



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, OCTOBER 7, 2019, 8:30 AM
REGULAR SESSION, TUESDAY, OCTOBER 8, 2019, 5:30 PM
327 N. Ashley Street - 2nd Floor

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge Of Allegiance To The Flag**
- 4. Minutes For Approval**
 - a. Work Session - September 23, 2019 & Regular Session - September 24, 2019
Recommended Action: Approve
Documents:
- 5. Public Hearing**
 - a. Rezoning Case REZ-2019-13 NATCO, Val Del Rd. R-1 to P-D, County Water & Sewer, ~56.102 acres
Recommended Action: Approve
Documents:
 - b. Rezoning Case REZ-2019-14 Wisenbaker Property, 3820 Great North Rd. E-A to R-1, County Well/Septic, ~5.0 acres
Recommended Action: Approve
Documents:
 - c. Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 N. & Wellman Pl. E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres
Recommended Action: Board's pleasure
Documents:
- 6. Reports - County Manager**
- 7. Citizens Wishing To Be Heard - Please State Your Name and Address**
- 8. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-13 NATCO, Val Del Rd. R-1 to P-D,
County Water & Sewer, ~56.102 acres

Work Session/Regular Session

DATE OF MEETING: October 8, 2019

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-13 NATCO, Val Del Rd.
R-1 to P-D, County Water & Sewer, ~56.102 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater density, a maximum of 123 residential lots with an average size of approximately 1/3 acre. Access to and from the subject property is off Val Del Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as a Suburban Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The Nelson Hill Planned Development to the northwest, which is close to being built out, 2) The P-D zoning adjacent to the north, 3) County water and sewer connectivity, and 4) Current growth trends in the area.

The GLPC heard this request at its September regular meeting. For reference, the developer's representative was present to answer any questions and three citizens spoke in opposition to the request. Concerns focused mainly on increased traffic on Val Del Road and protection of wetlands. Ultimately, the GLPC voted unanimously (7-0) to recommend approval of the request.

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

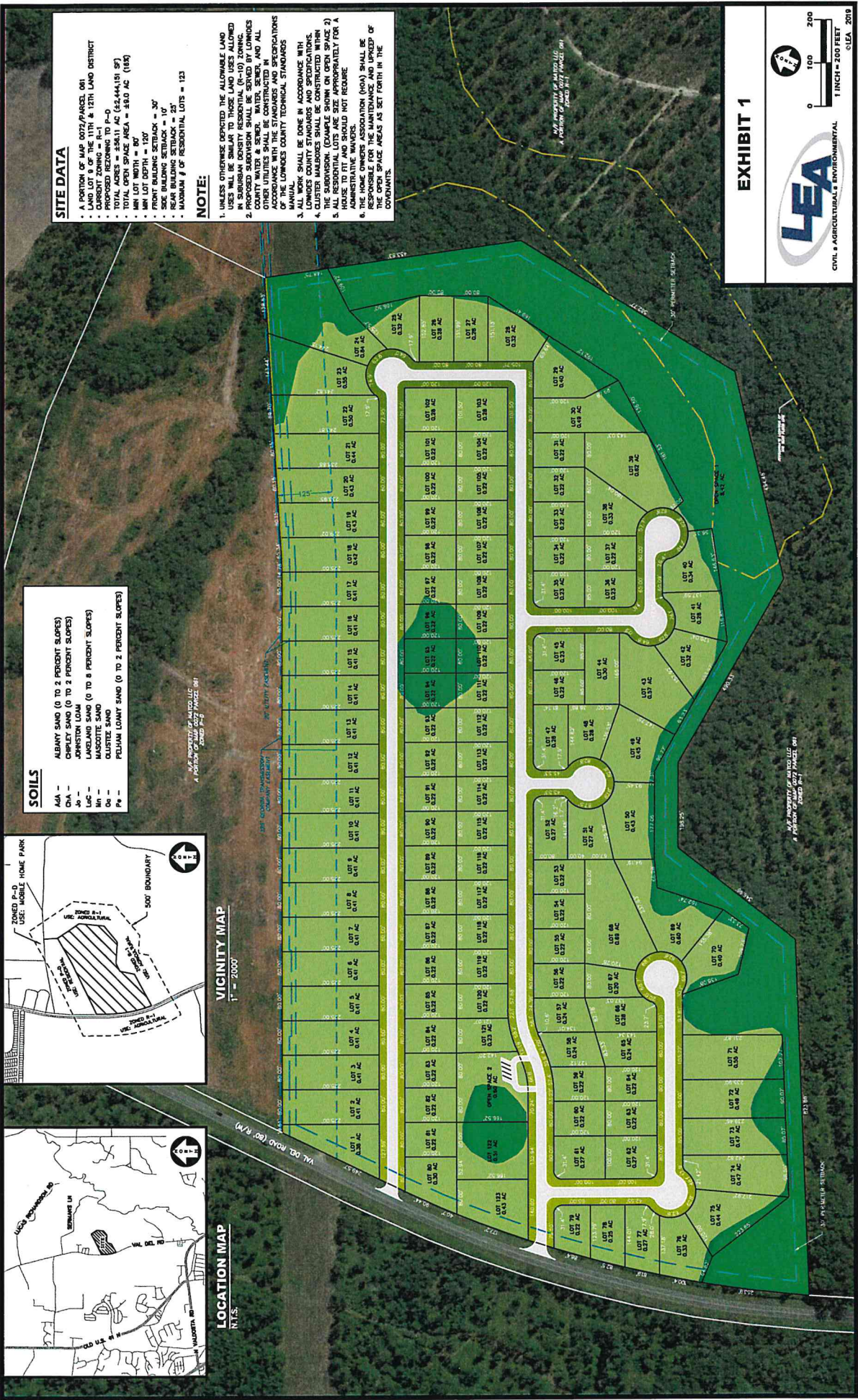
- OPTIONS:
1. Approve
 2. Approve with Conditions
 3. Table
 4. Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



SITE DATA

- A PORTION OF MAP 0072 PARCEL 001
- LOTS 1 & 2 ARE ZONED R-1
- CURRENT ZONING = R-1
- PROPOSED ZONING TO P-D
- TOTAL ACRES = 58411 AC (24,444,19 SF)
- TOTAL AREA = 240 AC (105)
- MIN LOT WIDTH = 100'
- MIN LOT DEPTH = 120'
- FRONT BUILDING SETBACK = 30'
- SIDE BUILDING SETBACK = 10'
- REAR BUILDING SETBACK = 10'
- MAXIMUM # OF RESIDENTIAL LOTS = 123

NOTE:

1. UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES AND DENSITY STANDARDS FOR THE ZONING DISTRICTS IN SHERMAN COUNTY RESIDENTIAL (R-1) ZONING DISTRICTS SHALL BE SERVED BY LINES OF COUNTY WATER & SEWER, WATER, SEWER, AND ALL UTILITIES SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWMEYER COUNTY TECHNICAL STANDARDS MANUAL.
2. LOTS SHALL BE SERVED BY ASSOCIATED WITH LOWMEYER COUNTY STANDARDS AND SPECIFICATIONS. CLUSTER MARKERS SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION (EXAMPLE SHOWN ON OPEN SPACE 2).
3. ALL RESIDENTIAL LOTS ARE TO BE CONSTRUCTED WITH ADMINISTRATIVE WAIVERS.
4. THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPGRADE OF OPEN SPACE AREAS AS SET FORTH IN THE COVENANTS.

