

# Southeastern Surveying, Inc.

601 N. St. Augustine Road

Valdosta, Georgia 31601

229-259-9455 • (fax) 229-259-9926 • (e-mail) bherring@sesurveying.com

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April 5, 2019

Lowndes County Board of Commissioners

RE: REZ-2019-06

Stallings Road

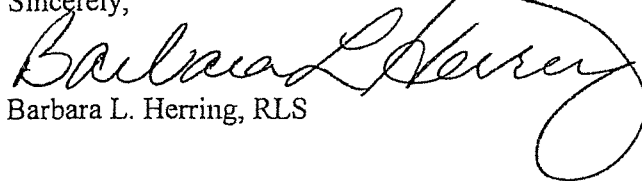
Sir:

We are requesting the rezoning of 5.988 acres containing 2.6 acres of Tax Map 148, Parcel 66A and 3.386 acres of Tax Map 148, Parcel 66 from E-A to R-A. We would like to separate the 3.386 acres of Tax Map 148 Parcel 66 to create a legally conforming lot. Tax Map 148, Parcel 66A was created by a Family Ties Division. Rezoning it to R-A would also make it a legally conforming lot. We will expand Tax Map 148 Parcel 66A to the centerline of the power line easement.

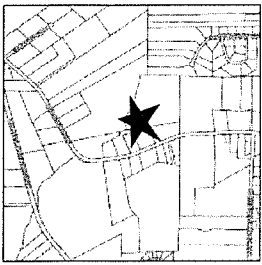
We are requesting the rezoning of 5.123 acres of Tax Map 148 Parcel 66 from E-A to R-1. The area containing the existing barn will be combined with Tax Map 148, Par 64. The remaining property will be divided into 3 lots. See attached sketch. Exact acreage per lot is not yet determined.

Please let me know if you have any questions. Thank you for consideration of this rezoning request.

