For example, an application submitted on March 25th will be heard at the April Planning Commission meeting and the May City Council meeting.

Application Submission

Return one copy of this completed application and all supporting documents to:

City of Lake Park Zoning
120 N. Essa St.
Lake Park, GA 31636

Application Public Hearings

Applications will appear before the GLPC for a recommendation at their regular meeting held the last Monday of each month at 5:30 p.m. at the Lowndes County Board of Commissioners Building (325 W. Savannah Avenue). Applications will appear before the City Council for a final decision at their regular meeting held the first Tuesday of each month.

Application Representation

The applicant or authorized representative should attend the public hearing to support the Application and answer any questions.

P
R
O
P
E
R
T
Y

I
N
F
O
R
M
A
T
I
O
N

PROPERTY ADDRESS (OR GENERAL LOCATION DESCRIPTION IF NO ADDRESS ASSIGNED):

TAX MAP/PARCEL ID#: 0221A 063B ACREAGE: .96

CURRENT ZONING: R-15 PROPOSED ZONING: R-10

FUTURE DEVELOPMENT MAP "CHARACTER AREA" DESIGNATION:

EXISTING USE: N/A - Open Field

PROPOSED USE: Single Family Residential

DATE OF REQUIREMENTS PRE-APPLICATION MEETING: July 9, 2025

DOES THE PROPOSED USE TRIGGER A DEVELOPMENT OF REGIONAL IMPACT?

☐ YES ☒ NO

DOES THE PROPOSED USE REQUIRE A CONDITIONAL USE PERMIT? IF YES, ATTACH APPLICATION. No

DOES THE PROPERTY REQUIRE ANNEXATION? IF YES, ATTACH PETITION.

☐ YES ☒ NO

HAS THE PROPERTY BEEN DENIED A ZONING CHANGE IN THE PAST 12 MONTHS?

☐ YES ☒ NO

HAS ANY PUBLIC HEARING BEEN HELD REGARDING THE PROPERTY IN THE PAST 3 YEARS?

☐ YES ☒ NO

HAS ANY PUBLIC HEARING BEEN HELD REGARDING THE PROPERTY IN THE PAST 3 YEARS?

☐ YES ☒ NO IF YES, DESCRIBE: _____



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

APPLICATION CHECKLIST

Supporting Documents: The following list of supporting documents must be submitted with this application. Only one (1) copy of each supporting document is necessary. Only complete applications will be accepted.

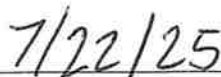
- ☐ **Letter of Authorization:** If the Applicant is not the current Property Owner or is one of multiple Owners, a notarized Letter from the Owner(s), including their phone number and address, authorizing the applicant to act on their behalf.
- ☐ **Boundary Survey:** (No larger than 11 X 17), mechanically drawn and prepared by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Drawing shall be at a scale of 1" = 100' or other scale acceptable to the Planning and Zoning Administrator, and shall include the following:
 - o North arrow and graphic scale.
 - o Inset map or location sketch depicting nearby roads or landmarks, etc.
 - o Land Lot and Land District notation.
 - o Acreage (or sq. footage) of the subject property.
 - o Dimensions and bearings along all property lines.
 - o Base flood lines or a note that the property is not within a flood zone.
 - o Street names and right-of-way dimensions of abutting streets.
 - o Preparer's signature and seal.
- ☐ **Metes and Bounds legal description of property**
- ☐ **Conceptual Site Plan:** An existing or proposed conceptual site plan (no larger than 11 x 17) of the subject property, mechanically drawn at a scale of 1" = 100', or other scale acceptable to the Planning and Zoning Administrator, and shall include the following:
 - o Name of the existing or proposed development, applicant, or owner.
 - o Date of drawing and revisions as applicable.
 - o Existing and proposed site improvements, including all buildings and structures with usages, roadways with right-of-way dimensions and names, and other improvements relative to the development.
 - o Existing and proposed natural features, including streams and other water resources.
 - o Any additional required information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development.
- ☐ **Conditional Use Application {If Applicable}**

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above-listed information and all attached supporting documents are complete and accurate. I understand that this application will require a site visit and authorize staff of the Planning and Zoning office or their designee to enter and inspect the premises, which are the subject of this application. I also understand that this application will require public hearings by the Greater Lowndes Planning Commission and the Lake Park City Council.