SOILS

AMA -	ALBANY SAND (0 TO 2 PERCENT SLOPES)
CH -	CHERRY SAND (0 TO 2 PERCENT SLOPES)
JA -	JACKSON LOAM (0 TO 2 PERCENT SLOPES)
LAC -	LANGLAND SAND (0 TO 2 PERCENT SLOPES)
M -	MASCOTTE SAND
OK -	OLUSTEE SAND
PL -	PELHAM LOAMY SAND (0 TO 2 PERCENT SLOPES)

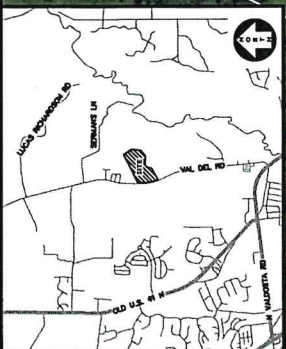
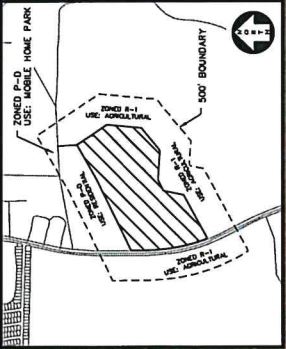


EXHIBIT 1

1 INCH = 200 FEET

0 100 200

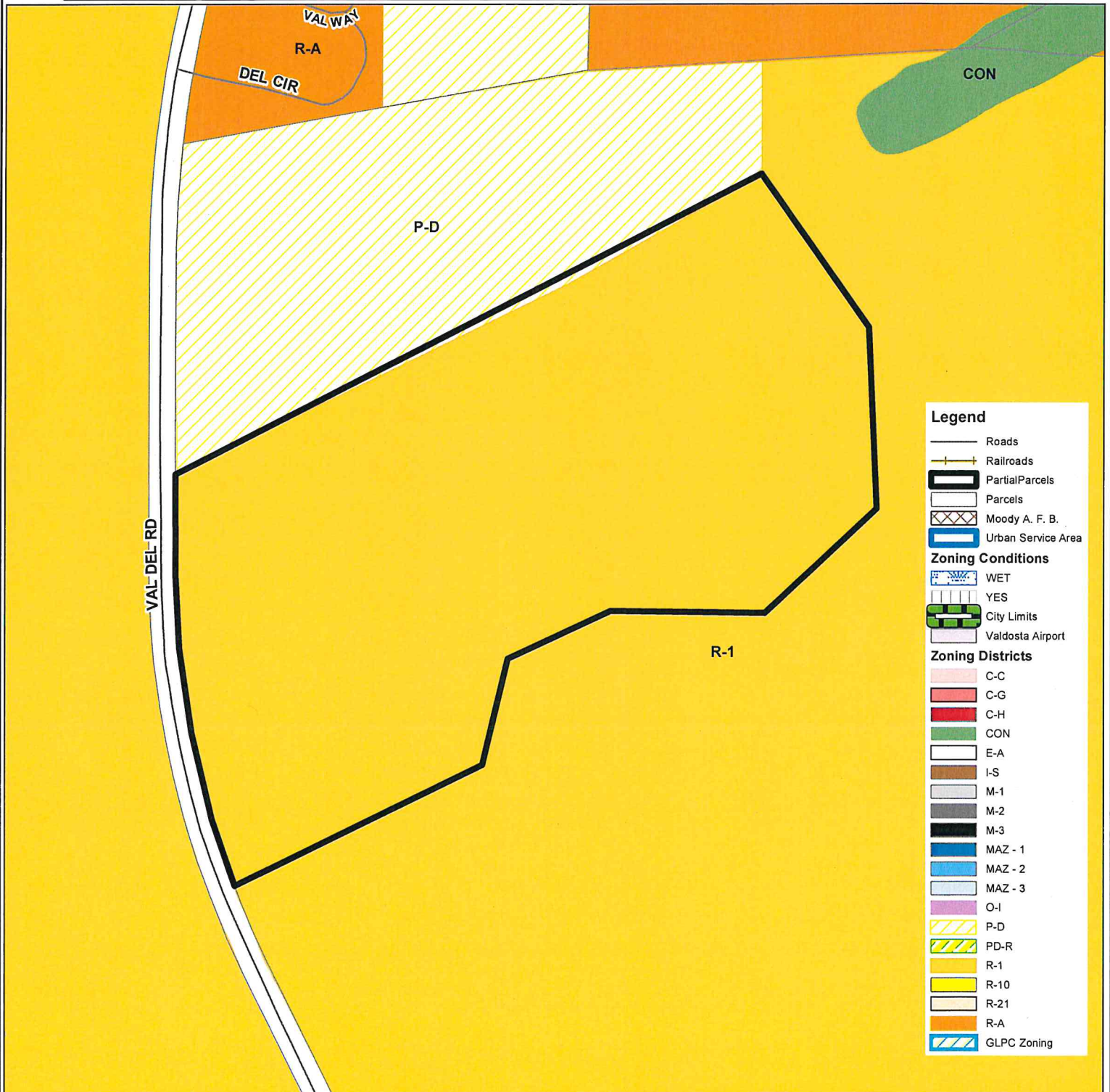
©LEA, 2018

REZ-2019-13

Zoning Location Map

NATCO TRACT 5B
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: P-D



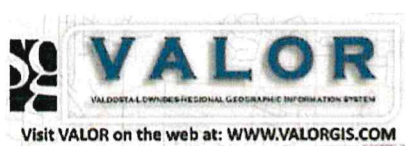
REZ-2019-13

WRPDO Site Map

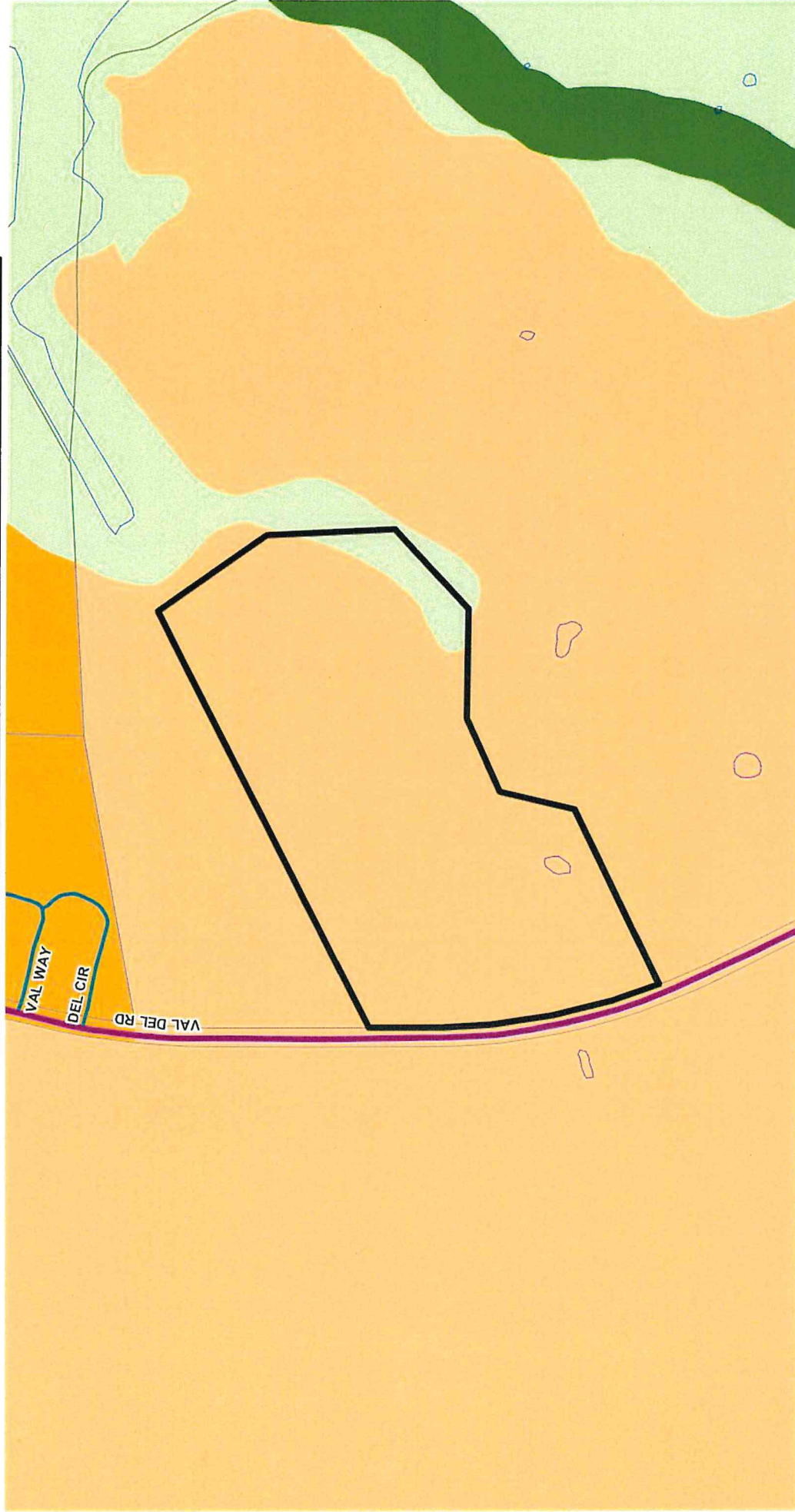
Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | ▒ Valdosta Airport |
| ▒ Park | ▨ Wetlands |
| ▣ City Limits | ▤ 100 Yr Flood |
| ● Crashzone | — Hydrology |
| ○ Crashzone West | ⋯ Drastic |
| ▭ Urban Service Area | ■ Recharge Areas |
| | ▭ Parcels |

