

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2014-18

DATE OF MEETING: November 11th 2014

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ()

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

Report ()

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 REZ-2014-12 was advertised but withdrawn by the applicant before the June GLPC meeting.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. The GLPC heard this request at their October regular meeting and ultimately recommended for its denial by a 6-0 vote. The motion on the request included references to the surrounding residential area, the location of the properties, and spot zoning. Discussion and questioning from the GLPC included the zoning history of the subject property, the history of domestic pet/livestock regulations, the potential residential uses of properties on the eastern side of Whitewater Rd, and the type of potential livestock allowed i.e. small vs. large.

Four individuals, including the applicant, spoke for the request and two individuals spoke against the request. Individuals speaking for the request focused on the livestock history of the subject property (e.g. cattle, sheep, and horses), the livestock history of other properties in the area e.g. horses, previous code enforcement activity related to the livestock in the area, neighbor-related history of the area, controls for potential nuisances e.g. pests and odor, differences between E-A and R-A, protection of property values, alternative plans e.g. selling the subject property and moving to another location, inaccurate agriculturally related zoning information concerning when another property in the area was purchased/sold, the drainage in the area and subject properties, the marketing of the subject property

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.

along Whitewater Road as it relates to the amount of wetlands and drainage on that property, the presence and difficulties with beavers on or near the subject properties, potential site-work on the subject properties e.g. drainage, and the potential access between the subject properties.

Individuals speaking against the request focused on the petition (Attached), their history in the neighborhood, their location in terms of property and their physical house with respect to the potential livestock, the opposition to both E-A and R-A, that the livestock uses would make the neighborhood a less desirable/less appealing place to live, the potential for the quality of the neighborhood to decrease, the potential nuisances associated with livestock (e.g. noise, odor, pests, allergy's, and livestock escaping), the potential to negatively impact property values, that this is a family friendly neighborhood, the presence of water and sewer in the area, spot zoning, the size of the subject properties, that the properties are not currently physically connected, farm equipment traveling along the roads, inconsistent zoning, existing residences, the potential for contaminated runoff or nearby well water contamination, the availability of land (elsewhere), the wetlands on the subject properties, the existing and previous drainage issues and drainage related work in the area, and the consideration of the opposition to the case. Beyond the public hearing staff has received approximately 30 phone calls in opposition to the case (Most reported from the surrounding area) and a petition (Attached) with approximately 81 signatures in opposition to the case.


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.

OPTIONS:

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

RECOMMENDED ACTION: Option #4

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____

Letter of Intent

October 1, 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~~ ^{R10} 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

P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	Zoning Districts:		
	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:		E-A	R-A	R-10
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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

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>

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).

BENT TREE DRIVE (60' R/W)

S 87°21'30" E
179.98'

QUAIL NEST DRIVE (60' R/W)

REZONING PLAT FOR:

JOHNNY A. WHITE

BEING LOT 10, BLOCK "A", PINE
COVE FARMS SUBDIVISION, SECTION 1,
LAND LOT 27, 16TH LAND DISTRICT,
LOWNDES COUNTY, GEORGIA

DATE: APRIL 18, 2014



GRAPHIC SCALE: 1 INCH = 100 FT.

GROUNDWATER RECHARGE AREA

TAX MAP 136, PAR 219
TAX PARCEL LINE

GROUNDWATER RECHARGE LINE

LOT 9
PROPERTY OF
STEVEN, BENJAMIN &
AMBER WARRICK
DB 2815, PG 9
PB D, PG 9

LOT 8
PROPERTY OF
LARRY & EVIE TISON
DB 4235, PG 152
PB D, PG 9

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

BENCH MARK
AND HIGH WATER
ELEV. 100.00

LOT 7

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

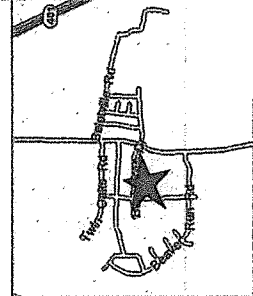
S 88°28'11" W
623.91'

STEEL ROD



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. 15-8-67.

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.



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"/PT
- METHOD OF ADJUSTMENT: NONE
- PLAT CLOSURE: 1/677,628
- BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
PB D, PG 9

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 228-259-9455
Valdosta, GA 31601 Fax: 228-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

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).

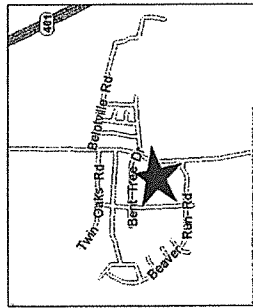
LEGEND

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'/877.828

BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
PB D, PG 9

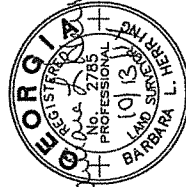
**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bhering@seasurveying.com
GA Certificate of Authorization No. 685



