

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2014-17

DATE OF MEETING: October 27<sup>th</sup> 2014

BUDGET IMPACT:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON: REZ-2014-17 Grand Bay Estates, Upper Grand Bay & GA Hwy 135  
R-A with Conditions to R-A, Well/Septic, ~94 acres

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HISTORY, FACTS AND ISSUES:

This request represents a developer asking the LCBOC to reconsider zoning conditions that were originally approved with the rezoning of the subject property in 2007 (REZ-2007-10). The current developers are different than the previous one that originally rezoned the subject property. The conditions that were previously approved are attached for reference (REZ-2007-10 Decision Notice). The general motivation for this request is that the developers would like to pursue larger lots rather than a denser conservation style subdivision<sup>1</sup>. For additional reference, the subject property is depicted as both Agriculture/Forestry and a Rural Activity Center on the Future Development Map. While Planning staff would prefer a conservation subdivision the main concern is continuing protection of the currently unimproved Upper Grand Bay Road. Based on that main concern and negotiations largely between the applicant's agent and the Engineering Division the current overall direction is for approval with at least one condition. Thus, the TRC recommends to find this request overall consistent with the comprehensive plan and recommends for its approval with the following condition:

1. The subject properties will only be allowed to create five (5) new lots that have access to Upper Grand Bay Road. The intent of this condition is to limit development on the unimproved portion of Upper Grand Bay Road. This condition is not valid if Upper Grand Bay Road is paved to a point where a new lot has access onto a paved portion of Upper Grand Bay Road. Should a proposed lot have frontage on both GA Hwy 135 and Upper Grand Bay Road then the County Engineer may require a non-encroachable buffer strip.

Additionally, although the TRC did not believe that the following 3 points should be rezoning conditions they should at the least be noted for future reference: (1) Access requested off of GA Hwy 135 will need to meet all current GDOT requirements, (2) Please plan on a Level III soil analysis for each of the subject properties by the Lowndes County Health Department, (229) 245-2314, before the site is permitted for septic tanks, and (3) the subject property has portions within Wetlands Protection Districts.

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<sup>1</sup> A conservation subdivision allows for the overall residential impact of a tract of land to be clustered provided that the remainder is legally permanently protected from future development. For example, the ~100 acre subject property is currently zoned R-A and R-A typically allows for 1 residence per 2.5 acres. Thus, the maximum residential impact of the tract of land is 40 residences. These 40 residences served by wells and septic tanks could be clustered to take up close to 40 acres. The conservation subdivision option has now freed up 70 acres to be legally permanently protected from future development.

# THE HERNDON COMPANY

## REAL ESTATE AND PROPERTY MANAGEMENT

1100 N. PATTERSON STREET • P.O. BOX 1625 • VALDOSTA, GEORGIA 31603-1625  
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### LETTER OF INTENT

10/10/2014

Lowndes County Board  
Commission & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

RE: 100 Acres (Map and Parcel Numbers 0248-022 & 0250-048)

Dear Commissions & GLPC,

On behalf of Pineridge Developers, Nathan Smith REALTOR<sup>®</sup> with the Herndon Company submit this letter of intent to remove conditions put on approximately 100 acres - Map & Parcel numbers (0248-022) (0250-048) on 4/12/2007 case #REZ-2007-10.

We believe by removing the conditions, it would allow affordable & equal pricing for the population which prefer to live in rural Lowndes County area. On page 26 of the Greater Lowndes 2030 Comprehension Plan. 2.4.4 Rural Residential Zonings E-A & R-A provide housing opportunities for people who desire larger parcels. By removing the conditions, we believe this would provide the Quality Community Objectives described on page 26 #3 of the Greater Lowndes 2030 Comprehension Plan.

Thank you very much for your consideration on this matter.

A handwritten signature in black ink, appearing to be 'Nathan Smith', written over a set of horizontal lines.