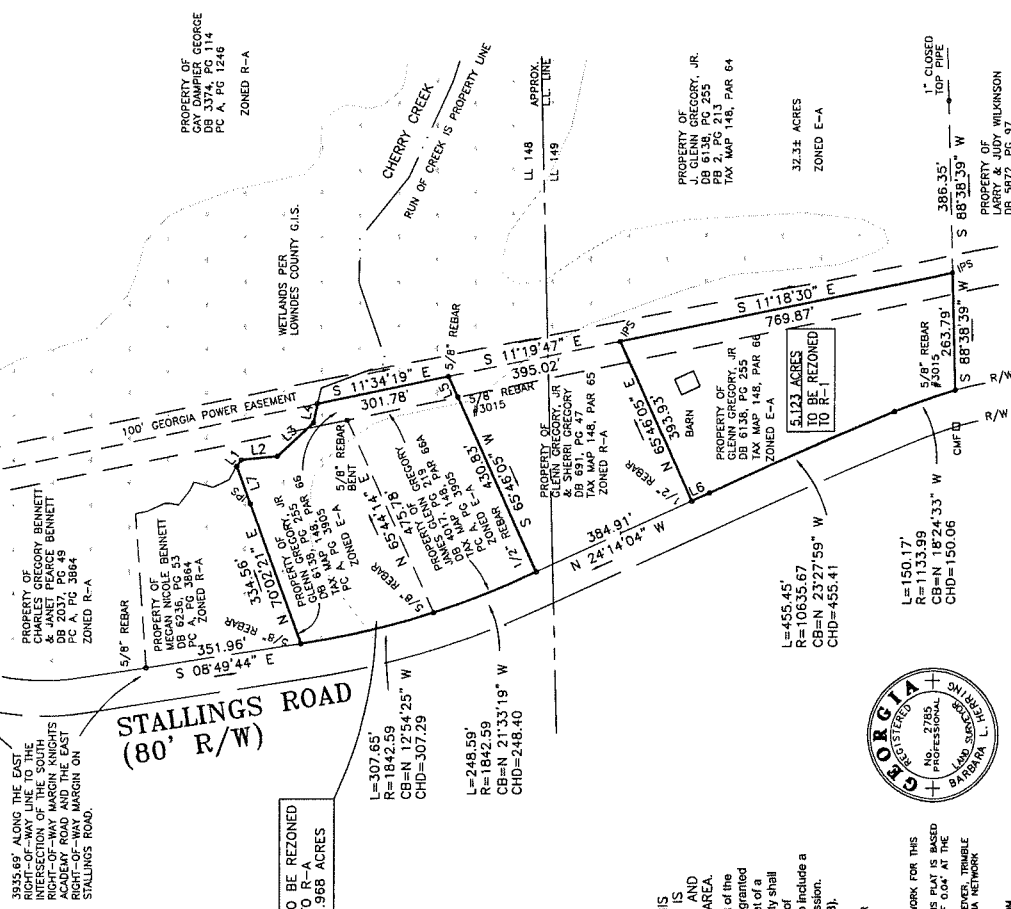
Sincerely,



Barbara L. Herring, RLS



LINE	LENGTH	BEARING
L1	18.06	S 53°21'04" E
L2	81.47	S 05°47'56" E
L3	110.00	S 42°55'55" E
L4	43.66	S 77°39'35" E
L5	51.32	S 65°37'05" W
L6	43.16	N 24°14'38" W
L7	89.60	N 70°02'21" E



3835.69' ALONG THE EAST RIGHT-OF-WAY LINE TO THE RIGHT-OF-WAY MARGIN ON ACADEMY ROAD AND THE EAST RIGHT-OF-WAY MARGIN ON STALLINGS ROAD.

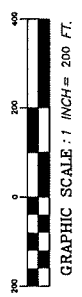
**STALLINGS ROAD (80' R/W)**

TO BE REZONED TO R-A  
5.968 ACRES

REZONING PLAT FOR:

**J. GLENN GREGORY, JR.**  
BEING IN LAND LOTS 148 & 149, 11TH LAND DISTRICT,  
LOWNDES COUNTY GEORGIA

SURVEY DATE: APRIL 4, 2019  
PLAT DATE: APRIL 5, 2019



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

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).

IPS - IRON PIN SET - 5/8" REBAR  
IPF - IRON PIN FOUND - 5/8" REBAR  
C.M.F. - CONCRETE MONUMENT FOUND  
PLAT CLOSURE L/18A.007

GPS WAS USED FOR THE CONTROL NETWORK FOR THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.04" AT THE TRIMBLE AND GPS 38001-50 RTK RECEIVER, TRIMBLE 38843-TS SOFTWARE, eGPS GPS GEORNA NETWORK TOPCON PS-103A TOTAL STATION.

BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO P 4 P 3864

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OF THE PLAT PROPERTY ZONING DISTRICT. THE LOCATION IS CLEAR FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 19 OF THE OFFICIAL CODE OF GEORGIA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 19-6-67.

**Southeastern Surveying, Inc.**

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www.se-surveying.com  
GA Certificate of Authorization No. 685



L=455.45'  
R=10635.67  
CB=N 23°27'59" W  
CHD=455.41

L=150.17'  
R=1133.89  
CB=N 16°16'33" W  
CHD=150.06

32.3± ACRES  
ZONED E-A

PROPERTY OF  
GLENN GREGORY, JR.  
DB 6138, PG 255  
PB 2, PG 213  
TAX MAP 148, PAR 64  
ZONED R-A

PROPERTY OF  
LARRY & JUDY WILKINSON  
DB 5872, PG 97

PROPERTY OF  
CAY DAMPIER GEORGE  
DB 3374, PG 114  
PC A, PG 1246  
ZONED R-A

WETLANDS PER  
LOWNDES COUNTY G.I.S.