NATCO TRACT 5B Rezoning Request



NATCO TRACT 5B Rezoning Request



- Roads**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL
 - Railroads
- Urban Service Area**
- City Limits
 - Parcels
 - Open Water
- Land Use Categories:**
- Agriculture / Forestry
 - Community Activity Center
 - Downtown
 - Established Residential
 - Industrial Activity Center
 - Industrial Area
 - Institutional Activity Center
 - Linear GreenSpace/Trails
 - Mill Town
 - Moody Activity Zone
 - Neighborhood Activity Center
 - Park/Recreation Conservation
 - Public / Institutional
 - Regional Activity Center
 - Remnant Neighborhood Village
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transitional Neighborhood
 - Transportation/Communication/Utilities



..... DOVER MILLER KARRAS LANGDALE & BRANTLEY
A T T O R N E Y S A T L A W
A PROFESSIONAL CORPORATION

J. Michael Dover
Willis L. Miller III
Patricia McCorvey Karras
Jackson R. Langdale
Nathanael D. Brantley
Jennifer Stakich Walker

701 North Patterson Street
Valdosta, Georgia 31601-4526

Mailing Address:
Post Office Box 729
Valdosta, Georgia 31603-0729

Telephone Number:
229-242-0314
General Facsimile:
229-249-8685
Real Estate Facsimile:
229-242-6495

September 5, 2019

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

Re: Application for Rezoning for part of Tax Parcel 0072-061, approx. 56.102 acres, from R-1 to P-D.

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Val Del Road, approximately 56.102 acres, part of Map & Parcel Number 0072-061. The property is currently zoned as R-1. We would like to rezone the property from R-1 to P-D property.

The property is currently owned by NATCO, LLC as of March 3, 1998, and the deed is recorded in Deed Book 1523, Page 188, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "A." The property will be surveyed in the future. It is the owner's intention to develop the property for approximately 120-125 residential lots. A site plan of the proposed project is attached hereto as Exhibit "B"—it is being amended to present a different configuration of lots and to reflect approximately 120-125 residential lots. A list of adjacent property owners is attached hereto as Exhibit "C."

A rezoning of this property from R-1 to P-D would be consistent with the Goals & Policies of the 2009-2010 Update to the 2030 Lowndes County Comprehensive Plan. Specifically, rezoning would promote Goal 1 by offering additional housing options and spurring growth to accommodate first-time homebuyers in the Lowndes County market. Additionally, construction of a new housing project in this area would support and grow local businesses engaged in providing the goods, services, and labor necessary to develop this project. Further, rezoning this property to P-D classification would promote Goal 3 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with

Policy 3.4. Further, the intended use of this property will allow for redevelopment of the property, in accordance with Policy 7.5.

Thank you for your consideration in the rezoning of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale
Attorney for the Owner

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-14 Wisenbaker Property, 3820 Great North Rd. E-A to R-1, County Well/Septic, ~5.0 acres

Work Session/Regular Session

DATE OF MEETING: October 8, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-14 Wisenbaker Property, 3820 Great North Rd. E-A to R-1, County Well/Septic, ~5.0 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of approximately 5.0 acres from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning. The motivation behind this request is to enable the applicant to subdivide and create an approximate 1-acre lot for residential use while combining the remaining portion with the applicant's larger adjacent parcel. The property is located at Great North Road and Grover Hicks Road, both County maintained minor collector roads. Concerning the Comprehensive Plan Future Development Map, the subject property is within an Agriculture/Forestry Area. The Comprehensive Plan does not list R-1 zoning as a permitted zoning district within an Agriculture/Forestry Character Area.

Additional factors to consider in this case are: 1) while the Comprehensive Plan does not list R-1 zoning as a permitted zoning district within an Agriculture/Forestry Character Area, it does state, "The rural character should be maintained by...protecting farmland and open space..." (2016 Greater Lowndes Comprehensive Plan Update, pg. 110), which is the intent of the applicant by intending to combine the remnant of the parcel with his larger adjacent parcel, and 2) the considerable number of R-1 zoned properties to the east, including the Sherwood Forest Subdivision, across Grover Hicks Road.

Overall, while staff finds the request inconsistent with the Future Development Map of the Comprehensive Plan, it finds the request consistent with its Community Goals. The TRC considered the request and had no objectionable comments.

At the September regular GLPC meeting, the applicant spoke in favor of the request and no one spoke in opposition. The GLPC recommended for approval of the request by a 7-0 vote.

