

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2014-18

DATE OF MEETING: October 27th 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-2014-18 White, Whitewater Rd and Bent Tree Dr
R-10 to E-A, County Water/Well and Septic, ~12.0 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Suburban Density Residential (R-10) to Estate Agricultural (E-A). This is a rehearing of a request that was originally submitted last summer (REZ-2014-12). REZ-2014-12 was advertised but withdrawn by the applicant before the June GLPC meeting. The general motivation in this case is primarily so that these properties can be used agriculturally e.g. livestock (cattle), row crops (blueberries), etc. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached. The subject properties possess road frontage on Bent Tree Dr and Whitewater Rd. Bent Tree Dr is a County maintained paved local road¹. Whitewater Rd is a County maintained major collector road². Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as within a Suburban Area Character Area. Per Comprehensive Plan guidance E-A zoning is not currently listed as a permitted zoning within a Suburban Area Character Area. With this request the following factors should be considered: the potential mixture of uses allowed in E-A and R-10 zoning and the layout of the neighborhood with regard to density i.e. an inner pocket of larger lots (~1 acre to 6.7 acres) typically surrounded by more dense development (~0.5 acres to 3.4 acres). Overall the TRC found this request inconsistent with the Comprehensive Plan and recommends for its denial. Should approval of the request be considered the TRC would encourage consideration of Residential Agricultural (R-A) zoning instead of E-A zoning.

Although the TRC did not believe that the following below requirements should be recommended as conditions of approval with the rezoning, they should at least be noted: As the proposed development is within the connection requirements found in ULDC Chapter – 6.03.03 for County Water and the connection requirements for County Sewer as found in ULDC Chapter – 6.03.04 any future development will be required to connect to both water and sewer services and that the subject properties have portions within a Medium Pollution Groundwater Recharge Area Protection District and Wetlands Protection District.

¹ Typical traffic flow capacity of a local road is between 750 to 1,500 AADT. Per GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

² Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT.

Letter of Intent

June 4, 2014

Jason Davenport
327 N. Ashley Street
2nd Floor
Valdosta, GA 31601

Re: Rezoning

My intent is to rezone parcel numbers: 0136 219, 0136 219A and 0136 177 from R3 and R4 respectively to E-A.

Thank you in advance for your consideration and approval.

With regards,

Johnny White

The purpose of these listed standards is for quick comparison. Their definitions, proper context, associated supplemental standards, exceptions, limitations, and other complete references may be found in their entirety in the ULDC. For example a Bed and Breakfast is listed as an “S” in the Table of Land Uses and an “S” in this case means that the use is allowed subject to the supplemental standards found in ULDC Section 4.03.17. A copy of the ULDC is available online at <http://www.lowndescounty.com/content.asp?pid=23&id=224>

Rural Zoning Districts

- A. E-A, Estate Agricultural district (5 acre). This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible.
- B. R-A, residential Agricultural district (2.5 acre). This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land.

Residential Zoning Districts

The following residential zoning districts are established:

R-10, Suburban density residential (10,000 square feet). This district is intended to provide locations for single-family dwellings on small individual lots, based on the availability of both community water and community sewerage systems to serve the development.

Table of Land Uses

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	E-A	R-A	R-10
Land Uses:			
Residential			
Dwellings			
Single-family* (See Also Section 4.01.03)	P	P	P
Two-family* (See Also Section 4.01.03)			P
Manufactured homes* (See Also Section 4.01.03)	P	P	P

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	E-A	R-A	R-10
Social Services			
Family Personal Care Homes (4-6 residents) * (See Also Section 4.03.16)	S	S	S
Group Personal Care Homes (7-15 residents)* (See Also Section 4.03.16)	S	S	
Agricultural and Farm Operations (See Also Section 4.03.02)	P	S	
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage* . (See Also Section 4.03.02)	P	S	
Commercial Greenhouse and Plant Nurseries (See Also Section 4.03.03)	P	S	
Stables and Livestock (See Also Section 4.03.02)	P	S	
Kennel without Outdoor Run (See Also Section 4.03.01)	S	S	
Kennel with Outdoor Run (See Also Section 4.03.01)	S	S	
Animal Hospital, Veterinary Clinic, or Animal Shelter (See Also Section 4.03.01)	S		
Bed and Breakfast Lodging* (See Also Section 4.03.17)	S	S	
Cemeteries (See Also Section 4.03.06)	S	S	
Home Day Care (7-18 children) * (See Also Section 4.03.08)	S	S	
Family Day Care (6 or less children) * (See Also Section 4.03.08)	P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P
Farmers Market and Outdoor Sales* (See Also Section 4.03.09)	P	S	
Golf Course (with or without driving range) (See Also Section 4.03.10)			S
Radio, TV and Telecommunication Towers* (See Also Section 5.05.00)	S		
Nature Facilities, Picnic Areas, Parks, and Trails*	P	P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves* (See Also Section 4.03.23)	S	S	
Recreational vehicle Park and Campground* (See Also Section 4.03.14)	S		
Religious uses and Facilities* (See Also Section 4.03.15)	S	S	S
Private K-12 Schools* (See Also Section 4.03.24)	S	S	S
Private Colleges* and Universities (See Also Section 4.03.07)	S	S	S