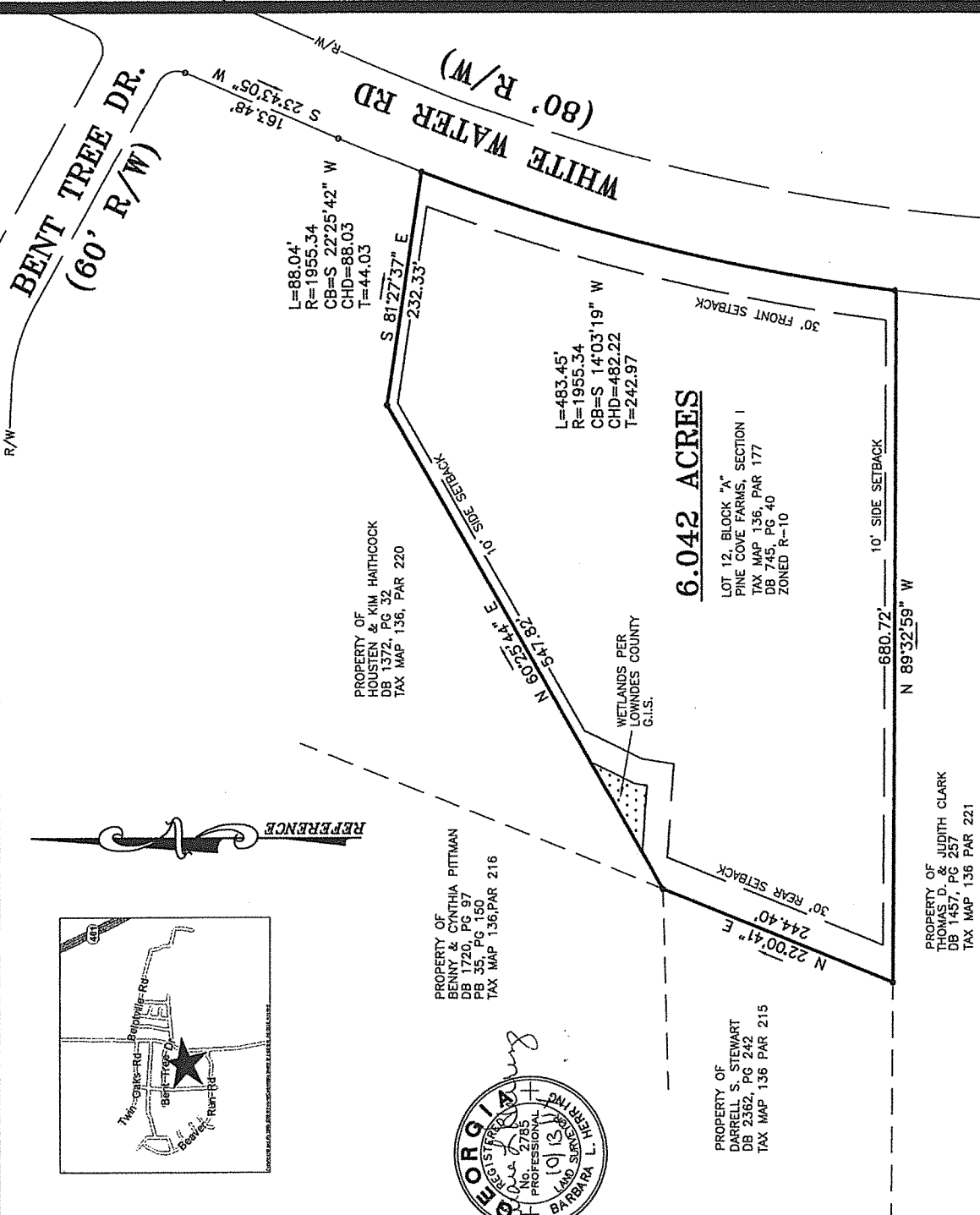
REFERENCE

PROPERTY OF
BENNY & CYNTHIA PITTMAN
DB 1720, PG 97
DB 1350, PG 60
TAX MAP 136, PAR 216



PROPERTY OF
DARRELL S. STEWART
DB 2362, PG 242
TAX MAP 136, PAR 215

PROPERTY OF
JUDITH CLARK
THOMAS D. &
DB 1457, PG 257
TAX MAP 136, PAR 221



REZ-2014-18

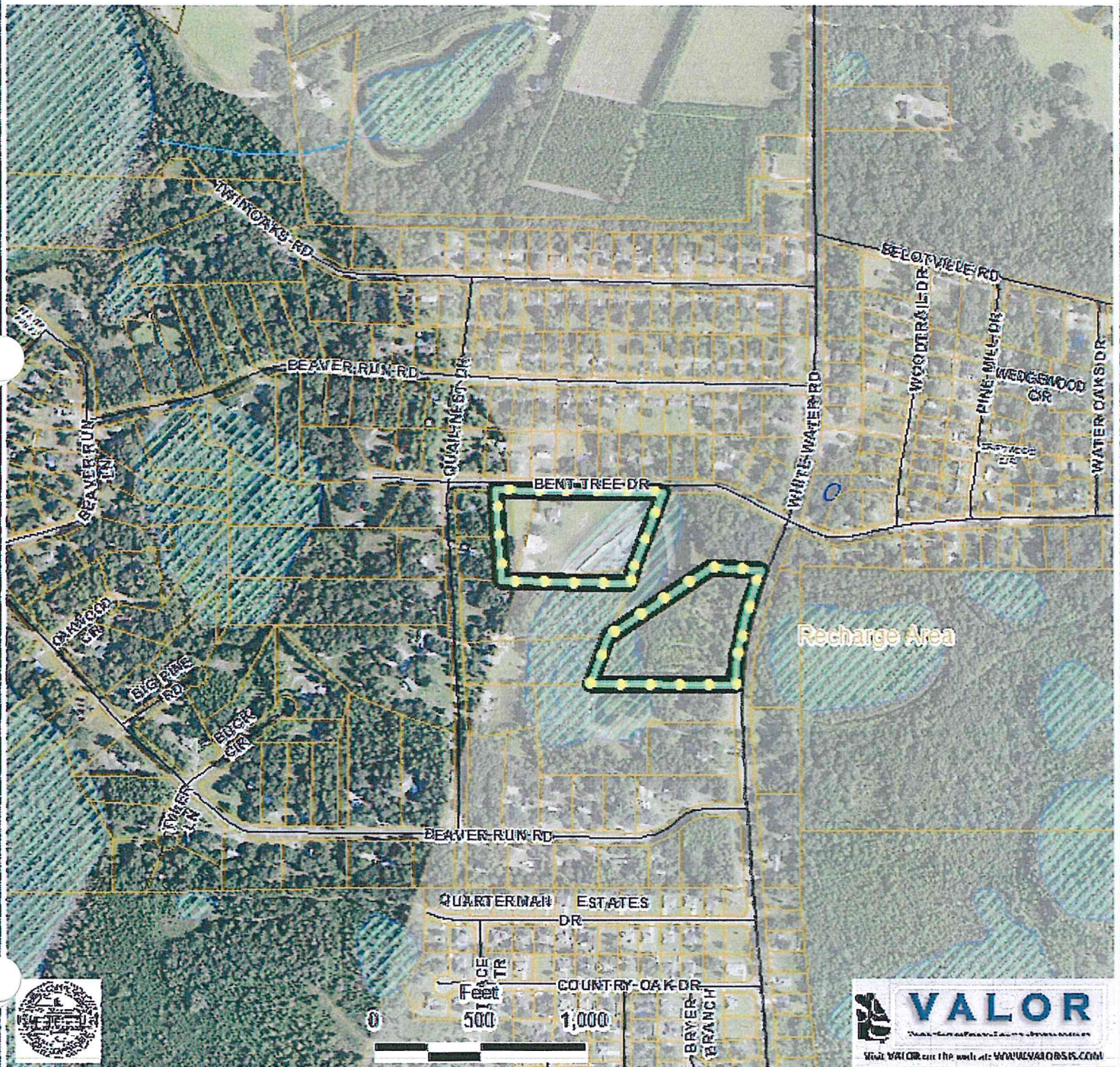
WRPDO Site Map

JOHNNY A. WHITE
Rezoning Request

Legend

- | | |
|--------------------|------------------|
| Roads | Open Water |
| Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drainage |
| Urban Service Area | Recharge Areas |
| | Parcels |