- OPTIONS: 1. Approve
2. Approve with Conditions

3. Table

4. Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

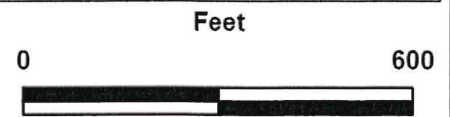
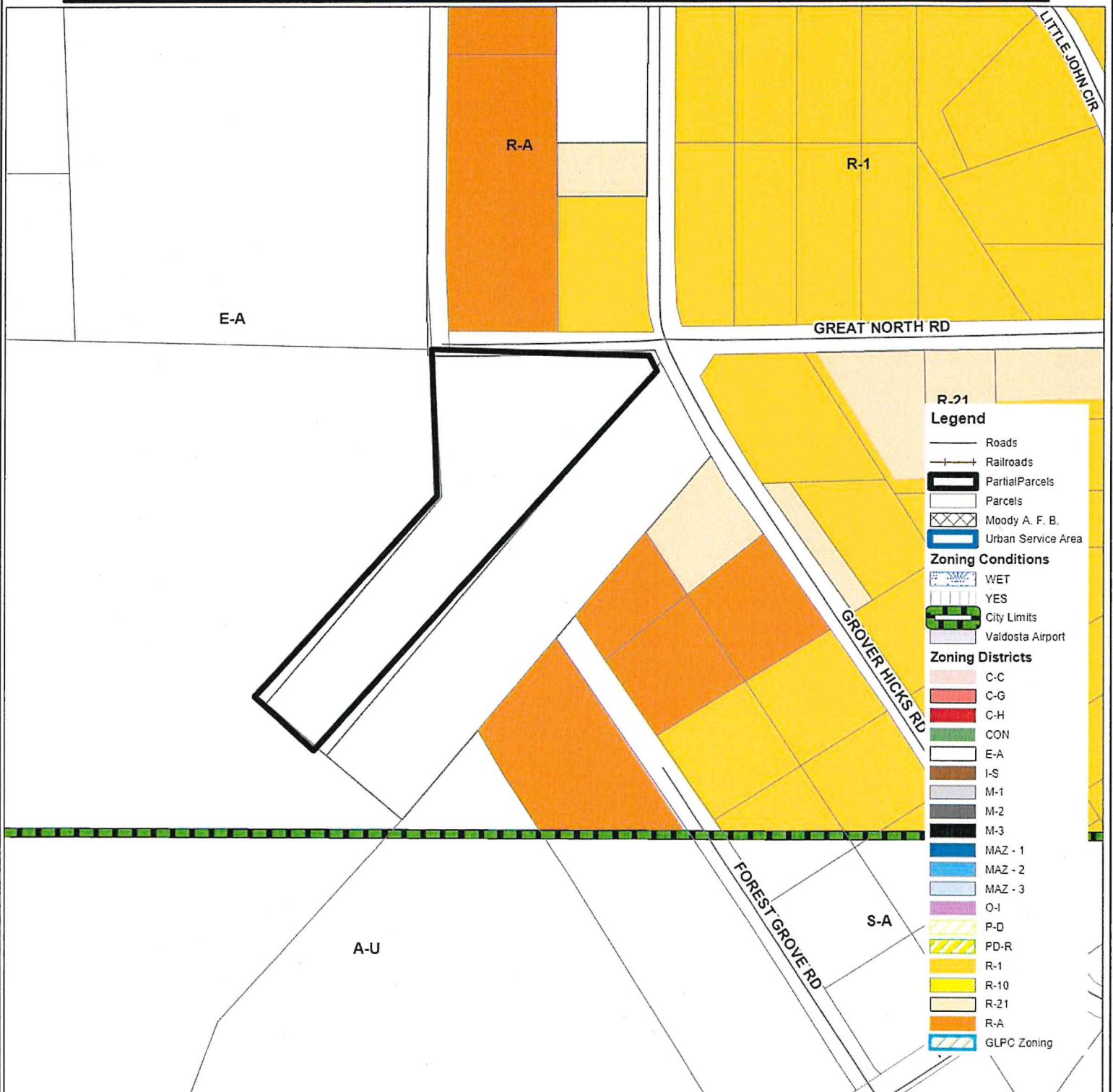
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2019-14

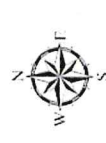
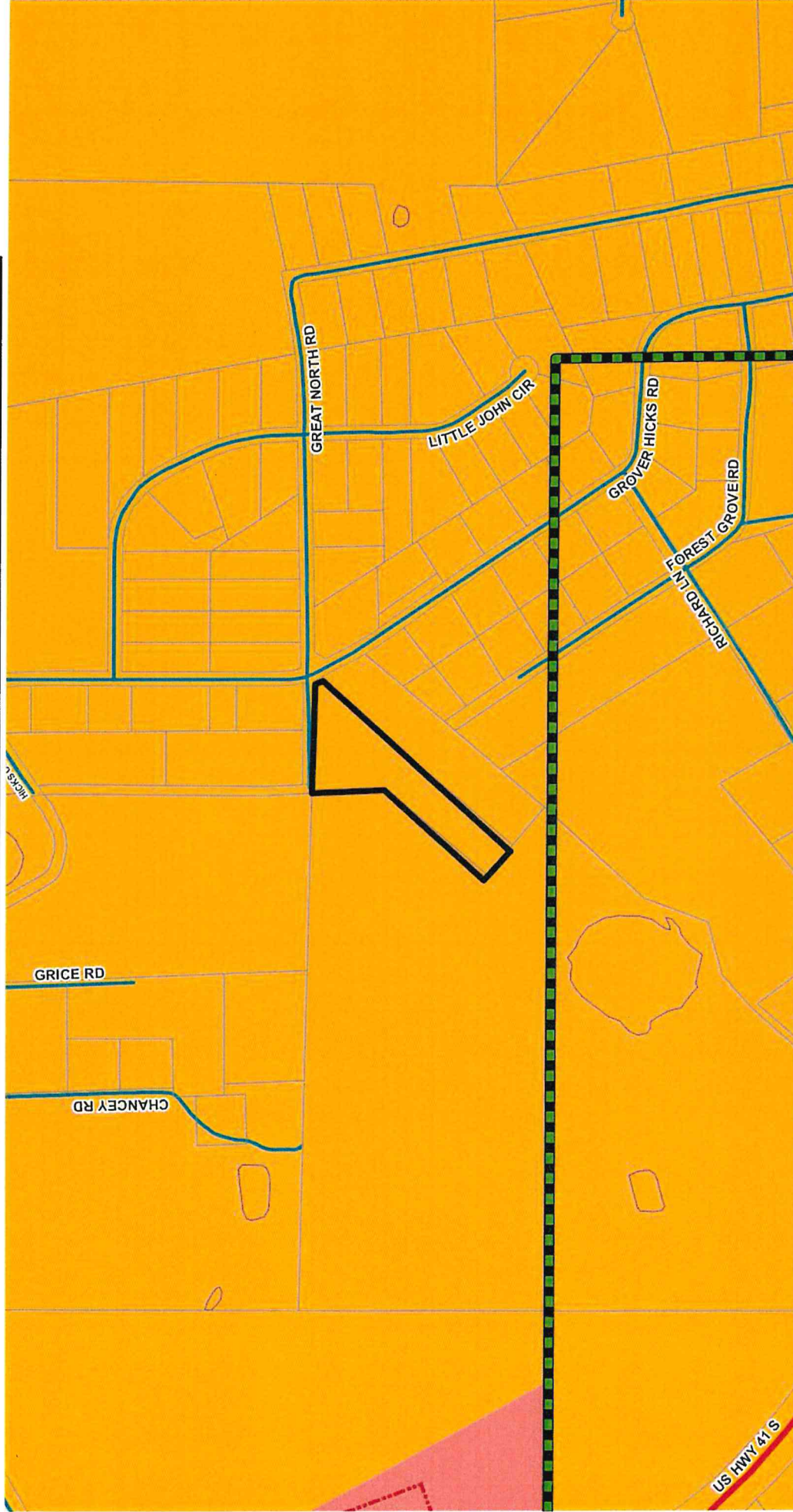
Zoning Location Map

WISENBAKER PROPERTY
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-1



WISEBAKER PROPERTY Rezoning Request



VALOR
VALORIAL LAND USES REGIONAL GEOGRAPHIC INFORMATION SYSTEM

Visit VALOR on the web at: WWW.VALORGIS.COM

- Roads**
- Functional Classification**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL
- Railroads
- Urban Service Area**
- City Limits
 - Parcels
 - Open Water
- Sub**
- Agriculture / Forestry
 - Community Activity Center
 - Downtown
 - Established Residential
 - Industrial Activity Center
 - Industrial Area
 - Institutional Activity Center
 - Linear GreenSpace/Trails
 - Mill Town
 - Needy Activity Zone
- Use**
- Neighborhood Activity Center
 - Park/Recreation/Conservation
 - Public / Institutional
 - Regional Activity Center
 - Rememion Neighborhood Village
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transitional Neighborhood
 - Transportation/Communication Utilities