The purpose of these listed standards is for quick comparison. Their definitions, proper context, associated supplemental standards, exceptions, limitations, and other complete references may be found in their entirety in the ULDC. For example a Bed and Breakfast is listed as an “S” in the Table of Land Uses and an “S” in this case

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

means that the use is allowed subject to the supplemental standards found in ULDC Section 4.03.17. A copy of the ULDC is available online at <http://www.lowndescounty.com/content.asp?pid=23&id=224>

Sample of Other Standards with (ULDC Section Reference)	E-A	R-A
Minimum Lot Area (Acres)(4.01.01(G))	5	2.5
Minimum Lot Width (Well)(Feet)(4.01.01(G))	210	150
Minimum Lot Width (Central Water System)(Feet)(4.01.01(G))	200	100
Front Setbacks (Arterial)(Feet)(4.01.02(E)) (Please See 4.01.02(E) For ROW exceeding 100')	80	80
Front Setbacks (Collector)(Feet)(4.01.02(E)) (Please See 4.01.02(E) For ROW exceeding 80')	70	70
Front Setbacks (Residential)(Feet)(4.01.02(E)) (Please See 4.01.02(E) For ROW exceeding 60')	60	60
Side Setbacks (Feet)(4.01.02(E))	20	20
Rear Setbacks (Feet)(4.01.02(E))	50	40
Maximum Building Height (Feet) (4.01.02(E))	35	35
Minimum Building Width (Feet)(4.01.03(F))	13.5	13.5
Minimum Roof Pitch (4.01.03(F))	3:12	3:12
Minimum Front and Rear Roof Overhang (Inches)(4.01.03(F))	0	0
Exterior Siding Material (4.01.03(F))	All	All
Skirting Material (4.01.03(F))	Restricted	Restricted
Family Ties Land Divisions (4.04.04)	Yes	Yes
Conservation Subdivisions (4.05.01)	Yes	Yes
Residential Fly-in Subdivisions (4.05.02)	Yes	Yes
Home Occupations (5.01.02)	Yes	Yes
Agricultural Home Occupations (5.01.03)	Yes	Yes
Accessory Structures (5.02.00)	Yes	Yes
Accessory Dwellings (5.02.02)	Yes	Yes
Accessory Dwelling Agricultural Exemptions (5.02.02)	Yes	Yes
Fences and Walls (5.02.03)	Restricted	Restricted
Outside Storage (5.02.04)	Yes	Yes
Animal Foster Homes (5.02.08)	Yes	Yes

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

Sample of Other Standards with (ULDC Section Reference)	E-A	R-A
Special Events (5.03.02)	Yes	No
Seasonal Sales (5.03.02)	Yes	Yes
Mobile Food Services (5.03.03)	No	No
Roadside Vendors (5.03.04)	No	No
Individual Signage (5.04.07)	Yes	Yes
Off-site Signage (5.04.06)	No	No

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4.03.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

4.03.01 Animal Care Facilities (Animal Hospitals, Veterinary Clinics, Animal Shelters, and Kennels)

- A. Animal hospitals, veterinary clinics, and animal shelters are permissible in the C-H, M-1, and M-2 zoning districts, subject to the site design standards for the district, and in the E-A and C-G zoning district subject to the site design standards for the district and specific site design standards in this section.
- B. Design standards for an animal hospital, veterinary clinic, or animal shelter in a freestanding building are shown in the following table:

Table 4.03.01(B). Standards for Freestanding Animal Hospitals, Veterinary Clinics, or Animal Shelters