Aerial Imagery Courtesy USDA NAIP 2013

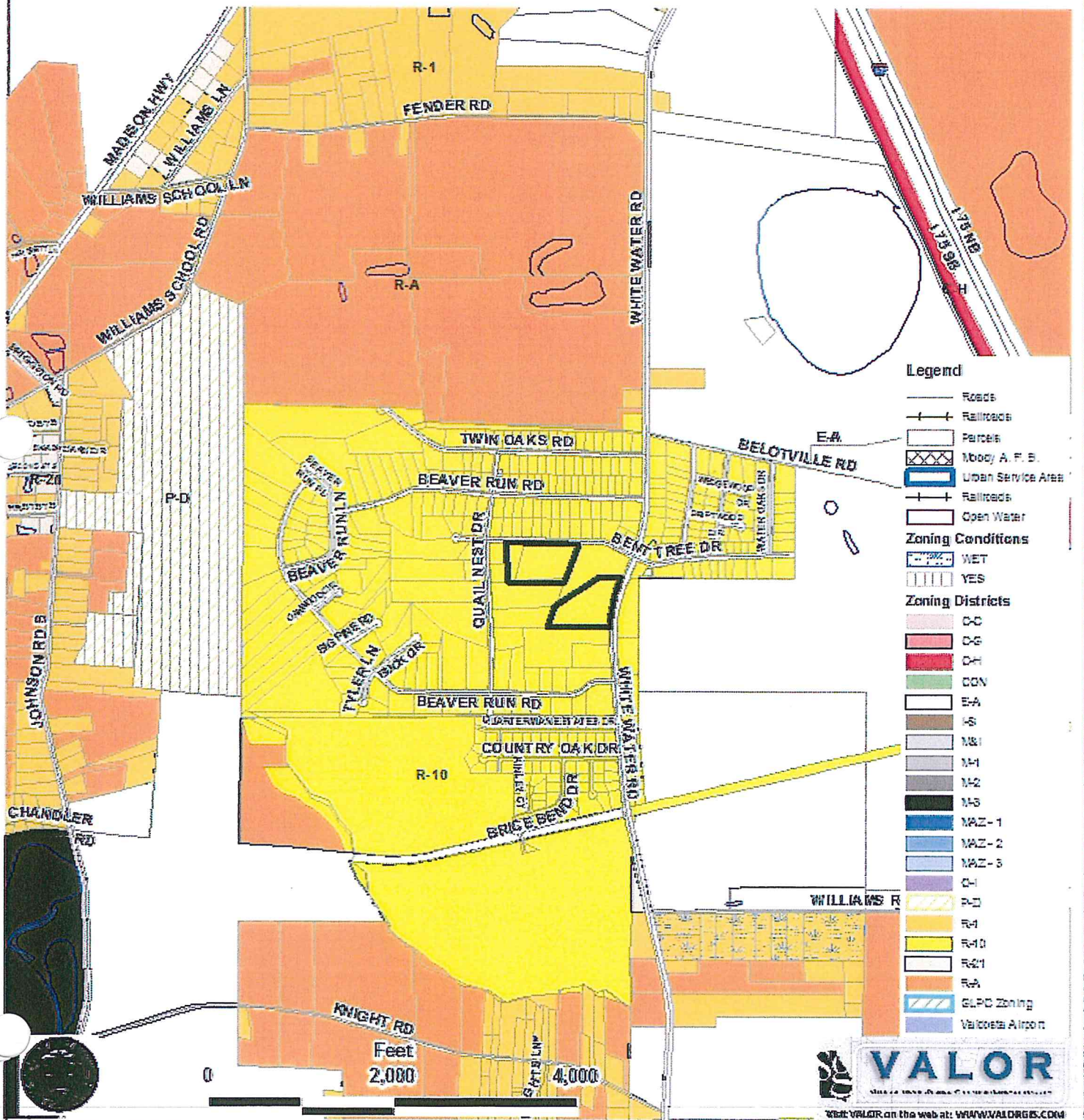


REZ-2014-18

Zoning Location Map

JOHNNY A. WHITE
Rezoning Request

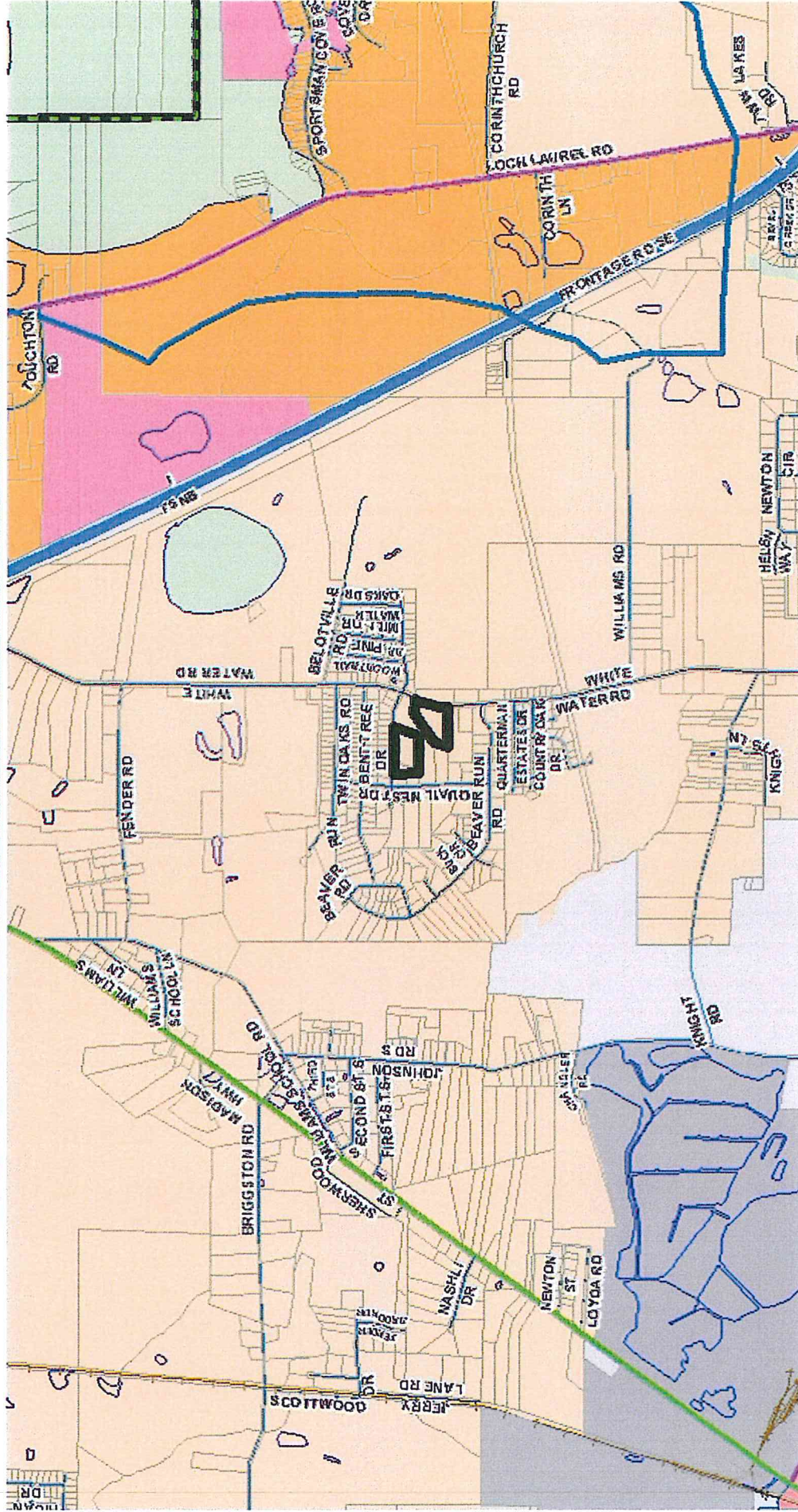
Current Zoning: R-10
Proposed Zoning: E-A



REZ-2014-18

Future Development Map

JOHNNY A WHITE
Rezoning Request



Urban Service Area

- City Limits
- Parishes
- Railroads

Roads

- 7 Rural Major Collector
- 8 Rural Minor Collector
- 9 Rural Local Road
- 11 Urban Interstates
- 14 Urban Principal Arterial
- 16 Urban Minor Arterial
- 17 Urban Collector
- 19 Urban Local Road
- 20 Urban Water

Functional Classification

- 1 Rural Interstates
- 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 Green Space/TIAIS
- Mall 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

Scale: 0 1,000 2,000 Feet

VALOR

visit VALOR on the web at: www.valorproject.com

Judith Clark
4350 Whitewater Rd.
Valdosta, GA 31601
(229) 559-5109

Tuesday, October 28, 2014

Greater Lowndes Planning Commission
325 West Savannah Avenue
Valdosta, GA

Re: REZ-2014-18 Johnny A. White

To whom it may concern:

I attended the meeting last evening in support of Johnny White on his rezoning request. I am very upset with myself for not getting up and speaking but, I wasn't feeling well and speaking in front of people has never been something I was good at. I would like to voice my opinion even though I know it is after the fact and nothing can change your decision now.

I live at 4350 Whitewater Rd., and my property borders all of one side of the parcel in question on Whitewater Rd. The property is an eyesore with broken trees from past storms and undergrowth, no one takes care of it. I would love to see it cleaned up and cattle on that property. My husband and I always talked about how we wished we could afford to buy that property and put cattle on it. Of course, we didn't realize what an ordeal it would be to do that and get turned down in the end anyhow. We didn't want to live in the city limits, that is why

we chose to buy out here 17 years ago. If people do not want agriculture around them, they should move to the city. There are cattle, horses and goats all up and down Whitewater Rd. I can't understand what the problem is on this particular parcel of land.

As for Kim Haithcock and her petition, I would want those signatures checked out. I wouldn't be surprised if some, if not most, are either non existent or live in the city and don't really care what goes on out here. The 29 phone calls???? That is a joke, common sense would tell you who was making most of them. She called me and told me I could call 'anonymously' to object. She also told me that Mr. White would not be required to put a fence up and the cattle could be roaming all over the road and my property.

She said the "smell" would be right under her bedroom window. Well, it would be near mine also and I have no objection to that. I have been smelling the mill for all the years we have lived here. Mr. White is not planning on putting 100 cattle out there, that would never be allowed on that small of a parcel of land.

She said it would keep people awake, they wouldn't be able to perform at their jobs, children would not perform well at school. I believe that is a little "extreme". She also said she wants to be outside smelling the roses and not cattle. My answer to that is.....move to the city and have a rose garden.

Personally, seeing cattle in the fields and gardens growing is what we moved south for, and I would rather have cattle next to me than most people.