Nathan Smith  
Associate Broker  
THE HERNDON COMPANY  
REAL ESTATE



MEMBER: Valdosta Board of Realtors – Georgia Association of Real Estate Boards  
National Association of Real Estate Boards – National Institute of Farm and Land Brokers



LEADING  
REAL ESTATE  
COMPANIES  
OF THE WORLD

NOTICE  
OF DECISION

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Date of Notice: 04.12.07

Application Type: REZONING Case # REZ-2007-10

Site Location: Upper Grand Bay, GA Hwy 135, Wright, and Hotchkiss Road North

Map and Parcel Number: 0248-022 and 059 and 0250-041 and 048

Project Name: GRAND BAY ESTATES

The Lowndes County Board of Commissioners heard REZ-2007-10 on April 10<sup>th</sup>, 2007, and **APPROVED** the request by a vote of three to zero (3-0) to rezone 100 acres from its current E-A (Estate Agricultural) zoning classification to R-A (Residential Agricultural) with the following **conditions**.

- 
1. Developer will be required to pave Upper Grand Bay Road from the northern most proposed entrance back to where the County's future paving project ends;
  2. All lots shall front interior roads; and
  3. Approval of the site plan shall be contingent on County Engineer approval.

**ADDITIONALLY, THE TRC WOULD LIKE TO MAKE THE APPLICANT  
AWARE OF THE FOLLOWING:**

1. The Lowndes County Health Department, (229) 245-2314, will require a Level III Soil Analysis to be performed on the subject property before the site is permitted for septic tanks;
2. Subdivision Roads shall be built to Lowndes County standards and specifications found in the Technical Standards Manual (Thoroughfare Plan) (ULDC-Chapter 6.01.02 (B));
3. Georgia D.O.T. permitting will be required for all proposed entrances along Georgia Highway 135. Permitting requirements may include the installation of acceleration/deceleration lanes (ULDC-Chapter 6.01.02 (B));

4. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-five (25) lots. (ULDC-Chapter 6.01.02 (F), 2, a); and
5. Development will require 2 points of ingress and egress (ULDC-Chapter 4.04.02 (D)).

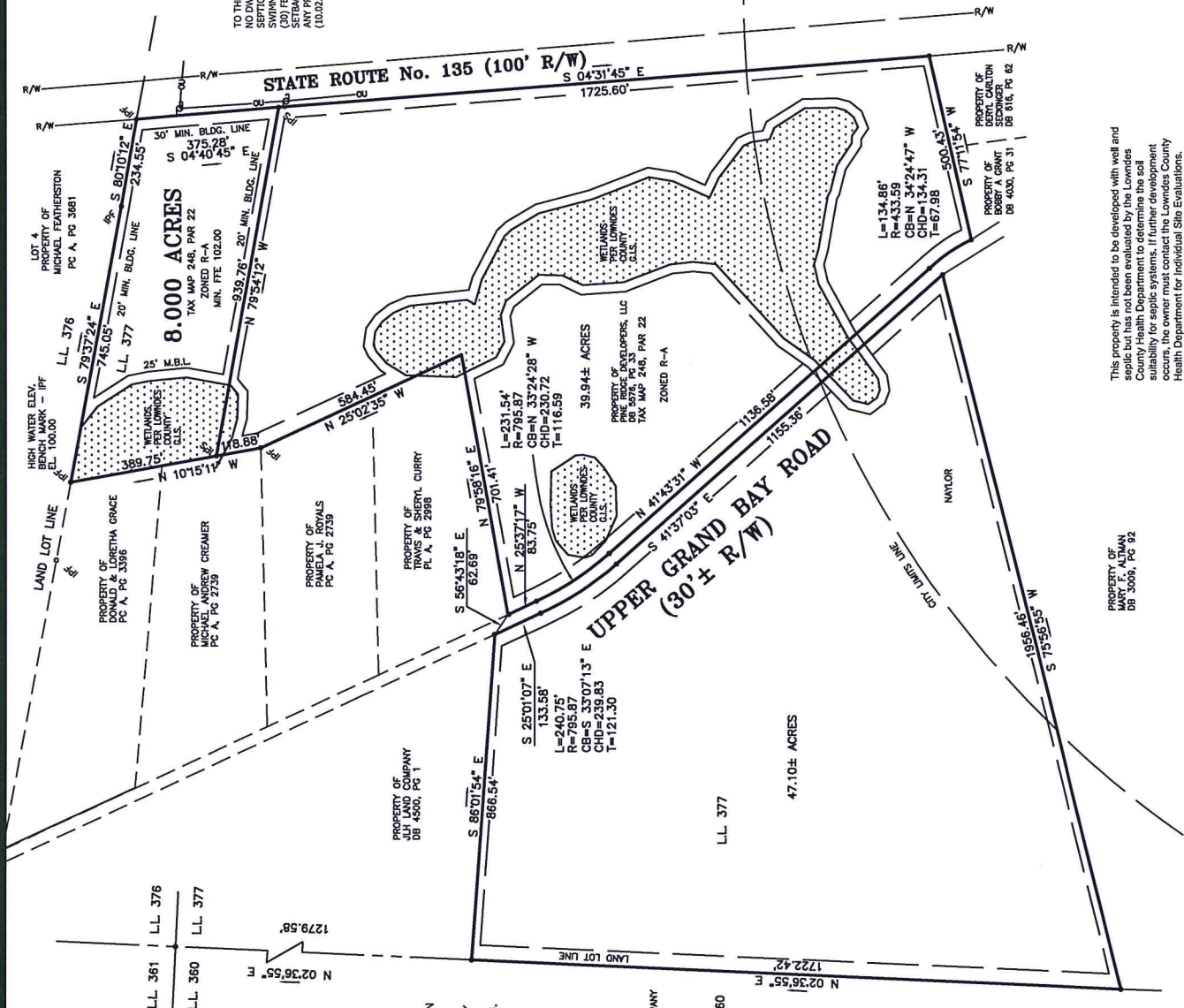
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Debra A. Lewis  
Technical Review Committee-Staff