Development Feature	Standard
Animals allowed in an animal hospital and veterinary clinic	Domestic pets, farm animals, and livestock; wild animals are prohibited
Animals allowed in an animal shelter	Domestic pets; farm animals, livestock, and wild animals are prohibited

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

Minimum setback from any residential zoning district for buildings	75 feet
Minimum setback from any residential zoning district for outdoor runs	75 feet
Building design	Consistent with the design, materials, and color of buildings in the surrounding area
Outdoor runs	Drains connected to an approved sanitary facility Odor and Pest control required Hours of operation limited to 7:00 a.m. until 7:00 p.m.
Buffer requirements	1.5 times the buffer requirement of Section 4.07.06 plus a fence or wall on any residentially zoned property line
Boarding	Soundproofing required

C. Design standards for an animal hospital, veterinary clinic, or animal shelter in a **shopping center** are shown in the following table:

Table 4.03.01(C). Standards for Animal Hospitals, Veterinary Clinics, or Animal Shelters

Development Feature	Standard
Animals allowed	Domestic pets only; farm animals, livestock, and wild animals are prohibited
Minimum building setback from any residential zoning district	75 feet
Building design	Soundproofing required Odor proofing required Pest control required
Outdoor runs	Prohibited
Boarding	Prohibited

D. Keeping animals shall be considered a kennel when there are six (6) or more domestic pets, not including fish, reptiles, and birds. Pigs and emus shall be considered livestock and are not domestic pets.

1. A kennel without an outdoor run is permissible in the following **zoning districts**, subject to the standards of the **zoning district** and the supplemental standards set forth in this section: E-A, R-A, OI, C-C, MAZ II, and MAZ III.
2. A kennel with an outdoor run is permissible in the following **zoning districts**, subject to the standards of the **zoning district** and the

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supplemental standards set forth in this section: E-A, R-A, C-G, C-H, M-1, MAZ II, and MAZ III.

3. A kennel shall comply with the nuisance requirements pertaining to animal control as set forth in the County Code of Ordinances.
4. A kennel shall meet the design standards set forth in Table 4.03.01(D).

Table 4.03.01(D). Standards for Kennels.

Development Feature	Standard
Animals allowed	Domestic pets
Minimum setback from any residential zoning district for buildings	50 feet
Minimum setback from any residential zoning district for outdoor runs	100 feet
Outdoor runs	Drains connected to an approved sanitary facility Odor and pest control required Hours of operation limited to 7:00 a.m. until 7:00 p.m.
Buffer requirements	1.5 times the buffer requirement of Section 4.07.06 plus a fence or wall on any residentially zoned property line
Boarding	Soundproofing required

4.03.02 Agricultural Uses, Including Agricultural and Farm Operations; Agricultural Processing, Sales, and Outdoor Storage; Stables and Livestock Facilities

- A. Agricultural and farm operations are permissible in E-A, M-1, M-2, M-3, and IS, subject to the standards of the zoning district.
- B. Agricultural processing, sales, and outdoor storage are permissible in E-A, M-1, M-2, and M-3 zoning districts subject to the standards of the zoning district.
- C. Agricultural processing, sales, and outdoor storage are permissible in R-A and MAZ III, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- D. Stables, and livestock facilities, including overnight boarding, riding academies, and farm buildings, are permissible in the E-A, M-1, M-2, and M-3 zoning districts, subject to the standards for the district.
- E. Agricultural and farm operations, stables, and livestock facilities, including overnight boarding, are permissible in the R-A, MAZ I, MAZ II, and MAZ

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

III zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.

- F. Supplemental standards for agricultural and farm operations, stables, and livestock are shown in the following table:

Table 4.03.02(F). Standards for Agricultural and Farm Operations, Stables, and Livestock.

Development Feature	Standard
Animals allowed	Domestic animals, farm animals, and livestock; wild animals are prohibited.
Minimum land area	2.5 acres
Buildings, structures, outdoor tracks, and exercise yards adjacent to R-1, R-21, R-10	Minimum setback of 150 feet
Buffers for row crops	In addition to the buffer required in Section 4.07.06, there shall be ten (10) small trees for each 100 linear feet.
Odor and pests	Management plan for odor and pest control.
Fences	The parcel shall be fenced. An outdoor track and each exercise yard shall be separately fenced.

- G. Supplemental standards for agricultural processing, sales, and outdoor storage are shown in the following table:

Table 4.03.02(G). Standards for Agricultural Processing, Sales, and Outdoor Storage.