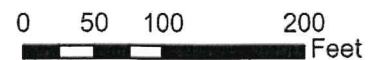
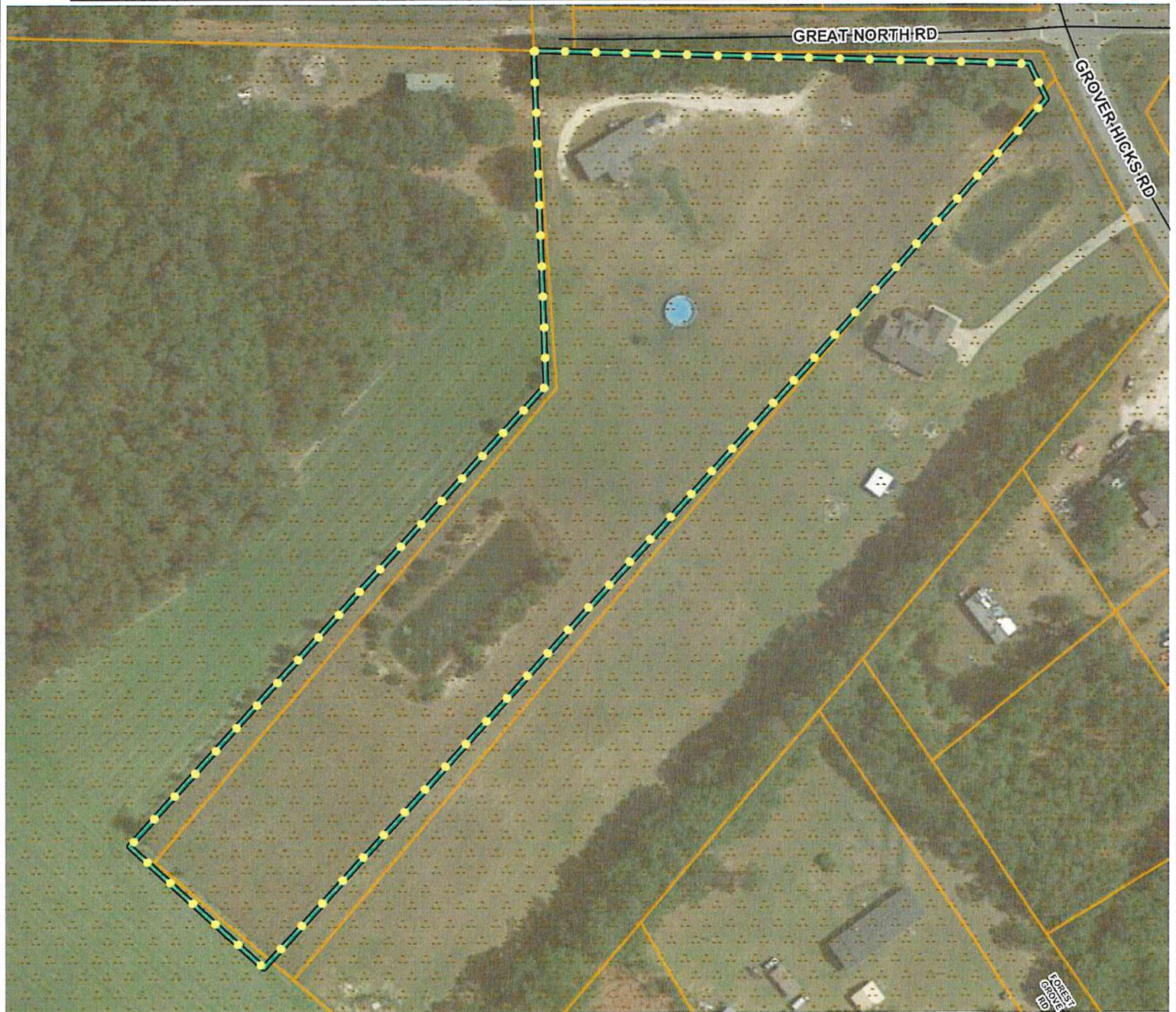
REZ-2019-14

WRPDO Site Map

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 |

WISEBAKER PROPERTY Rezoning Request



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 16-6-67, 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.

RODNEY GENE TENERY, JR., RLS/RF _____ DATE _____

RESERVED FOR THE CLERK OF SUPERIOR COURT

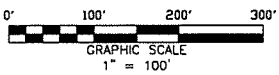
THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

GRID NORTH (NAD 83 GA. WEST ZONE)

- SURVEY EQUIPMENT USED**
- LEICA 1203 TOTAL STATION 3 SEC.
 - GEOMAX ZOOM 90 TOTAL 2" STATION
 - 3005W TOPCON TOTAL STATION 5 SEC.
 - 200' STEEL MESH TAPE
 - CST. AUTO LEVEL
 - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - CHAMPION TKO GNSS RECEIVER
 - SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

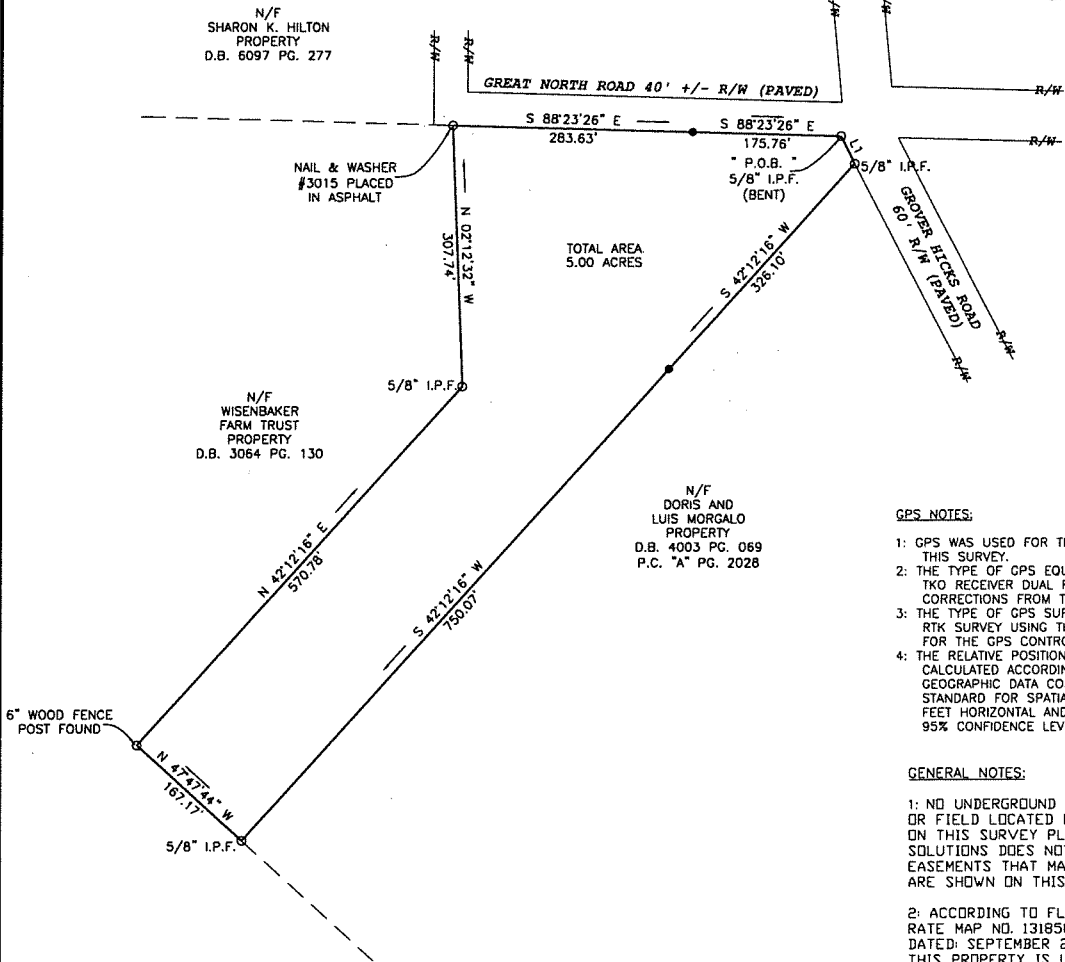
BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE COORD NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3018
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256