CHERRY CREEK  
RUN OF CREEK IS PROPERTY LINE

REFERENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.06	S 53°21'04" E
L2	81.47	S 05°47'56" E
L3	110.00	S 42°55'55" E
L4	43.66	S 77°39'35" E
L5	51.32	S 65°37'05" W
L6	43.16	N 24°14'58" W
L7	89.60	N 70°02'21" E

3935.69' ALONG THE EAST RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY MARGIN KNIGHTS ACADEMY ROAD AND THE EAST RIGHT-OF-WAY MARGIN ON STALLINGS ROAD.

STALLINGS ROAD  
(80' R/W)

PROPERTY OF CHARLES GREGORY BENNETT & JANET PEARCE BENNETT DB 2037, PG 49 PC A, PG 3864 ZONED R-A

PROPERTY OF MEGAN NIGOLE BENNETT DB 6238, PG 53 PC A, PG 3864 ZONED R-A

PROPERTY OF GLENN GREGORY, JR DB 6138, PG 255 PC A, PG 3908 3.078 ACRES

PROPERTY OF JAMES GLENN GREGORY DB 4017, 148 PAR 66A TAX MAP PG 3905 2.890 ACRES

PROPERTY OF GLENN GREGORY, JR & SHERRI GREGORY DB 691, PG 47 TAX MAP 148, PAR 65 ZONED R-A

1.236 ACRES BARN TO BE COMBINED WITH TAX MAP 148 PAR 64 360.84

1.29± ACRES

1.29± ACRES

1.30± ACRES

PROPERTY OF GAY DAMPIER GEORGE DB 3374, PG 114 PC A, PG 1246 ZONED R-A

WETLANDS PER LOWNDES COUNTY G.I.S.

CHERRY CREEK  
RUN OF CREEK IS PROPERTY LINE

L=307.65'  
R=1842.59  
CB=N 12°54'25" W  
CHD=307.29

L=248.59'  
R=1842.59  
CB=N 21°33'19" W  
CHD=248.40

PRELIMINARY LAYOUT FOR:

**J. GLENN GREGORY, JR.**

BEING IN LAND LOTS 148 & 149, 11TH LAND DISTRICT, LOWNDES COUNTY GEORGIA

SURVEY DATE: APRIL 4, 2019  
PLAT DATE: APRIL 5, 2019

L=99.53'  
R=10635.67  
CB=N 24°25'30" W  
CHD=99.53

L=164.33'  
R=10635.67  
CB=N 23°42'51" W  
CHD=164.33

L=184.29'  
R=10635.67  
CB=N 22°46'31" W  
CHD=184.29

L=7.30'  
R=10635.67  
CB=N 22°15'33" W  
CHD=7.30

L=150.17'  
R=1133.99  
CB=N 18°24'33" W  
CHD=150.06

PROPERTY OF J. GLENN GREGORY, JR. DB 6138, PG 255 PB 2, PG 213 TAX MAP 148, PAR 64

32.3± ACRES  
ZONED E-A

386.35' 1" CLOSED TOP PIPE  
S 88°38'39" W

PROPERTY OF LARRY & JUDY WILKINSON DB 5872, PG 97

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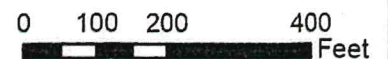
# REZ-2019-06