Development Feature	Standard
Minimum land area	2.5 acres
Outdoor processing	Minimum setback 1,000 feet
Outdoor sales or outdoor storage	Minimum setback 300 feet
Processing or sales within an enclosed Building	Minimum setback 150 feet
Buffers	2.0 times the buffer requirement of Section 4.07.06 plus a fence or wall

- H. Additional standards for confinement feeding Lots:

Table 4.03.02(H). Additional Standards for Confinement Feeding Lots.

Development Feature	Standard
Minimum land area	2.5 acres
Minimum setback	1,000 feet
Buffers	2.0 times the buffer requirement of Section 4.07.06 plus a fence or wall
State and federal license	Proof of receipt of State and federal Permits

*An asterisk indicates that the use is prohibited within an MAZ Accident Potential Zone (APZ) II (See Also Section 4.02.04) or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

REZONING PLAT FOR:

JOHNNY A. WHITE

BEING LOT 12, BLOCK "A", PINE
COVE FARMS SUBDIVISION, SECTION 1,
LAND LOT 27, 16TH LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

DATE: OCTOBER 13, 2014



GRAPHIC SCALE: 1 INCH = 100 FT.

PER LOWNDES COUNTY G.I.S. THIS PROPERTY
IS LOCATED IN A WATER RECHARGE AREA,
DOES CONTAIN WETLANDS AND IS NOT IN A
100-YR FLOOD ZONE.

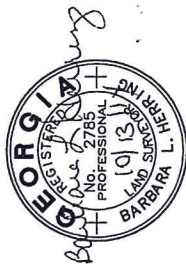
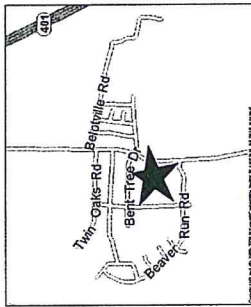
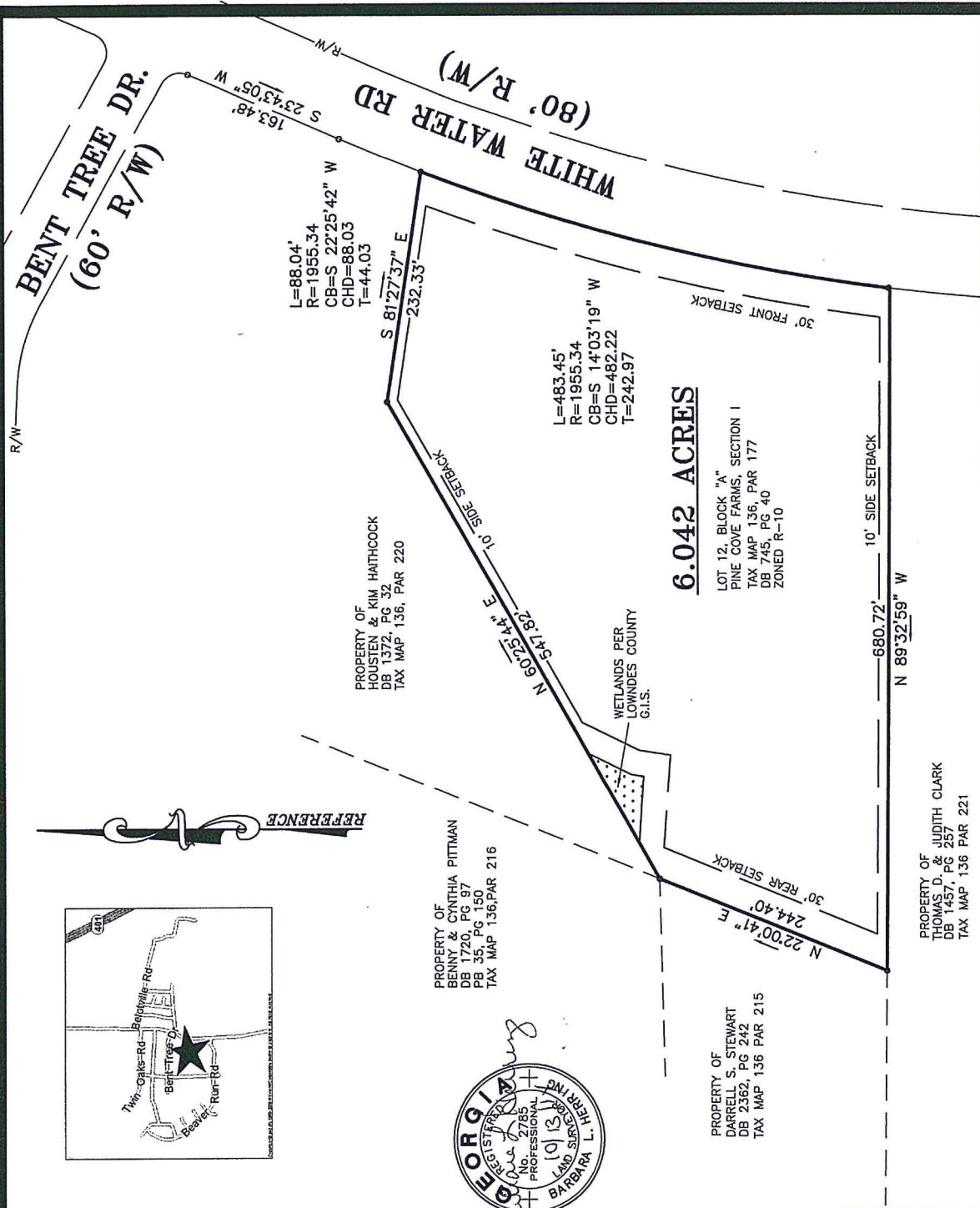
No regulated activity or development of the
subject property will be permitted or granted
by the County Engineer within 25 feet of a
Wetland Protection District. All activity shall
require a United States Army Corps of
Engineers (USACE) determination to include a
Section 404 permit or letter of permission.
(ULDC - Chapter 3.05.04 (A), 1, 2, 3).