**** PRELIMINARY ****

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.03 FEET HORIZONTAL AND 0.05 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AN HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 1,219,021.6 FEET.
MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA BUSINESS LICENSE NO. 2534



- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED
 - GA. L.S. NO. 3018
 - CS/8" REBAR W/ CAP 83015
 - C.M.F. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.P. = GALVANIZED PIPE FOUND
 - G.P.P. = GALVANIZED PIPE PLACED
 - R/W = RIGHT OF WAY MARKER FOUND
 - R.P.R. = POINT OF BEGINNING
 - P.L. = PROPERTY LINE
 - B.L. = BROKEN LINE NOT TO SCALE
 - P/V. = PROPERTY LINE
 - C/L. = CENTER LINE
 - R/W. = RIGHT OF WAY
 - B.M. = BENCHMARK
 - N.M. = NON MONUMENTED POINT
 - R.R. = RAIL ROAD
 - N/F. = NEW OR FORMERLY
 - G.S. = GRADING SLOPE

GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.03 FEET HORIZONTAL AND 0.05 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

GENERAL NOTES:

- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0240E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.
- 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 6558 AT PAGE 253 SHOWING JASON WISENBAKER AS THE GRANTEE.

**** PRELIMINARY ****

LINE	BEARING	DISTANCE
L1	S 26°10'16\"	36.26'

SURVEY FOR:
JASON WISENBAKER

LOCATED IN LAND LOT 165 OF THE 11TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

THIS IS A SURVEY OF LAND PARCEL 058B ON TAX MAP 0189

DATE OF FIELD SURVEY: 09 / 03 - 04 / 19
DATE OF PLAT: ?? / ?? / 19



Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
107 E. NORTH STREET
VALDOSTA, GA 31601
PH. 229-244-9735
FAX 229-244-9781
E.MAIL: harri613@bellsouth.net

Jason Wisenbaker

3523 Newsome Road
Valdosta, GA 31601

I submit this letter of intent to request rezoning for my property located at 3820 Great North Road. The property is currently zoned E-A. I would like to have the property rezoned to R-1 zoning so that I can subdivide a 1.2 acre tract out and then combine the remainder of the property into the adjacent property that I have an interest in. The requested zoning of R-1 is immediately adjacent to my property across Great North Road.

Sincerely,

Jason Wisenbaker

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.

R-1, Low Density Residential (1 acre). This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.

Zoning Districts:	E-A	R-1
P – Permissible S – Permissible Subject to Supplemental Standards		
Land Uses:		
Residential		
Dwellings		
Single-family (See Also Section 4.01.03 and 9.01.01(C))	P	P
Manufactured homes (See Also Section 4.01.03 and 9.01.01(C))	P	P
Social Services		
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	P	
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P	
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)	P	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)	S	
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S
Cemeteries (For an “S” See Also Section 4.03.06)	S	
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	S	S
Family Day Care (6 or less children) (For an “S” See Also Section 4.03.08)	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	P	

<p style="text-align: center;">Zoning Districts:</p> <p>P – Permissible S – Permissible Subject to Supplemental Standards</p>	E-A	R-1
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)		S
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	
Nature Facilities, Picnic Areas, Parks, and Trails	P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	S	
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S	
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S
Private K-12 Schools (For an “S” See Also Section 4.03.24)	S	S
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	S	S

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 N. & Wellman Pl. E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres

Work Session/Regular Session

DATE OF MEETING: October 8, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 N. & Wellman Pl. E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to rezone approximately 7.01 acres containing 3 split-zoned, non-conforming parcels (E-A, R-1 and M-1) to M-2 (Heavy Manufacturing). The general motivation for the case is aimed at bringing the current salvage yard operations into legal compliance and to allow for future modifications to the business. The subject properties front US Hwy 41 S., a minor arterial road, with additional frontage on Wellman Place, a local residential county-maintained road. The Future Development Map of the Comprehensive Plan depicts this area as within a Community Activity Center, where M-2 zoning is not listed as a permitted zoning district. However, the following factors should be taken into consideration: 1) The current and intended continuing use of the subject properties, 2) The fact that the current use predates the Lowndes County Unified Land Development Code that established the current zoning regulations, and in which the M-2 classification is the first classification listed for salvage yards, 3) the potential precedent set for this area regarding future zoning requests of adjacent/nearby properties, and 4) the adjacent R-1 zoning to the west.

The TRC considered the request and suggested the following condition: The use of the property shall be limited to the principal use of a salvage yard and accessory uses incidental and subordinate to such a facility. (Planning)

The applicant has been informed that with rezoning, a Variance will be necessary and has subsequently asked for the request be Tabled until the Variance process can be completed.

The GLPC heard this request at its September regular meeting and recommended unanimously (7-0) to Table the Request.

- OPTIONS: 1. Approve
2. Approve with Condition

3. Table

4. Deny

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

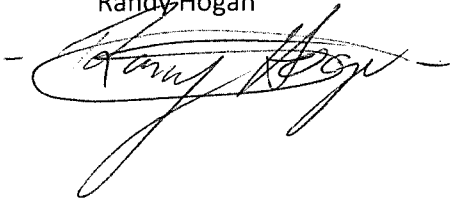
DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

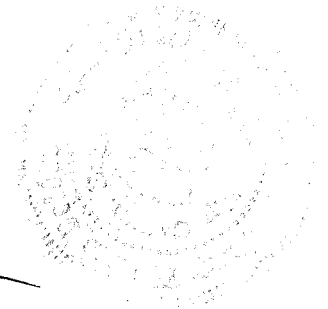
Franks Wrecking
2900 US HWY 41 South
Valdosta, Ga. 31601
229.244.4060

Let this letter serve as our formal request to table the application for rezoning the property located at 2900 US HWY 41 South, until we can be granted variance at this location. For questions please call Mike 229.269.0386

Thank You,
Randy Hogan

A handwritten signature in black ink, appearing to read "Randy Hogan", enclosed within a large, loopy scribble.A handwritten signature in black ink, consisting of a long horizontal line with a large loop at the end.

