

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-10

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 29, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2024-10 Mineola Holding Company,
3974 Old US HWY 41 ~0.69ac,
R-21 to O-I, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) zoning to O-I (Office Institutional) zoning. The general motivation in this case is for the applicant to develop the property with compatible O-I uses. The subject property possesses road frontage on Old US HWY 41 and Kelly Way, an arterial and local County Road respectively, and is within the Urban Service Area, Old US 41 Corridor Overlay, and Suburban Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the adjoining suburban and commercial land uses and zoning patterns, the availability of County utilities, the existing landscaping and buffering, and therefore recommends approval of the request for O-I zoning, with one condition; the existing vegetation along Kelly Way and the northeastern property line shall remain undisturbed, and if damaged during development, shall be replaced in accordance with Section 4.07.06 of the ULDC.

Table 4.07.06(C). Buffer Area Standards.

Proposed Land Use	Adjacent Zoning district	Minimum Buffer Area*
Intensive Service or Industrial	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	40 feet*
Multi-family, Commercial or Mixed-use areas	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	30 feet*
Office or Institutional	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	20 feet*
* The installation of a 6' to 8' opaque fence enables the buffer area to be decreased by 50% and the buffer landscaping requirement to be decreased by 25%. For example, with the installation of an 8' fence a 30' buffer area with 4 shade trees and 25 shrubs per 100 linear feet can be reduced to 15 feet with 3 shade trees and 19 shrubs per 100 linear feet.		

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

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____



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LV File No. 240070/BN

March 21, 2024

Mr. J.D. Dillard
Planning and Zoning Director
Lowndes County, Georgia
327 N. Ashley Street, 2nd Floor
Valdosta, Georgia 31601
Via E-Mail to: jdillard@lowndescounty.com

RE: Proposed Rezoning of 3974 Old U.S. Highway 41, Valdosta, Lowndes County, Georgia (the "Property") from R-21 to OI.

Dear Mr. Dillard:

Our firm represents Mineola Holding Company, LLC ("Mineola"), the Property owner, in connection with the above referenced zoning matter. This rezoning application is being filed to rezone the Property from its current Medium Density Residential (R-21) zoning classification to Office Institutional (OI) for the purpose of developing office institutional approved space on the Property. Rezoning the Property to OI is appropriate to provide for the development of business and professional facilities that will benefit the surrounding residential and commercial communities.

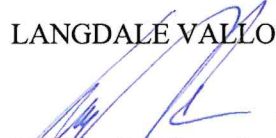
The Property sits on the intersection of Old U.S. Highway 41 and Kelly Way. The Property abuts a parcel zoned Crossroads Commercial (C-C) and sits directly across from parcels zoned General Commercial (C-G). While the Property also abuts and sits on Kelly Way directly across from parcels zoned Low Density Residential (R-1), the existing vegetation along Kelly Way, which Mineola intends to keep, will serve to buffer such adjacent residences. Mineola also intends to use the existing curb-cut off of Old U.S. Highway 41 to access the Property and is not seeking an access drive off of Kelly Way, unless required by the County.

Further, the proposed rezoning is compatible with the Greater Lowndes Comprehensive Plan (the "Plan") as the Plan classifies the Property as Suburban Character Area within which OI zoning is permitted. The Plan also provides that new development in the Suburban Character Area should be master-planned with mixed uses, including blending residential developments with businesses and services.

Please find enclosed the Unified Land Development Code Application for rezoning along with a boundary survey, a list of adjacent property owners, and a check in the amount of \$634.76. Please let us know if you need any additional information or if there are any additional fees. If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

LANGDALE VALLOTTON, LLP

A handwritten signature in blue ink, appearing to read 'William C. Nijem, Jr.', is written over the typed name.

William C. Nijem, Jr.