LEGEND

I.P.S. - IRON PIN SET - 5/8" REBAR
I.P.F. - IRON PIN FOUND
R/W - RIGHT OF WAY
-X-X- - FENCE
PLAT CLOSURE: 1'/677.926
BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
PB D, PG 9

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-8455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685



R/W

R/W

REZONING PLAT FOR:

JOHNNY A. WHITE

BEING LOT 10, BLOCK "A", PINE
COVE FARMS SUBDIVISION, SECTION 1,
LAND LOT 27, 10TH LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

DATE: APRIL 18, 2014



GRAPHIC SCALE: 1 INCH = 100 FT.

LEGEND

I.P.S. - IRON PIN SET - 5/8" REBAR
I.P.F. - IRON PIN FOUND
R/W - RIGHT OF WAY
-X-X- - FENCE
EQUIPMENT USED: TOPCON AP-11A "TOTAL STATION"
FIELD CLOSURE: 1/15,000
ANGLE ERROR: 2"/FT
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1/877,626
BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
PB D, PG 9

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bheering@southernsurveying.com
GA Certificate of Authorization No. 885

BENT TREE DRIVE (60' R/W)

S 87°21'30" E

780.77'

WETLANDS PER
LOWNDES COUNTY G.I.S.

HOUSE
CONC.

LOT 10
DB 1463, PG 70
DB 2958, PG 109
PB D, PG 9

6.256 ACRES

ZONED R-10

STEEL
BLDG.
SHELTER

TAX MAP 136, PAR 219
TAX MAP 136, PAR 219A

GROUNDWATER RECHARGE LINE

W

413.83'

S 87°21'30" E

179.98'

LOT 9

PROPERTY OF
STEVEN BENJAMIN &
AMBER WARRICK
DB 435, PG 176
PB D, PG 9

LOT 8

PROPERTY OF
LARRY & EYE TISON
DB 4235, PG 132
PB D, PG 9

BENCH MARK
AND HIGH WATER
ELEV. 100.00

S 88°28'11" W

623.91'

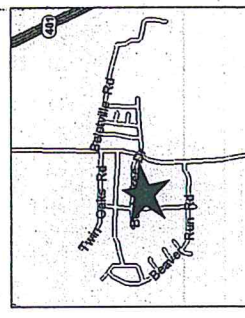
LOT 7

PROPERTY OF
BENNY & CYNTHIA PITTMAN
DB 1720, PG 97
PB D, PG 9



THIS SURVEY WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER
180-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PER LOWNDES COUNTY G.I.S. THIS PROPERTY
IS LOCATED IN A WATER RECHARGE AREA,
DOES CONTAIN WETLANDS AND IS NOT IN A
100-YR FLOOD ZONE.