9/24/19

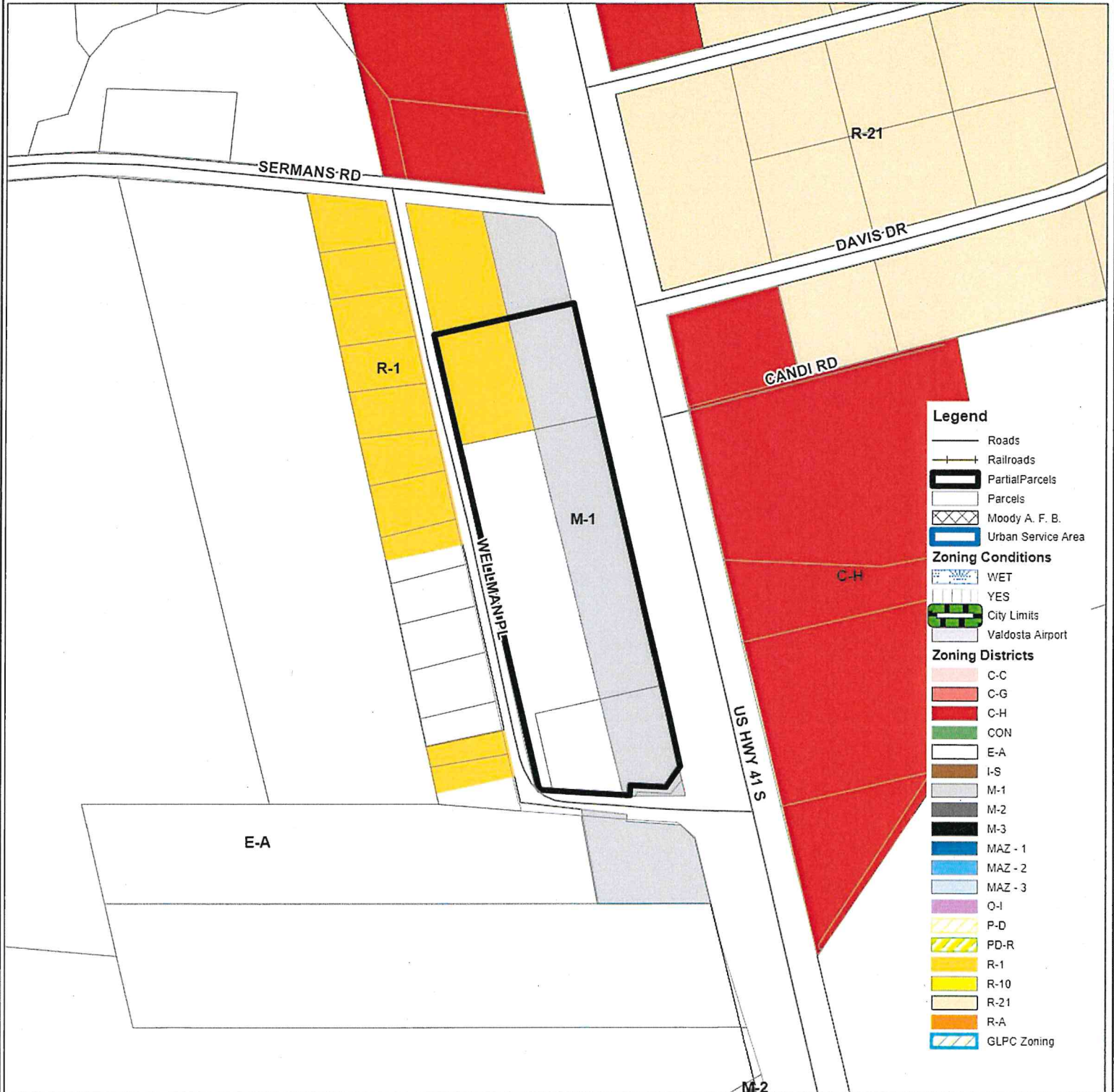


REZ-2019-15

Zoning Location Map

HOGAN PROPERTY
Rezoning Request

CURRENT ZONING: E-A, R-1, & M-1
PROPOSED ZONING: M-2



VALOR
VALDOSTA-LAURENS REGIONAL GEOGRAPHIC INFORMATION SYSTEM

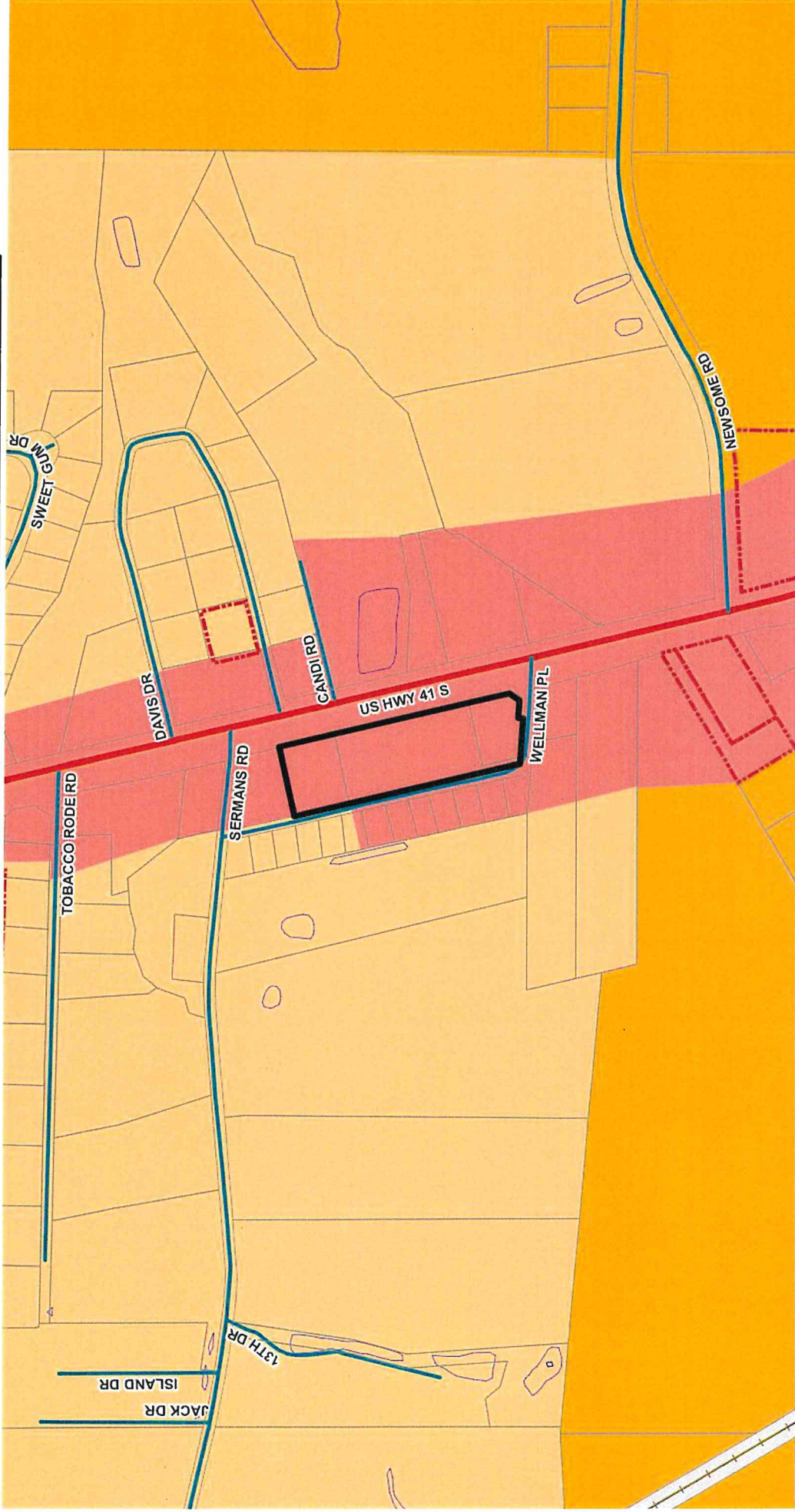
Visit VALOR on the web at: WWW.VALORGIS.COM



Feet



HOGAN PROPERTY Rezoning Request



Roads

Functional Classification

- 1. INTERSTATE
- 3. OTHER PRINCIPAL ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL

Urban Service Area

- City Limits
- Parcels
- Open Water

Land Use

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

Other

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



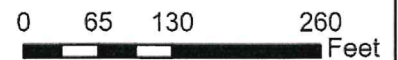
REZ-2019-15

WRPDO Site Map

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 |

HOGAN PROPERTY Rezoning Request



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 16-6-67, 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.