Sincerely

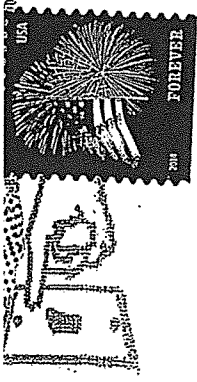
Judith Clark

cc: Johnny A. White



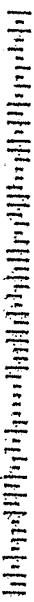
TALLAHASSEE FL 323

29 OCT 2014 PM 1 L



Mrs. Johnny White
4233 Beech Tree Rd.
Valdosta, GA 31601

3160132660



11-3-14

Lowndes County Commissioner
Mr. Powell, Mr. Griner, Ms. Evans
Mr. Marhsall, Mr. Rains, Mr. Straughter

I am writing you about a petition a lady name Kim was having people in my area sign about zoning on Whitewater Road and Benttree Drive. We were told it was to keep the man from putting in a hog farm. We found out over the weekend it was a few cows not hogs. It was wrong for the lady to report the wrong information to get people to sign her petition. I have no idea if anything can be done to help the man who has been done wrong but I just wanted to bring this to your attention.

Thank you
Several people in the Whitewater Road area.

Submitted by: 2014-11-04 Mr. & Mrs. Haithorn Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

P.1
 Negative effects on our neighborhood:
 Our neighborhood's quality of life would be diminished due to: unpleasant smells and noises, spot zoning, increased amount of insects and insect bites, proximity of parcels to large number of working families; and decreased property values.
 We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.

Printed Name	Signature	Address	Date
1. Mr and Mrs. Houston Haithorn	Kim Haithorn, Houston Haithorn	4306 Whitewater Rd.	10/22/14
2. Mr & Mrs. Anthony Fletcher	Mr & Mrs. Fletcher	4133 Beaver Run Rd.	10/23/14
3. Mrs. Penny Jackson	Penny Jackson	4363 Beaver Run Rd.	10/22/14
4. Daisy T. Scott	Daisy T. Scott	4311 Whitewater Rd.	10/22/14
5. Lance E. Scott	Lance E. Scott	4311 Whitewater Rd.	10/22/14
6. Richard Tebedo	Richard Tebedo	4311 White water rd	10/22/14
7. Kimberly Tebedo	Kimberly Tebedo	4311 White water Rd	10/22/14
8. P. Gail Bramblett	P. Gail Bramblett	4226 Bent Tree Dr	10/22/14
9. Tina Bramblett	Tina Bramblett	4226 Bent Tree Dr	10/22/14
10. Mrs and Mrs Ray Mae Dan T. Mae	Dan T. Mae	4127 Beaver Run Rd	10/22/14
11. Sonny Sapp	Sonny Sapp	4119 Beaver Run Rd	10/22/14
12. Mr. and Mrs. Holder	Holder	4116 Beaver Run Rd	10/22/14

9C Court
 William
 T. Guchter

Lance
 Scott
 Lance
 Scott

Donald
 The bold
 Sather

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

P.2

Petition summary and background	Negative effects on our neighborhood: Our neighborhood's quality of life would be diminished due to: unpleasant smells and noises, spot zoning, increased amount of insects and insect bites, proximity of parcels to large number of working families, and decreased property values.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.

Printed Name	Signature	Address	Date
13 Betty Miller	Betty Miller	4111 Beaver Run Rd	10/23/14
14 Johnny K. Miller	Johnny K. Miller	4111 Beaver Run Rd	10/23/14
15 Donna Jones	Donna Jones	4208 Bent Tree	10/23/14
16 Myek Blackburn	Myek Blackburn	4208 Blackburn	10/23/14
17 Brittany Miller	Brittany Miller	4252 Bent Tree	10/23/14
18 ALTAGRACIA HUNT	Altagracia Hunt	4108 Beaver Run Rd	10-23-14
19 ANA HERNANDEZ	Ana Hernandez	4108 Beaver Run Rd	10.23-14
20 Michael Brandt	Michael Brandt	4131 Beaver Run Rd	10/23/14
21 LARRY STEWART	Larry Stewart	4147 Quail Nest Dr	10-24-14
22 Nancy Stewart	Nancy Stewart	4147 Quail Nest Dr	10/24/14
23 Larry Ogden	Larry Ogden	4156 Beaver Run Rd	10/24/14
24 Michael Ogden	Michael Ogden	4156 Beaver Run Rd	10/24/14

storey holding

storey holding

storey holding

David Atkins

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

P.3

Petition summary and background	Negative effects on our neighborhood: Our neighborhood's quality of life would be diminished due to: unpleasant smells and noises, spot zoning, increased amount of insects and insect bites, proximity of parcels to large number of working families, and decreased property values.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.

Printed Name	Signature	Address	Date
25 David Tercero	<i>David Tercero</i>	4188 Bent Tree Rd	10/22/14
26 Tara Ames	<i>Tara Ames</i>	4147 Beaver Run Rd	10/22/14
27 Sally Castoe	<i>Sally Castoe</i>	4151 Beaver Run Rd	10/22/14
28 Mike Craig Bush	<i>Mike Craig Bush</i>	4134 Quail Nest Dr	10/22/14
29 Lisa Pough-Wilson	<i>Lisa Pough-Wilson</i>	4100 Beaver Run Rd.	10/23/14
30 Sharon Huxell	<i>Sharon Huxell</i>	4235 White Water Rd	10/23/14
31 Donald Fontana	<i>Donald Fontana</i>	4227 White Water	10/23/14
32 Eduardo Fontana	<i>Eduardo Fontana</i>	4227 White Water	10/23/14
33 Ericene Brubaker	<i>Ericene Brubaker</i>	4221 White Water	10/23/14
34 Paul Miller	<i>Paul Miller</i>	4189 Bent Tree Dr	10-23-14
35 Paul Miller	<i>Paul Miller</i>	407-446-9429	10-23-14
36 David Lisk	<i>David Lisk</i>	4192 Bent Tree Dr.	10-23-14
37 Marie Lisk	<i>Marie Lisk</i>	4192 Bent Tree Dr.	10-23-14

JC Cowart

Sharon
Craiger
JC Cowart

JC Cowart

JC Cowart

JC Cowart

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

0.4

Petition summary and background	Negative effects on our neighborhood: Our neighborhood's quality of life would be diminished due to: unpleasant smells and noises, spot zoning, increased amount of insects and insect bites, proximity of parcels to large number of working families, and decreased property values.	
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.	