Actions by the Board of Commissioners are subject to appeal through the Superior Court. Therefore, actions by the Board of Commissioners are not final until thirty (30) days after the date that such actions are recorded.

NOTE: High water elevation shown as requested by the Lowndes County Engineer. The elevation is based on the water level at the date of this survey and in no way determines the high water elevation during a 100-yr or 500-yr storm. There are no FEMA published flood maps for this area which determine a 100-yr flood elevation for this area. This property is to be within a 100-yr flood zone.

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SWIMMING POOLS, OR OTHER STRUCTURES LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01)(A)(V).



This property is intended to be developed with well and septic but has not been evaluated by the Lowndes County Health Department to determine the soil suitability for septic systems. If further development is desired, the owner must consult the Lowndes County Health Department for individual Site Evaluations.

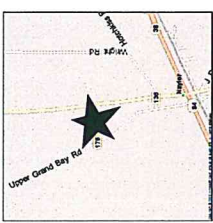
PROPERTY OF  
MARK A. ADKIN  
DB 4500, PG 92

**EXHIBIT PLAT FOR**  
**FINE RIDGE DEVELOPERS, LLC**  
**HEDGE IN LAND LOT 377 OF THE 11TH LAND**  
**DISTRICT, LOWNDES COUNTY, GEORGIA**  
**DATE: OCTOBER 1, 2014**

GRAPHIC SCALE: 1 INCH = 200 FT.

THIS EXHIBIT WAS PREPARED FROM INFORMATION TAKEN FROM A COMBINATION OF PLATS OF RECORD, ACTUAL FIELD SURVEYS AND INFORMATION TAKEN FROM A BOUNDARY SURVEY FOR WILLIAM MOORMAN PREPARED BY HARRIS SURVEYING AND ENGINEERING DATED 10-25-06.

**FLOOD CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PROPERTY IS LOCATED IN A "C" ZONE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 151800070E, DATED 9-06-08.



**LEGEND**  
I.P.S. - IRON PIN SET - 6/8" REBAR  
I.P.F. - IRON PIN FOUND  
C.O. - CEMENT OBTAINMENT POINT  
C.P. - CEMENT PILE  
O.U. - OVERHEAD UTILITY  
EQUIPMENT USED: TRIMM AP-11A TOTAL STATION  
ELECTRONIC DISTANCE MEASUREMENT FROM  
PLAT CLOSE - 1/2, 686, 311  
FIELD ANGLES TURNED REFERENCED TO  
PC A, PG 3581

**Southeastern Surveying, Inc.**  
601 N. St. Augustine Rd. Telephone: 229-259-9455  
Valdosta, GA 31601 Fax: 229-259-9926  
E-mail: bsherrings@seasurveying.com