Signature of Applicant



Date



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

COMPREHENSIVE PLAN CONSISTENCY

Pursuant to the City of Lake Park Zoning Ordinance, no amendment to the Official Zoning Map shall permit a zoning district except in accordance with the districts permitted for each Character Area depicted on the Future Development Map (in the Comprehensive Plan) applicable to the property for which the amendment would apply. If the Character Area is inconsistent, the applicant must first obtain an appropriate amendment to the Comprehensive Plan in order to make this application request eligible for submission.

Is the requested zoning district consistent with the designated Character Area as depicted on the Future Development Map of the Comprehensive Plan?

☒ YES ☐ NO

The designated Character Area is Suburban



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

Zoning Change Questionnaire

The Lake Park Zoning Ordinance states that in order to promote the public health, safety, morality, and general welfare of citizens against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making zoning decisions. The applicant is encouraged to respond to these questions to gain understanding as to why rezoning requests may or may not be approved. *(Attach additional sheets as necessary.)*

- 1) Please provide a narrative description of the intent of the proposed amendment and the intended timing and phasing of development.

The three lots, totalling .96 acres, were previously part of the Sand Ridge Phase 2 subdivision, zoned R-10, and were purchased by the Lake Park Church of Christ and subsequently combined with the larger property, Parcel 0221A 063A, at the Tax Assessors office. They have recently been subdivided out but retained the current zoning of the larger property of R-15. We would like to rezone the lots to R-10 which is appropriate to their size to avoid split-zoning in the area.

Subdivision of these lots was approved by the Lake Park City Council on July 1, 2025 pending rezoning to R-10.

- 2) How will the proposed zoning change impact the capacities of public facilities, including, but not limited to, transportation facilities, sewage facilities, water supply, drainage, parks, schools, solid waste, and emergency medical facilities?

Three lots/homes will be added to the City of Lake Park's Water and Lowndes County's Sewer systems

- 3) How will the proposed zoning change impact the natural environment, including trees, water bodies, and water quality?

The lots currently have pine trees which will need to be thinned or cleared before building

- 4) How will the proposed zoning change result in an orderly and logical development pattern?

R-10 Zoning is consistent with other lots in the neighborhood



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

5) Is the proposed rezoning in conformity with the policy and intent of the Comprehensive Plan?

Yes; the properties will remain residential

6) What existing or changing conditions affecting the use and development of the property support grounds for either approval or disapproval of the proposed rezoning?

The three lots, totalling .96 acres, were previously part of the Sand Ridge Phase 2 subdivision, zoned R-10, and were purchased by the Lake Park Church of Christ and subsequently combined with the larger property, Parcel 0221A 063A, at the Tax Assessors office. They have recently been subdivided out but retained the current zoning of the larger property of R-15. We would like to rezone the lots to R-10 which is appropriate to their size to avoid split-zoning in the area.

Subdivision of these lots was approved by the Lake Park City Council on July 1, 2025 pending rezoning to R-10.

7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (wetlands, floodplain, groundwater, air quality, etc.)?

The properties are not located in wetlands or floodplain; the entirety of the City of Lake Park is identified as a groundwater recharge area.

8) Will the proposed rezoning constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public?

No.



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

Adjacent Property Owners:

Attach Additional Pages as Necessary

List all current owners of properties located immediately adjacent to, or directly across the street or railroad right-of-way from, the subject property. This information may be obtained from the Lowndes County Tax Assessor's office (229-671-2540 or <http://qpublic.net/ga/lowndes>). The accuracy and completeness of this information shall be the responsibility of the applicant.

PARCEL NUMBER	PROPERTY OWNER NAME	MAILING ADDRESS
0221A 077	Elouise and Eric A Brown, Sr	1005 Egret Way Lake Park, GA 31636
0221A 063A	Jeff and Heather Spohn	1001 Egret Way Lake Park, GA 31636
0221C 010	Kirkland C Mitchell	613 Sheavette Rd Lake Park, GA 31636
0221C 009	James Louis Kannberg	617 Sheavette Rd Lake Park, GA 31636
0221C 006	Henry R Chambers	623 Sheavette Rd Lake Park, GA 31636
0221A 063B	Lake Park Church of Christ	910 Long Pond Rd PO Box 593 Lake Park, GA 31636



City Of Lake Park

120 N Essa Street
Lake Park, GA. 31636
229-559-7470

Assistant@cityoflakeparkga.com

FOR STAFF USE ONLY

Date Received: July 9, 2025

Reviewed for Completion: _____

Is the requested zoning district consistent with the Character Area Designation?