Printed Name	Signature	Address	Date
37 Don Junior Brewer	Don J. Brewer	4316 Beaver Run road	10/23/14
38 Shannon Brewer	Shannon Brewer	4366 Beaver Run road	10/23/14
39 Tina M Rogers	Tina M Rogers	4169 Beaver Run Rd	10/25/14
40 JAMES D JOHNSON	James D Johnson	4171 Beaver Run Rd	10/25/14
41 Becky J Vanney	Becky J Vanney	4175 Beaver Run Rd	10/25/14
42 Aaron Bellow	Aaron Bellow	4179 Beaver Run Road	10/24/14
43 Roosevelt Robertson	Roosevelt Robertson	4135 Beaver Run Rd. Rental property	10-24-14
44 Mr. & Mrs. Houston Hairlock	Mr. & Mrs. Houston Hairlock	4207 Bent Tree Dr.	10-25-14
45 Carl Allen	Carl Allen	4136 Beaver Run Rd	10-25-14
46 Stacey Randall	Stacey Randall	4136 Beaver Run Rd	10-25-14
47 Gary Lee	Gary Lee	4172 Beaver Run Rd	10-25-14
48 Lucinda Miller	Lucinda Miller	4172 Beaver Run Rd	10-25-14

Paul Hotchkiss
Paul Hotchkiss
JC Cowart
JC Cowart
JC Cowart
JC Cowart
JC Cowart
JC Cowart

P.S

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

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Printed Name	Signature	Address	Date
49 Crystal Meehan	Crystal Meehan	4110 Quail Nest Dr.	10-23-14
50 Brandy C. Buckner	Brandy C. Buckner	4134 Quail Nest Dr.	10-25-14 Sharon
51 Eric Clark	E. Clark	4303 Whitewater Rd.	10/25/14 10-25-14 Craig
52 Macey Wright	Macey Wright	4148 Beaver Run Rd	10/25/14
53 Timothy Wright	Timothy Wright	4148 Beaver Run Rd	10-25-14
54 Lois Forsen	Lois Forsen	4184 Beaver Run Rd	10-25-14 R Cowst
55 Delores Campbell	Delores Campbell	4045 Twin Oaks	10/26/14 First family
56 Terrey Randall	Terrey Randall	4045 Twin Oaks	10/26/14 George
57 Douglas Ellis	Douglas Ellis	4045 Twin Oaks	10/26/14 Ganneth
58 Verice Capelard	Verice Capelard	4045 Twin Oaks	10/26/14 George
59 William A. Gafford	William A. Gafford	4152 Beaver Run Rd	10/26/14 R Cowst

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.		

Printed Name	Signature	Address	Date
60 Justin Wright	<i>[Signature]</i>	4165 Bent Tree Dr	10/25/14 JC Cowart
61 Krishna Thigpen	<i>[Signature]</i>	4149 Pine Mill Dr.	10/25/14 JC Cowart
62 Angelle Davis	<i>[Signature]</i>	4149 Pine Mill Dr.	10/25/14 JC Cowart
63 Kathleen Roberts	<i>[Signature]</i>	4169 Bent Tree Dr	10/25/14 JC Cowart
64 Timothy G. Brown	<i>[Signature]</i>	4166 Bent Tree Dr	10/25/14 JC Cowart
65 STEPHEN C. WISMANO	<i>[Signature]</i>	4173 BENT TREE DR.	10-25-14 JC Cowart
66 Sherry Kamen	<i>[Signature]</i>	4182 Bent Tree Dr	10-25-14 JC Cowart
67 Samuel Jackson	<i>[Signature]</i>	4182 Bent Tree Dr	10-25-14 JC Cowart
68 Charles Morris	<i>[Signature]</i>	4307 Dr. Howard	10-24-14 JC Cowart
69 Dean Prince	<i>[Signature]</i>	4307 Dr. Howard	11-26-14 JC Cowart
70 Henry Turner	<i>[Signature]</i>	4146 Bent Tree Dr	10-26-14 JC Cowart
71 Ginger Randolph	<i>[Signature]</i>	4179 Beaver Creek	10-25-14 JC Cowart

Petition to Oppose Rezoning on Whitewater Rd. and Bent Tree Dr. to Agriculture

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Action petitioned for:	We, the undersigned, are concerned citizens who urge our leaders to act now to vote against the rezoning of Whitewater Rd and Bent Tree Dr. to agriculture.

Printed Name	Signature	Address	Date
Robert J Simpson Jr	Robert J Simpson Jr	4310 Buck circle	Oct 26
Aaron Whitfield	Aaron Whitfield	4310 Buck circle	Oct 26
Robert J Simpson	Robert J Simpson	4310 Buck circle	Oct 26
Kelly John S	Kelly John S	4310 Buck circle	Oct 26
Sheila Souza	Sheila Souza	4310 Buck circle	Oct 26
Richard Martin	Richard Martin	4310 Buck circle	Oct 26
Jessica Ragan	Jessica Ragan	4310 Buck circle	Oct 26
Salvia Clark	Salvia Clark	4303 Whitewater	Oct 26

Submitted: 2014-11-04

BY

mz w/NE

4106 Beaver Run Road
No one home

4108 Beaver Run Road
Name Ms. Hernandez
Phone: No phone
Signed Petition: Think daughter signed
Comments: Told hogs. English is very bad as she is hispanic and didn't understand.
Had to "moo" like a cow to get her to understand. She said he had no problem with cows.