# REZ-2014-17

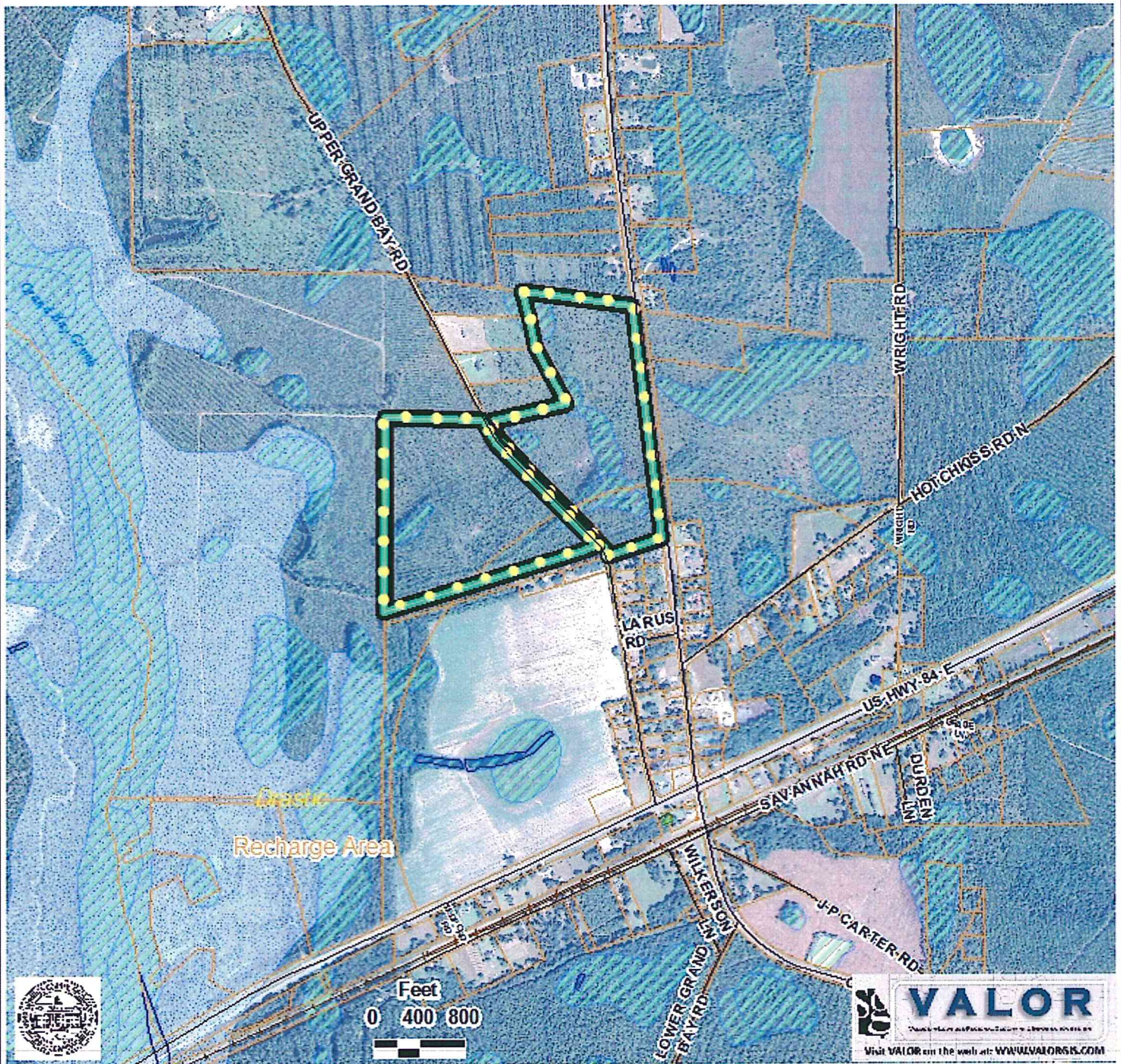
## WRPDO Site Map

### GRAND BAY ESTATES Rezoning Request

#### 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          |

Aerial Imagery Courtesy USDA NAIIP n2010.