☒ YES NO

FEES:

Application Fee: \$300.00

Certified Mail: \$ 62.88

Letters Mailed: _____

(\$ 10.48 per ea. Adjacent Property Owner) Number of Adjacent Properties: 6

Ad Fee: \$30.00

TOTAL FEE: \$ 373.36

PAYMENT METHOD:

PUBLIC HEARING DATES:

GLPC August 25, 2025

City Council September 2, 2025

PUBLIC NOTICE DATES:

Property Posted: _____

Legal Ad Run: _____

FOR USE OF ZONING BOARD OF APPEALS ONLY

Approved Date _____

Denied Date _____

Decision Remarks:

Zoning Administrator Print

Zoning Administrator Signature

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE MAGNETIC BEARINGS TAKEN FROM PLAT OF SURVEY FOR DON DEAMES & SANTA DEES BY DEAN MCLEOD DATED 17 JUNE 2003.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWMEDES COUNTY, GA. & INCORPORATED AREAS MAP EFFECTIVE DATE SEPTEMBER 28, 2009 THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SURVEY DATA NOTE:
THE SOURCES OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTY HEREON ARE:
- DEED BOOK 5650 PAGE 570 & DEED BOOK 2580 PAGE 7, GRANTEE THEREIN IS LAKE PARK CHURCH OF CHRIST, INC.

THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERLY CORNER MARKERS, BASED UPON THE REDUNDANT MEASUREMENTS, THE POSITION OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-(3)). *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 10,000+'. *MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT. *EQUIPMENT USED: LEICA TC11100L ELECTRONIC TOTAL STATION AND 100' TAPE.

PRELIMINARY for REVIEW
REBARS WILL BE PLACED
AFTER PLAT IS APPROVED
BY THE CITY OF LAKE PARK

NOW OR FORMERLY
LAKE PARK CHURCH OF
CHRIST, INC. PROPERTY
DEED BOOK 5650 PAGE 57
DEED BOOK 2580 PAGE 7
PLAT CABBET B PAGE 3247
PLAT CABBET A PAGE 1885

ZONED R-15
ZONED R-10

REVISED
LOT #17
0.322 ACRES
14,006 SQ FT
PART OF TAX PARCEL
0221A 063B

REVISED
LOT #16
0.322 ACRES
14,006 SQ FT
PART OF TAX PARCEL
0221A 063B

REVISED
LOT #15
0.322 ACRES
14,016 SQ FT
PART OF TAX PARCEL
0221A 063B

LOT 14
NOW OR FORMERLY
JEFF & HEATHER N.
SPORN PROPERTY
DEED BOOK 6933 PAGE 972
PLAT CABBET A PAGE 3246

LOT 13
NOW OR FORMERLY
ERIC A. SR. & ELOUISE
BROWN PROPERTY
DEED BOOK 6782 PAGE 95
PLAT CABBET A PAGE 3246

NORTH R/W OF SHEAVETTE ROAD PER PLAT CABBET A PAGES 3246 & 3247

SHEAVETTE ROAD - R.O.W. VARIES

SOUTH R/W OF SHEAVETTE ROAD per:
- PLAT CABBET A PAGE 2832
- PLAT CABBET C PAGES 34, 324, 753
- PLAT IN DEED BOOK 6131 PAGE 300

NOTES

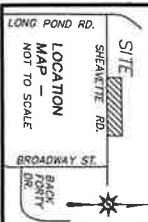
- REVISED LOTS #15, #16 & #17 SHALL BE SERVED BY MUNICIPAL WATER & SANITARY SEWER SYSTEMS.
- REVISED LOTS #15, #16 & #17 ARE ZONED R-10 SETBACKS ARE PER LAKE PARK ZONING ORDINANCE ADOPTED OCTOBER 2001, SECTION 12.1.
- FRONT MINIMUM BUILDING SETBACK FOR A FLOOD STRIKE OF 5% FROM THE CENTRIFUGUE OF THE RIGHT-OF-WAY ZONING DISTRICT DEVELOPMENT STANDARD TABLE ON PAGE 45.
- SIDE MINIMUM BUILDING SETBACK = 10'.
- REAR MINIMUM BUILDING SETBACK = 30'.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF STEVE MAGEE, ELDER OF THE LAKE PARK CHURCH OF CHRIST, INC.