4111 Beaver Run Road
No one home

4116 Beaver Run Road
Name: Ms. Holder
Phone: No phone
Signed Petition: Don't know. Husband spoke to petition taker
Comments: Was told hogs

4119 Beaver Run Road
Name: Sonny Sapp
Phone: 229-834-4457
Signed Petition: Yes
Comments: Was told hogs and they would be located at petitioner takers bedroom window. Said petition taker would not stop calling and he signed to get her to stop contacting him.

4120 Beaver Run Road
Name: Ms. Brown
Phone: No phone
Signed petition: Does not know anything about zoning request.

4127 Beaver Run Road
Name: Dana Macel
Phone: No phone
Signed Petition: Can't remember
Comments: Concerned it would draw Florida Panthers to area.

4131 Beaver Run Run
Name: Freddie
Phone: No phone
Signed Petition: No
Comments: Was told hogs.

4133 Beaver Run Road
Name: Debra McCoggle
Phone: 229-356-6023
Signed Petition: Yes

Comments: Was told would be hogs. She said she told petition taker she didn't mind hogs but she didn't want any dogs. Petition taker told her property would be having lots of dogs with kennels. She was interested in meeting with commissioner at home meeting to clarify.

4136 Beaver Run Road
No one home

4139 Beaver Run Road
Name: Thomas Keene
Phone: Would not give
Signed Petition: No
Comments: Don't care

4143 Beaver Run Road
House is vacate

4147 Beaver Run Road
Name: Laura
Phone: Would not give, don't want to bother with this
Signed Petition: Yes
Comments: Don't want to be involved but have children and work and go to school and concern would be smell from hogs.

4155 Beaver Run Road
Name: Would not give name
Phone: Would not give
Signed Petition: Would not say
Comments: Was told hogs. Would go see what property and how close it was to her if it would be ok for cows.

4151 Beaver Run Road
Name: Betty
Phone: 206-203-0614
Signed Petition: Yes
Comments: Was told animals would be hogs. Was concerned with barking dogs and well water quality even though she had a water treatment system for her home.

4156 Beaver Run Road
Name: Regina Odgen
Phone: Didn't give because husband talked to petition taker
Signed Petition: Husband did
Comments: Was told hogs. Concerned with smell. Husband will go to planning meeting.

4159 Beaver Run Road

Name: Anthony Solbert

Phone: 229-630-0393

Signed Petition: No

Comments: Have no concerns. Says petition taker advised hogs and would not leave.

4181 Beaver Run Road

Name: Timothy Wright

Phone: Would not give

Signed Petition: Petition taker spoke with wife. He thinks wife signed it.

Comments: Was concerned with smell of hogs. Wife may be attending planning meeting.

4336 Beaver Run Road

Name: Brittany Perez

Phone: No phone

Signed Petition: No concerns. Mother may have because she speaks very little English and didn't understand what petition taker was saying.

4362 Beaver Run Road

Name: Jessica Gonazalez

Phone: No phone

Signed Petition: No

Comments: Was told hogs. Told petition taker she didn't want to be involved.

4366 Beaver Run Road

Name: DJ

Phone: 229-460-8105

Signed Petition: Yes

Comments: Was told lots of hogs. Would not leave him alone. Had him call zoning and commissioners office several times without leaving name. He took commissioners name and number to contact to let it be know he was misled.

4371 Beaver Run Road

Name: Jeff

Phone: No phone

Signed Petition: No

Comments: Don't care

Name: Lance and Daisy Scott

Whitewater Road.

Phone: 229-507-6786

Signed Petition: Yes

Comments: Was told hogs. Signed petition to get her to shut-up and leave his house because petition taker kept contacting him. Said he was tired of this because petition taker was calling and coming to his house at 6:30 in the morning.

4208 Bent Tree Drive

Name: Mick Blackburn

Phone: 229-559-1871

Signed Petition: Yes

Comments: Wife may have signed because petition taker advised hogs.

4252 Bent Tree Drive
Name: Tony
Phone: No phone
Signed Petition: No
Comments: No concerns

4122 Quail Nest Drive
Name: Mr. Dunnaway
Phone: 229-559-8007
Petition: Unaware of petition
Comments: No concerns

Quail Nest Drive
Name: Debbie Pringle
229-560-3669
Signed Petition: No
Comments: Was told hogs. Told petition taker she didn't care

I am one of your neighbors.

Please call me at 229-293-6266 from 8 - 5:30 or after
5:30 at 229-316-8980.

Thanks,

Kim

Jason Davenport

From: Belinda Lovern
Sent: Thursday, November 06, 2014 8:39 AM
To: Bill Slaughter; Bill Slaughter (bswaller@bellsouth.net); Joyce Evans; Joyce Evans (Home) ; Richard Raines; Crawford Powell; Demarcus Marshall; Clay Griner
Cc: Joe Pritchard; Jason Davenport
Subject: Rezoning Case / White Water and Bent Tree Road

Dear Commissioners -

A citizen called in this morning, Thursday, November 6th, regarding the rezoning case on White Water and Bent Tree Road. She lives in the area and would like to state that she is for this rezoning and has no issues regarding this case.

Have a good day!

Thanks,
Belinda

*Belinda Cantrell Lovern
Administrative Assistant
Lowndes County
Board of Commissioners
Office #: (229) 671-2440
Fax #: (229) 245-5222*

Case Number: REZ-2014-18

116-14

Petition To Support Rezoning On Whitewater Road and Bent Tree Drive
Case Number: REZ-2014-18