RODNEY GENE TENERY, JR., RLS/RF DATE

RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

- SURVEY EQUIPMENT USED
- LEICA 1203 TOTAL STATION 3 SEC.
 - GEOMAX ZOOM 90 TOTAL 2" STATION
 - 3005W TOPCON TOTAL STATION 5 SEC.
 - 200' STEEL MESH TAPE
 - CST, AUTO LEVEL
 - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
 - CHAMPION TKO GNSS RECEIVER
 - SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

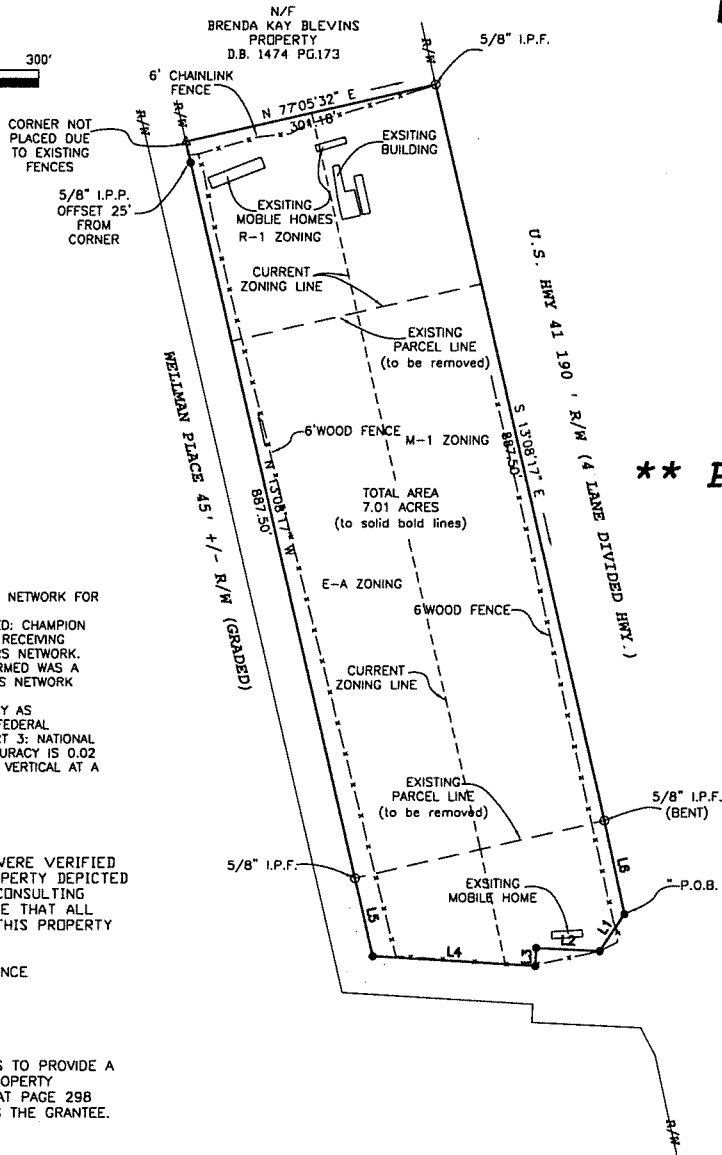
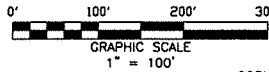
BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,724.6 FEET, AND AN ANGULAR ERROR OF 0' 00'' PER ANGLE POINT. THE NEDS METHOD WAS USED IN TRAVERSE ADJUSTMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AN HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 823,027.4 FEET.

MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE.
GA. CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA. BUSINESS LICENSE NO. 2934

GRID NORTH 83 GA. WEST ZONE



- LEGEND**
- I.P.P. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED
 - ▬ C.S.B. = CONCRETE SURVEY BENCH MARK W/ CAP #3015
 - ▬ C.M.E. = CONCRETE MONUMENT EMBEDDED
 - ▬ G.P.P. = GALVANIZED PIPE FOUND
 - ▬ G.P.P. = GALVANIZED PIPE PLACED
 - ▬ R.W.M. = RIGHT OF WAY MARKER FOUND
 - ▬ P.O.B. = POINT OF BEGINNING
 - ▬ P.O.R. = POINT OF REFERENCE
 - — — — — = BROKEN LINE NOT TO SCALE
 - ▬ P/L = PROPERTY LINE
 - ▬ C/L = CENTER LINE
 - ▬ R/W = RIGHT OF WAY
 - BLK = BENCHMARK
 - NK = NON MONUMENTED POINT
 - R.R. = RAIL ROAD
 - H/F = NOW OR FORMERLY
 - ▬ = GROUND SLOPE

**** PRELIMINARY ****

GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.02 FEET HORIZONTAL AND 0.05 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

GENERAL NOTES:

- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0240E, DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
- 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A COMBINATION SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 4052 AT PAGE 298 SHOWING RANDOLPH N. HOGAN AS THE GRANTEE.

LINE	BEARING	DISTANCE
L1	S 33°58'37" W	52.52'
L2	N 87°02'59" W	75.00'
L3	S 02°57'00" W	21.16'
L4	N 86°29'13" W	191.32'
L5	N 13°08'17" W	94.03'
L6	S 12°23'34" E	112.37'

**** PRELIMINARY ****

**SURVEY FOR:
RANDOLPH N. HOGAN**

LOCATED IN LAND LOT 157
OF THE 11TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY:
08 / 01 - 22 / 19
DATE OF PLAT:
?? / ?? / 19



THIS IS A SURVEY OF
LAND PARCEL 0167
ON TAX MAP 173

Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
107 E. NORTH STREET
VALDOSTA, GA 31601
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

Franks Wrecking

2900 US Hwy 41 South

Valdosta. Ga. 31601

229.245.6045

We hereby submit this letter of intent to request rezoning for the property located at 2900 US Hwy 41 South. The property is currently zoned for M-1, R-1, and E-A. The business located here for more than 20 years is a salvage yard. The zoning would better fit the use of the property if the zoning classification was consolidated to an M-2 zoning. We are planning to make improvements to our office area and storage facility and would like to have the property rezoned properly before future improvements take place.

Sincerely,

M-2, Heavy Manufacturing. This district provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their use, supplemental standards shall apply within the district.

Zoning Districts:	M-2 (See Also Section 10.02.05(C))
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	
Land Uses:	
Social Services	
Transitional Care Facility (For an “S” See Also Section 4.03.27)	S
Correctional Facility (For an “S” See Also Section 4.03.28)	S
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	P
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P
Stables and Livestock (For an “S” See Also Section 4.03.02)	P
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)	S
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	P
Bait and Tackle	P
Building Materials and Supply (For an “S” See Also Section 4.03.05)	P
Bulk Storage Yards	P
Business Services such as Copying, Mailing, or Printing	P
Cemeteries (For an “S” See Also Section 4.03.06)	S
Club, Lodge, Meeting or Event Facility	P
Detail Shop / Car Wash	P
Essential Public Services, such as Transmission Lines and Lift Stations	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	P
Financial Institutions, Banks and Credit Unions	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.	P
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.	P

<p style="text-align: center;">Zoning Districts:</p> <p>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</p>	<p>M-2 (See Also Section 10.02.05(C))</p>
Gasoline Station, with or without a Convenience Store	P
Government and Civic Buildings , including Library, Museum, and Cultural Facilities	P
Grocery Store	P
Home Sales Lot, Manufactured or Site Built Display	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)	S
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)	S
Laundry, Self-Service	P
Light Industry with total cumulative building sqft. under 30,000 sqft.	P
Light Industry with total cumulative building sqft. over 30,000 sqft.	P
Heavy Industry	P
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)	S
Medical and Dental Clinics, Laboratories	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S
Parking lots and Parking Garages	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P
Professional Offices	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S
Nature Facilities, Picnic Areas, Parks, and Trails	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	P
Research and Experimental Laboratories	P
Restaurant	P
Retail Stores	P
Business, Commercial Schools	P
Trade, Industrial Schools	P
Studios, such as Music, Dancing, Art, or Photography Schools	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.	P

<p style="text-align: center;">Zoning Districts:</p> <p>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</p>	<p style="text-align: center;">M-2 (See Also Section 10.02.05(C))</p>
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	P
Truck Stops	P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.	P
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.	P