LEGEND

- REBAR = CONCRETE REINFORCING BAR
- RBP = REBAR PLACED
- R/W OF R.O.W. = RIGHT OF WAY
- SQ. FT. = SQUARE FEET
- FBS = MINIMUM FRONT BUILDING SETBACK
- SBS = MINIMUM SIDE BUILDING SETBACK
- RBS = MINIMUM REAR BUILDING SETBACK
- = 5/8" x 18" IRON REBAR PLACED WITH CAP #2284
- = 5/8" IRON REBAR FOUND
- = PROPERTY BOUNDARY LINE
- = ROAD RIGHT OF WAY LINE
- = CENTERLINE OF RIGHT OF WAY
- = APPROXIMATE ADJOINING PROPERTY LINE
- = EASEMENT LINE
- = ZONING LINE & ORIGINAL LOT LINE



REVISED
SAND RIDGE - PHASE 2
per
PLAT CABBET A PAGE 3247
LOCATED IN
LAND LOT #79 of the
16th LAND DISTRICT OF
THE CITY OF LAKE PARK
LOWMEDES COUNTY, GEORGIA
FIELD SURVEY COMPLETED
JUNE 2005
PLAT DATE: PRELIMINARY



THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS PLAT FOR PLAT FOR FILING AS INDICATED BY THE ADOPTED SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

DATE: _____ SIGNED: _____
BOARD OF HEALTH REPRESENTATIVE
APPROVED BY CITY ENGINEER, LAKE PARK, GEORGIA.
DATE: _____ SIGNED: _____
CITY ENGINEER
APPROVED BY THE CITY OF LAKE PARK, GEORGIA.

DATE: _____ SIGNED: _____
CITY OF LAKE PARK REPRESENTATIVE
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 PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS 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.

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

PRELIMINARY for REVIEW AND APPROVAL

STAN FOLSON GA RLS #2284

FOLSON SURVEYING, LLC
ROLAND STAN FOLSON
GEORGIA RLS #2284
COA LST-000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
(229) 244 - 2920
folson22@bellsouth.net
www.folsonsurveying.com
FILES: J4890-SAND RIDGE 2.dwg & .cxd

**REZONING DESCRIPTION FOR
THE LAKE PARK CHURCH OF CHRIST**

ALL THAT TRACT OR PARCEL OF LAND SITUATED LYING AND BEING LOCATED IN THE CITY OF LAKE PARK IN LAND LOT 79 OF THE 16TH LAND DISTRICT OF LOWNDES COUNTY, GA. CONTAINING 8,007 SQUARE FEET, 0.18 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT A 5/8" CONCRETE REINFORCING ROD (REBAR) MARKING THE NORTHEAST CORNER OF LOT 15 OF SAND RIDGE SUBDIVISION AS RECORDED IN PLAT CABINET A PAGE 3247 AND **THE POINT OF BEGINNING**;

THENCE ALONG THE NORTH LINE OF LOT 15, LOT 16 AND LOT 17 OF SAND RIDGE SUBDIVISION SOUTH 89 DEGREES 26 MINUTES 42 SECONDS WEST A DISTANCE OF 400.15 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 17 SECONDS WEST A DISTANCE OF 20.00 FEET TO A 5/8" REBAR WITH CAP NO. 2284;

THENCE NORTH 89 DEGREES 26 MINUTES 34 SECONDS EAST A DISTANCE OF 400.09 FEET TO A 5/8" REBAR WITH CAP NO. 2284;

THENCE SOUTH 00 DEGREES 43 MINUTES 48 SECONDS EAST A DISTANCE OF 20.02 FEET TO A REBAR AND **THE POINT OF BEGINNING**.



7/15/2025

Lake Park Church of Christ authorizes Steve Magee to act as their agent to handle real estate transactions.

Signed by:

A handwritten signature in black ink, appearing to read 'Chris Carter', written over a horizontal line.

Chris Carter, President

Date 7-15-2025

A handwritten signature in black ink, appearing to read 'Steve Magee', written over a horizontal line.

Steve Magee, Vice President

Date 7/15/2025

A handwritten signature in black ink, appearing to read 'Conrad Williams', written over a horizontal line.

Conrad Williams, Secretary

Date 7-15-25

A handwritten signature in black ink, appearing to read 'Ken Carter', written over a horizontal line.

Ken Carter, CFO/Treasurer

Date 7-15-2025