## 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          |

**GLENN GREGORY**  
Rezoning Request

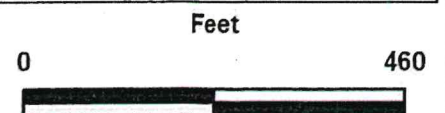
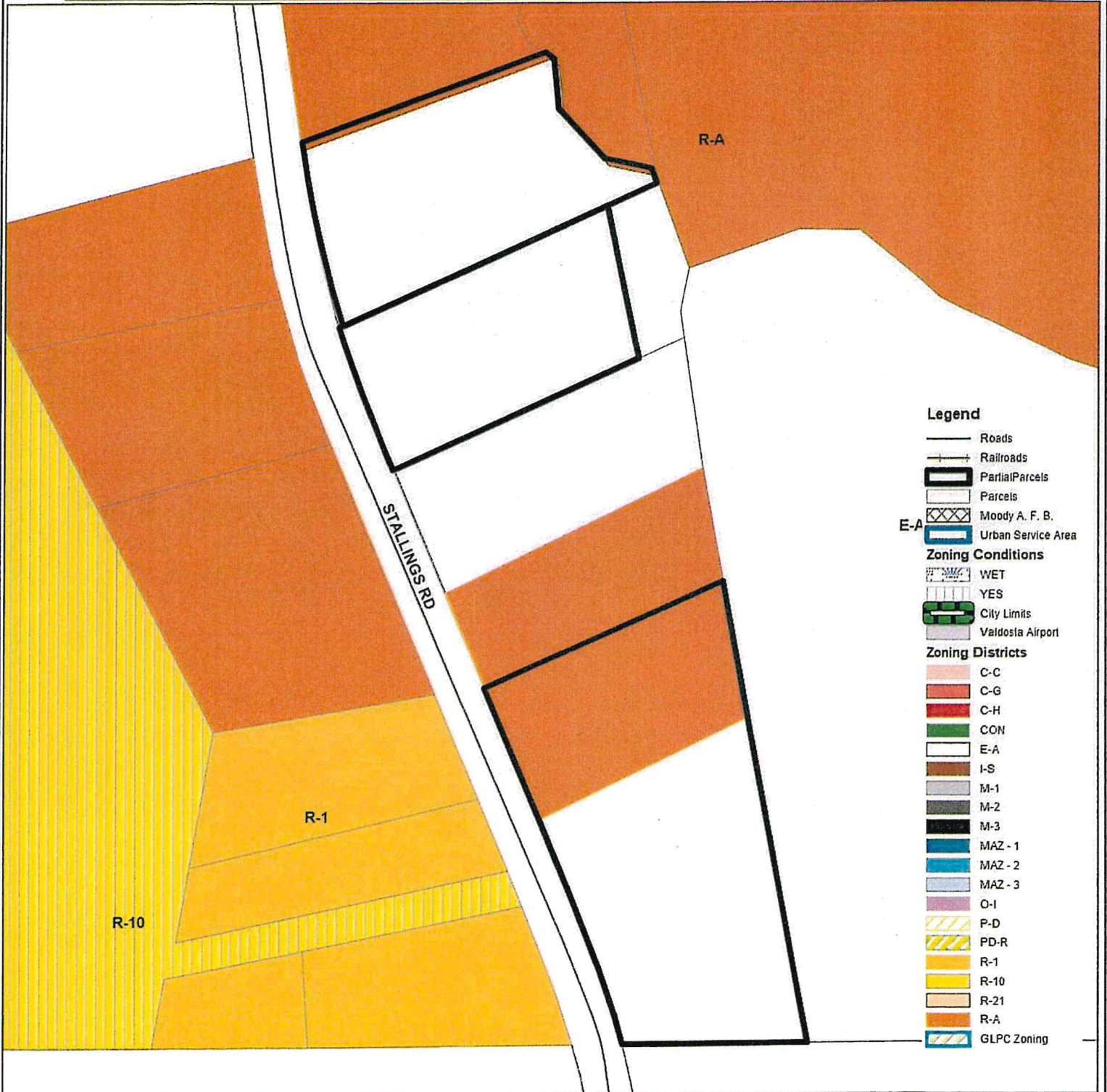