REZ-2014-18

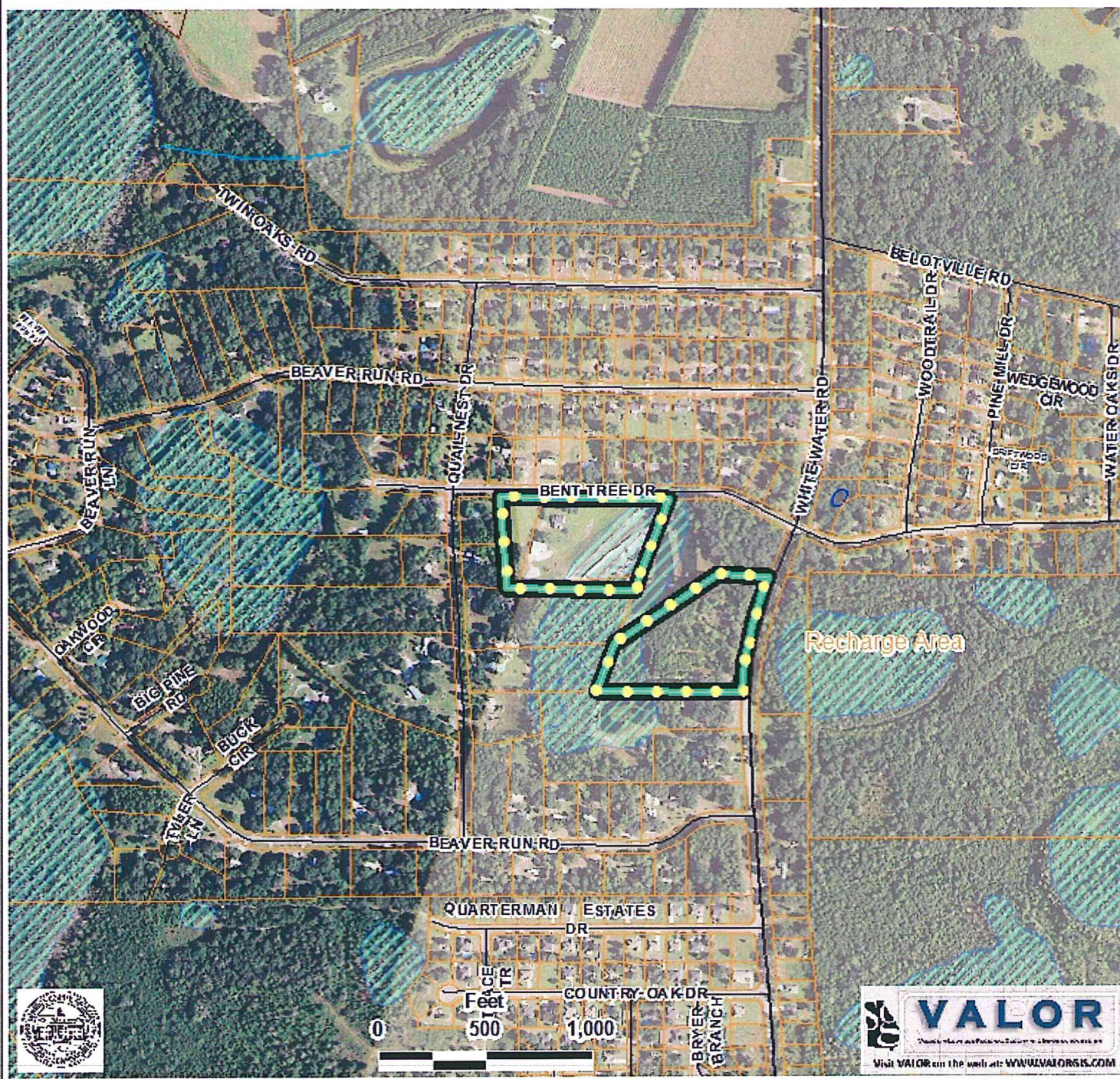
WRPDO Site Map

JOHNNY A. WHITE
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 NAIP 2013

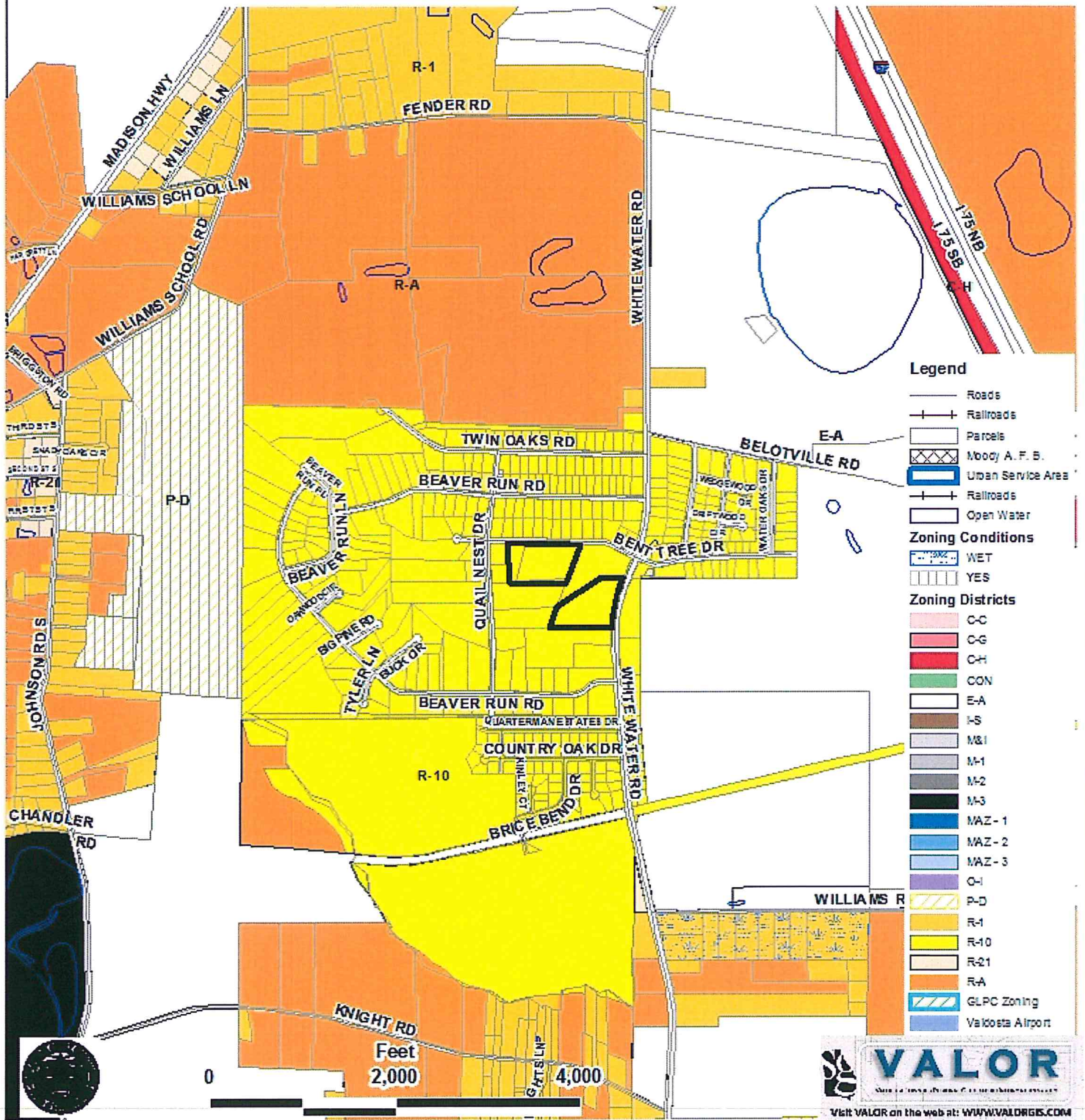


REZ-2014-18

Zoning Location Map

JOHNNY A. WHITE
Rezoning Request

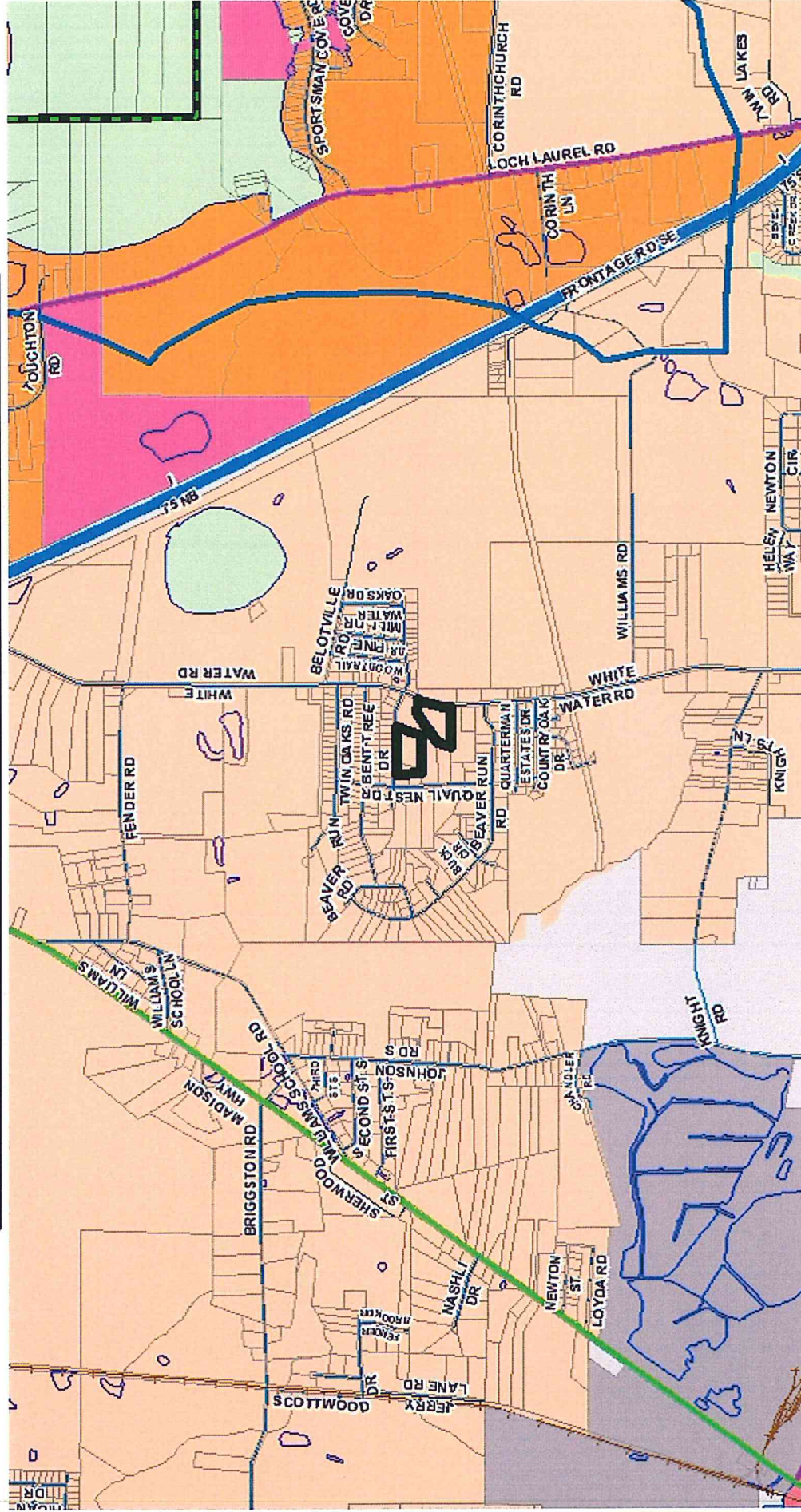
Current Zoning: R-10
Proposed Zoning: E-A



REZ-2014-18

Future Development Map

JOHNNY A WHITE
Rezoning Request



- Urban Service Area**
- City Limits
 - Parcels
 - Roads
 - Railroads
- Functional Classification**
- 1 RURAL INTERSTATE
 - 2 RURAL PRINCIPAL ARTERIAL
 - 6 RURAL MINOR ARTERIAL
- Character Areas**
- 7 RURAL MAJOR COLLECTOR
 - 8 RURAL MINOR COLLECTOR
 - 9 RURAL LOCAL ROAD
 - 11 URBAN INTERSTATE
 - 14 URBAN PRINCIPAL ARTERIAL
 - 16 URBAN MINOR ARTERIAL
 - 17 URBAN COLLECTOR
 - 19 URBAN LOCAL ROAD
 - Open Water
- Character Areas**
- Neighborhood Activity Center
 - Neighborhood Village
 - Park/Recreation/Conservation
 - Public / Institutional
 - Regional Activity Center
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transportation/Communication/Utilities



VALOR
VALOR ENGINEERING & ARCHITECTURE, INC.
visit VALOR on the web at: WWW.VALORGIS.COM