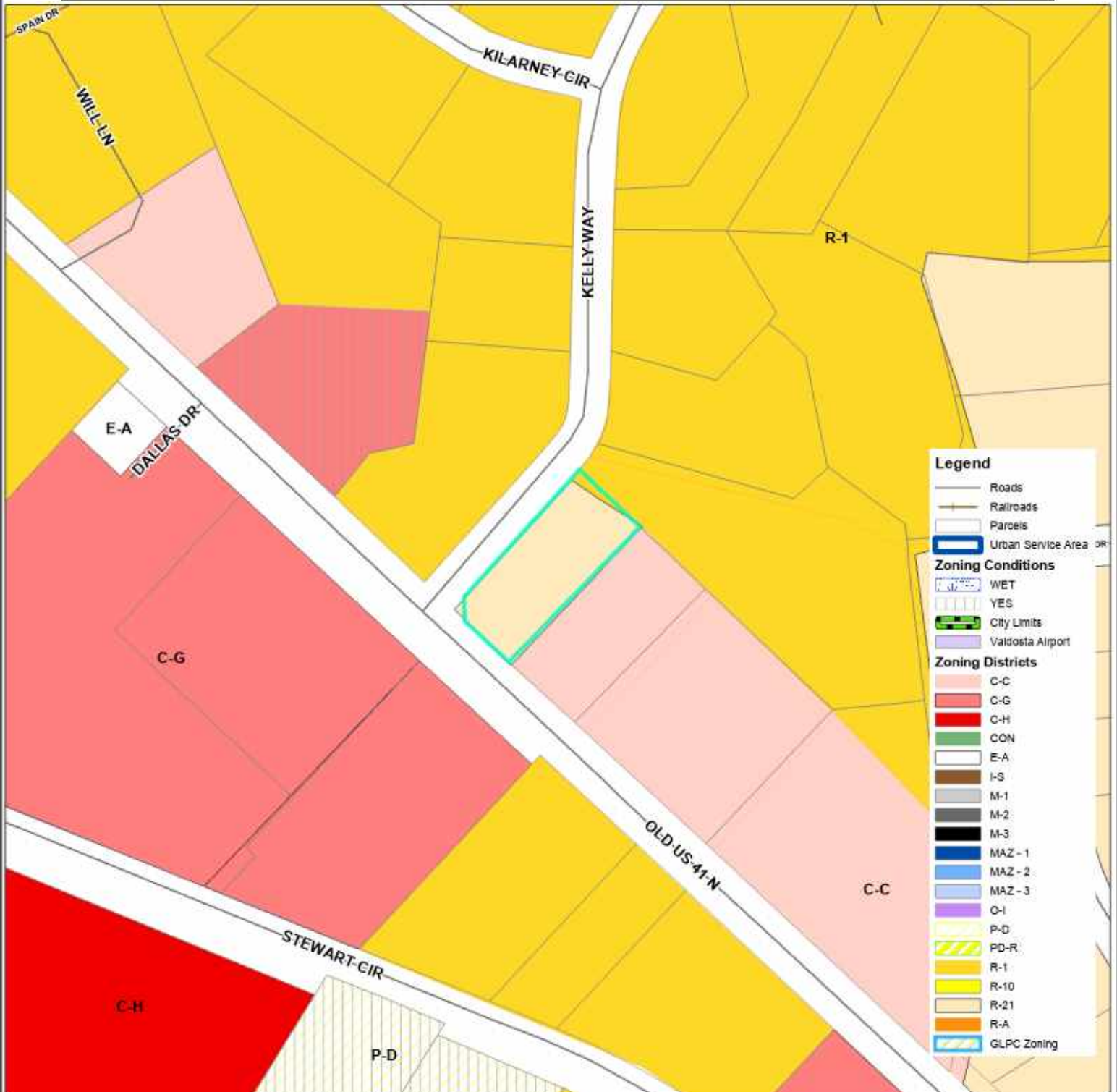
Enclosures
WCNjr/hd

REZ-2024-10

Zoning Location Map

Mineola Holding
Rezoning Request

CURRENT ZONING: R-21
PROPOSED ZONING: O-I



Legend

- Roads
- Railroads
- Parcels
- Urban Service Area

Zoning Conditions

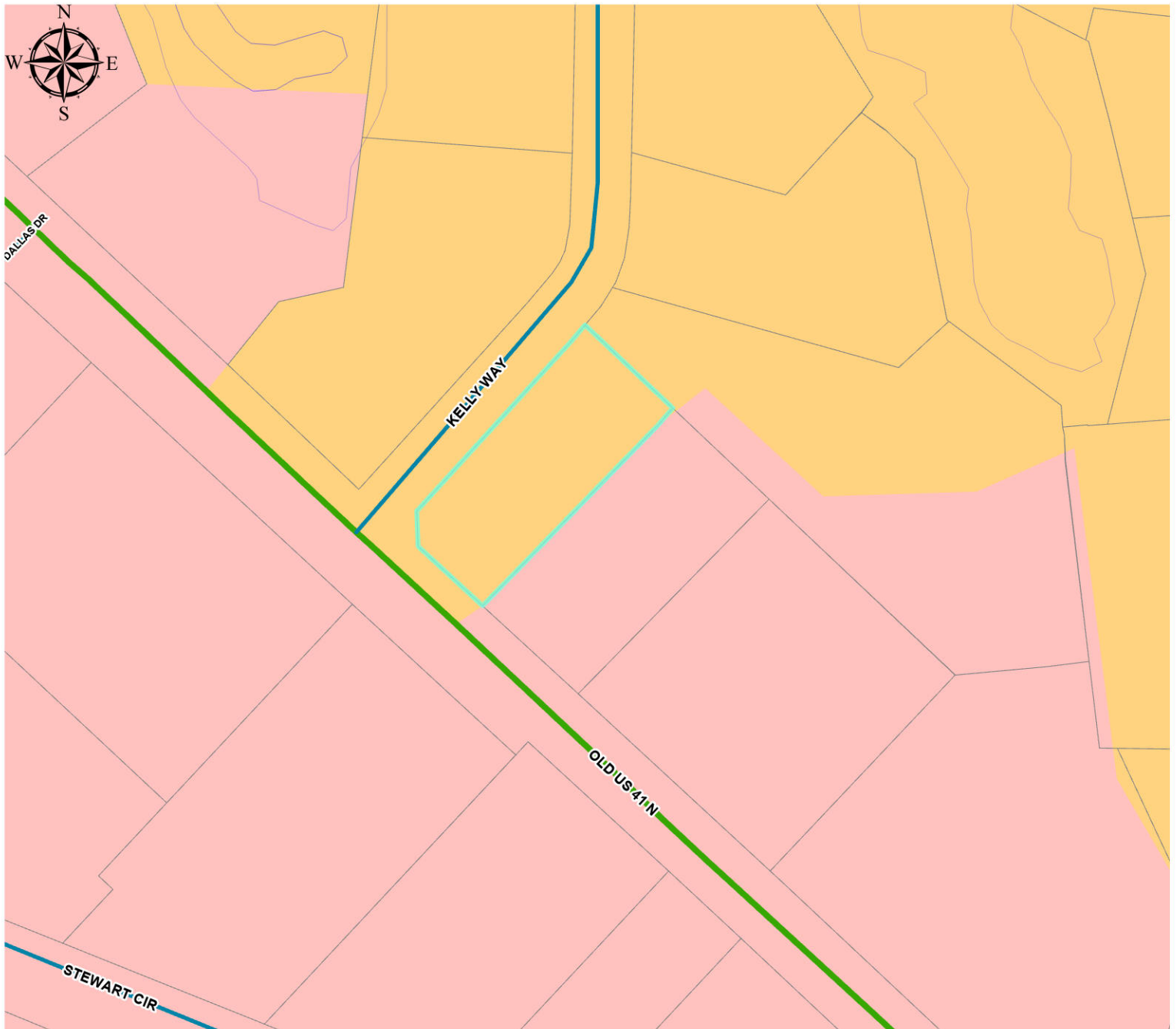
- WET
- YES
- City Limits
- Valdosta Airport

Zoning Districts

- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



Mineola Holding Rezoning Request



Roads

Functional Classification

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

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2024-10

WRPDO Site Map

Mineola Holding Rezoning Request

Legend

- | | | |
|-----------------------|--------------------|-----------|
| — Roads | □ Open Water | □ Parcels |
| — Railroads | □ Valdosta Airport | |
| 🌳 Park | ▨ Wetlands | |
| 🏙️ City Limits | ▨ 100 Yr Flood | |
| 🚗 Crashzone | — Hydrology | |
| 🚗 Crashzone West | □ Drastic | |
| 🏘️ Urban Service Area | □ Recharge Areas | |