# REZ-2019-06

# Zoning Location Map

**GLENN GREGORY**  
Rezoning Request

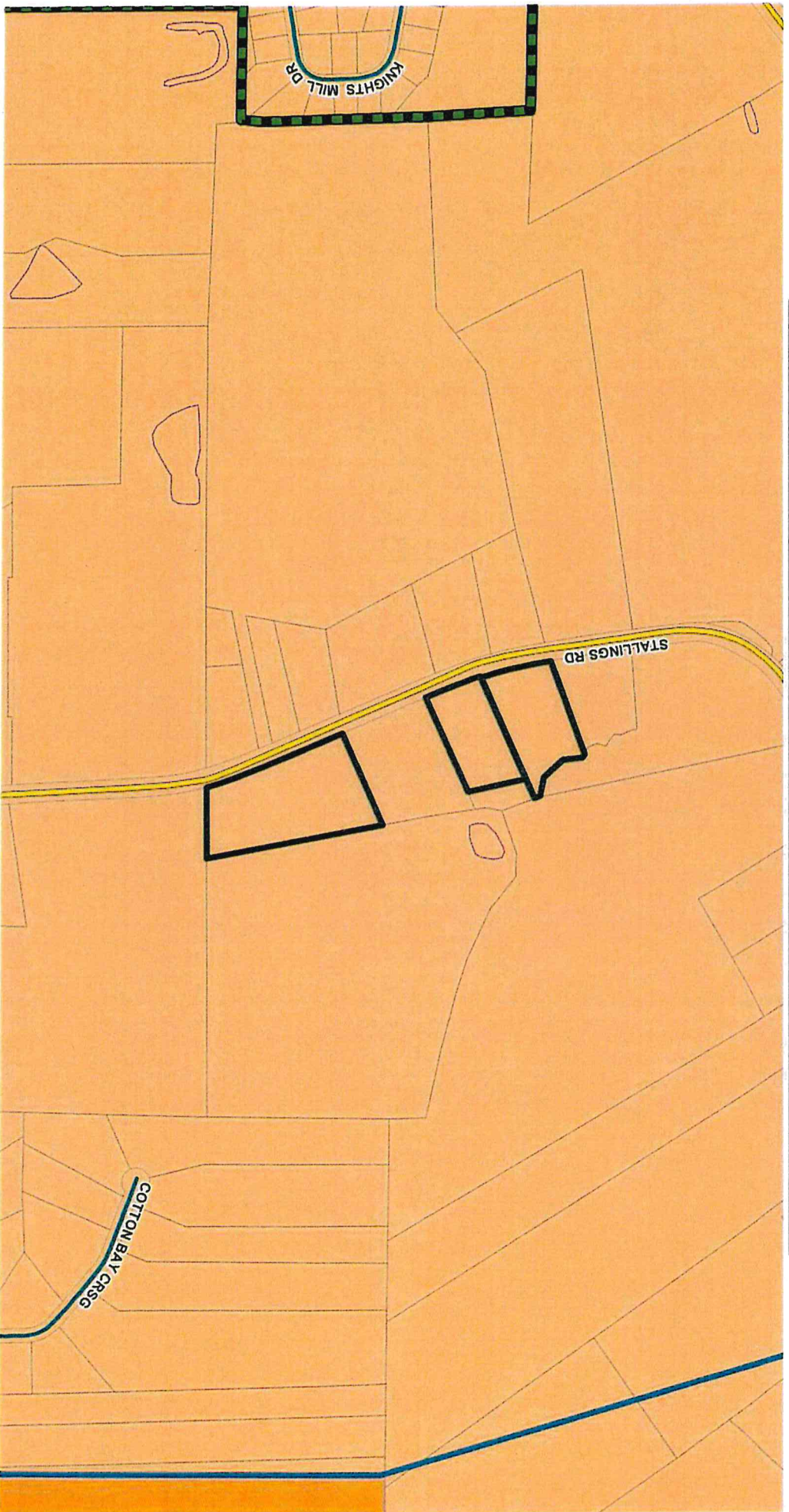
**CURRENT ZONING: E-A**  
**PROPOSED ZONING: R-A & R-1**



# REZ-2019-06

## Future Development Map

GLENN GREGORY  
Rezoning Request



- Roads**
- 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

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Lower Greenpace/Trails
- M1 Town
- Miscellaneous Activity Center
- Miscellaneous Activity Center
- Public / Institutional
- Regional Activity Center
- Remission Neighborhoods
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transportation/Community/Utilities