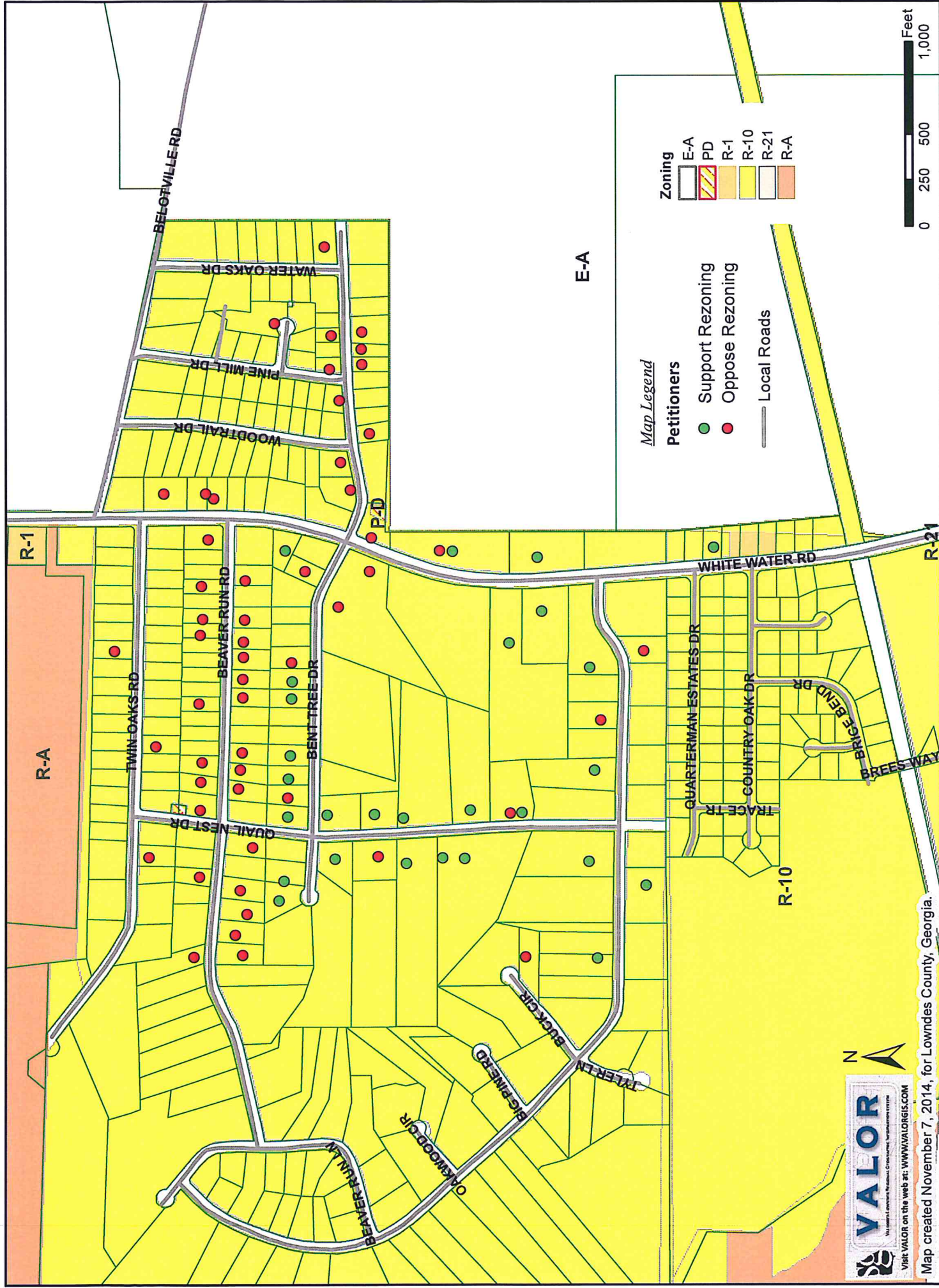
Printed Name	Signature	Address	Date
George D. Corbett	George D. Corbett	4244 Bent Tree Drive VA DOSTA	11-4-14
Wilson Dunganway Jr.	<i>for wife Margaret</i>	4122 Quail Nest Drive	11-4-14
Jackie Barnard	Jackie Barnard	4266 Bent Tree Drive	11-4-14
John B McKen	John B McKen	4270 Bent Tree Dr	11-4-14
Debbie Pringle	Debbie Pringle	4160 Quail Nest	11-4-14
Agnes Arnes c/o Debbie/Gorge Pringle	Debbie Pringle	4142 Quail Nest	11-4-14
Debbie Pringle	Debbie Pringle	4152 Quail Nest Dr	11-4-14
Danell Stewart	Danell Stewart	4141 Quail Nest Dr	11-4-14
Larry Breedon	Larry Breedon	4347 Beaver Run Rd	11-4-14
Nancy Stewart	Nancy Stewart	4147 Quail Nest Dr	11-05-14
JERRY BREEDON	Jerry Breedon	4371 BEAVER RUN RD	11-4-2014
Sheila Scott	Sheila Scott	4232 Bent Tree Dr VA DOSTA, GA 31601	11-4-14

Petition To Support Rezoning On Whitewater Road and Bent Tree Drive

Case Number: REZ-2014-18

Printed Name	Signature	Address	Date
David Swilley	David Swilley	4413 Whitewater Rd	11-5-14
Martha G. Zipperer	Martha G. Zipperer	4256 Bent Tree Dr	11-5-14
Fay Bowen	Fay Bowen	4268 Whitewater Rd	11-5-14
Seretha Layton	Seretha Layton	4355 Beaver Run Rd	11-5-14
Kelly Mata	Kelly Mata	4337 Beaver Run Rd	11-5-14
Larry DeVane	Larry DeVane	4342 Beaver Run Rd	11-5-14
Larry Tison	Larry Tison	4131 Quail Nest, Pa	11-5-14
Daisy T. Scott	Daisy Scott	4311 Whitewater Rd	11-5-14
Lance E. Scott	Lance E. Scott	4311 Whitewater Rd	11-5-14
BR Dinkins Jr	BR Dinkins Jr	4230 Bent Tree Dr	11-6-14
BR Dinkins Jr	BR Dinkins Jr	4248 Bent Tree Dr	11-6-14
CYNTHIA PETERMAN	Cynthia Peterman	4137 Quail Nest	6 Nov 14

Petitioners Supporting & Opposing Rezoning of Whitewater Rd. and Bent Tree Dr. to Agricultural



Map Legend

Zoning

- E-A
- PD
- R-1
- R-10
- R-21
- R-A

Petitioners

- Support Rezoning
- Oppose Rezoning

Local Roads