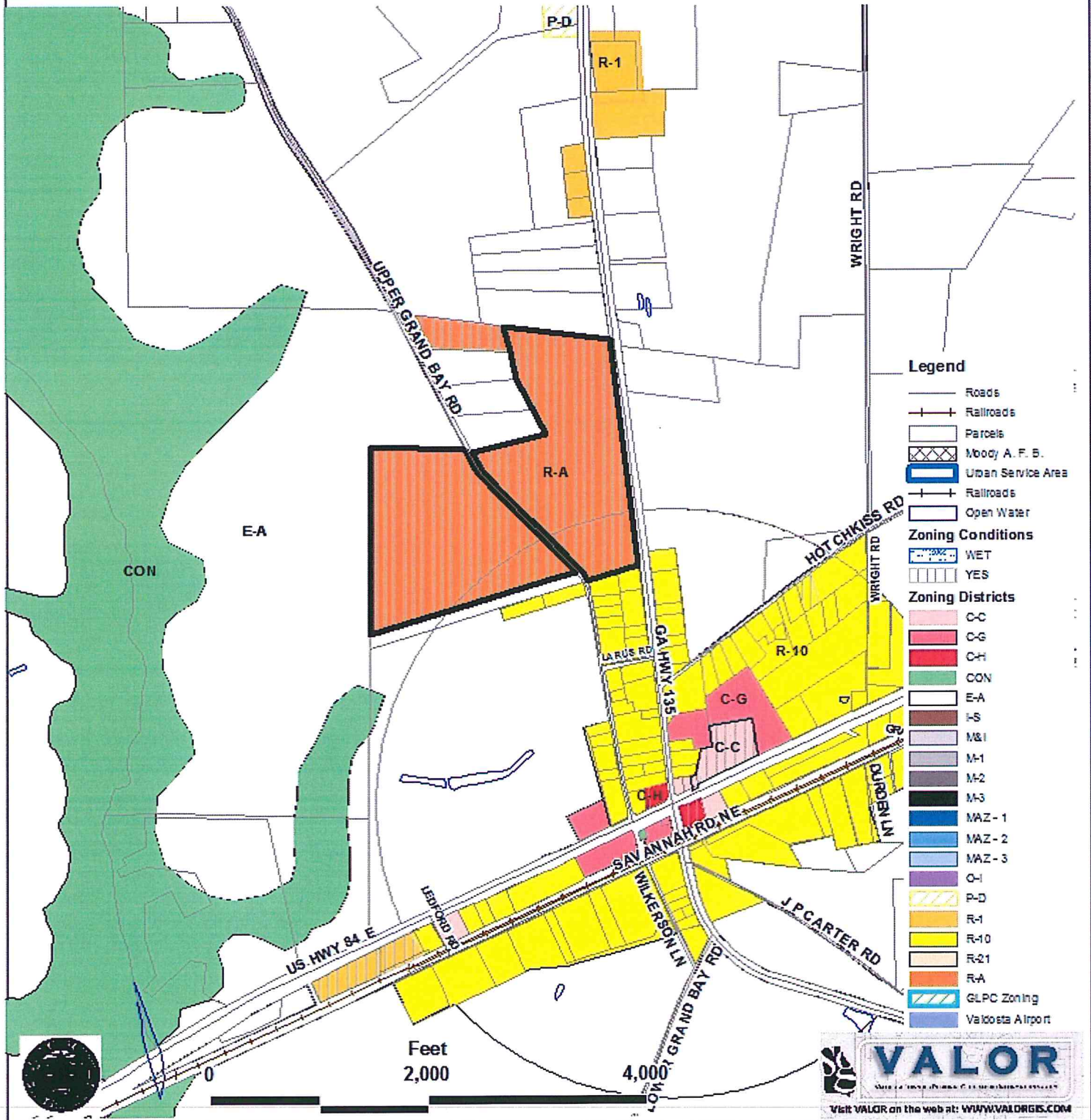


# REZ-2014-17

# Zoning Location Map

**GRAND BAY ESTATES**  
Rezoning Request

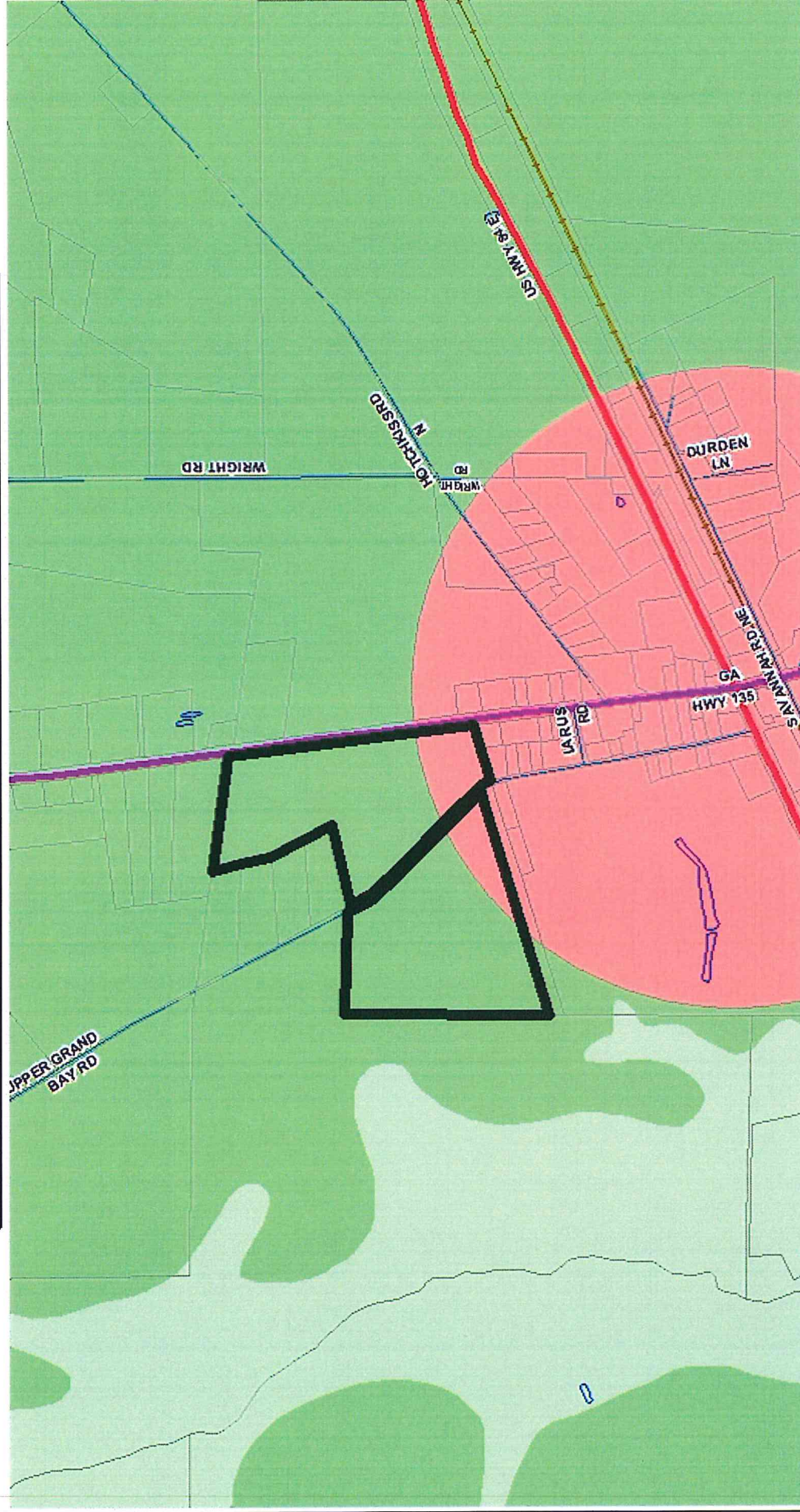
**Current Zoning: R-A (COND.)**  
**Proposed Zoning: R-A**



# REZ-2014-18

# Future Development Map

## GRAND BAY ESTATES Rezoning Request



**Urban Service Area**

- City Limits
- Parcels
- Railroads

**Roads**

- 7 RURAL Major Collector
- 8 RURAL Minor Collector
- 9 RURAL Local Road
- 11 URBAN Interstate
- 14 URBAN Principal Arterial
- 15 URBAN Minor Arterial
- 16 URBAN Collector
- 17 URBAN Local Road
- 19 URBAN Local Road
- Open Water

**Functional Classification**

- 1 RURAL Interstate
- 2 RURAL Principal Arterial
- 6 RURAL Minor Arterial

**Character Areas**

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town

**Neighborhood Activity Center**

- Neighborhood Activity Center
- Neighborhood Village
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

Feet

0 1,000 2,000

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