

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-11

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-2024-11 Quarterman Estates Ph. 5,  
4448, 4450, 4454 Whitewater Rd. ~3.66ac,  
R-1 & R-21 to R-10, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) and R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning. The general motivation in this case is for the applicant to unify the zoning for the Quarterman Estates Subdivision. The subject property possesses road frontage on Whitewater Road, a major collector County Road, and is within the Urban Service Area and Suburban Character Area.

The subject parcels were originally rezoned in 2005 and 2006 to R-15 zoning, which was replaced with R-21 and R-1 zonings in 2006 with the adoption of the ULDC and the updated zoning classifications.

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 land uses and zoning patterns, the availability of County utilities, the wetland and recharge areas, and therefore recommends approval of the request for R-10 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_

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IN REPLY PLEASE  
REFER TO FILE

March 27, 2024

Lowndes County Georgia  
JD Dillard, County Planner  
Jason Davenport, Projects Assistant  
Molly Stevenson, Planning Analyst  
327 N. Ashley St – 2<sup>nd</sup> Floor  
Valdosta, GA 31601

**Re: *Application for Rezoning***  
**Property Map/Parcel Nos.: *Portion of 0136 127A and 0136 128A (the***  
***"Property")***  
**Property Owner: *Touchton Properties, LLC, William Q. Touchton, Jr. and Brian***  
***K. Touchton (collectively, the "Owners")***

Dear Mr. Dillard, Mr. Davenport, and Ms. Stevenson:

Please allow this letter to serve as the Letter of Intent required by Lowndes County in connection with the above-referenced Rezoning Request, which is further explained below. Langdale Vallotton, LLP represents the Owners and respectfully submits this Application on their behalf.

The Owners desire to rezone approximately 3.66 acres of map and parcel numbers 0136 127A and 0136 128A from their current R-21 and R-1 zonings to R-10 zoning. Quarterman Estates is served by Lowndes County Water & Sewer and therefore consistent with the requirements of the ULDC for R-10 zoning.

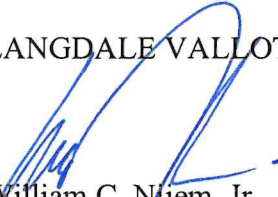
The subject property is located off Whitewater Road, a collector road. The property comprising the above-referenced tax map and parcels is currently split-zoned, and the purpose of this request is to make the entirety of the Quarterman Estates Subdivision zoned R-10. When the ULDC was adopted in 2006, the "parent parcels" making up the vast majority of the Quarterman Estates Subdivision were changed from their previous R-15 zoning to R-10 zoning, as the R-15 zoning category was eliminated with the ULDC adoption. The property sought to be rezoned, however, was not reclassified as R-10 zoning.

Lastly, the property sought to be rezoned is currently owned by Touchton Properties, LLC and William Q. Touchton, Jr. and Brian K. Touchton. In the near future, this property will be conveyed into Quarterman Estates, LLC so that ownership is consistent with the remainder of the undeveloped property in Quarterman Estates Subdivision.

Should you have any questions, please do not hesitate to contact me. Thank you for your time, and I look forward to working with you both on this matter.

Very truly yours,

LANGDALE VALLOTTON, LLP



William C. Njem, Jr.

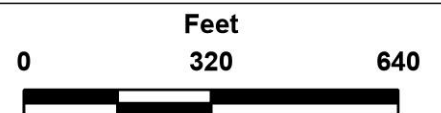
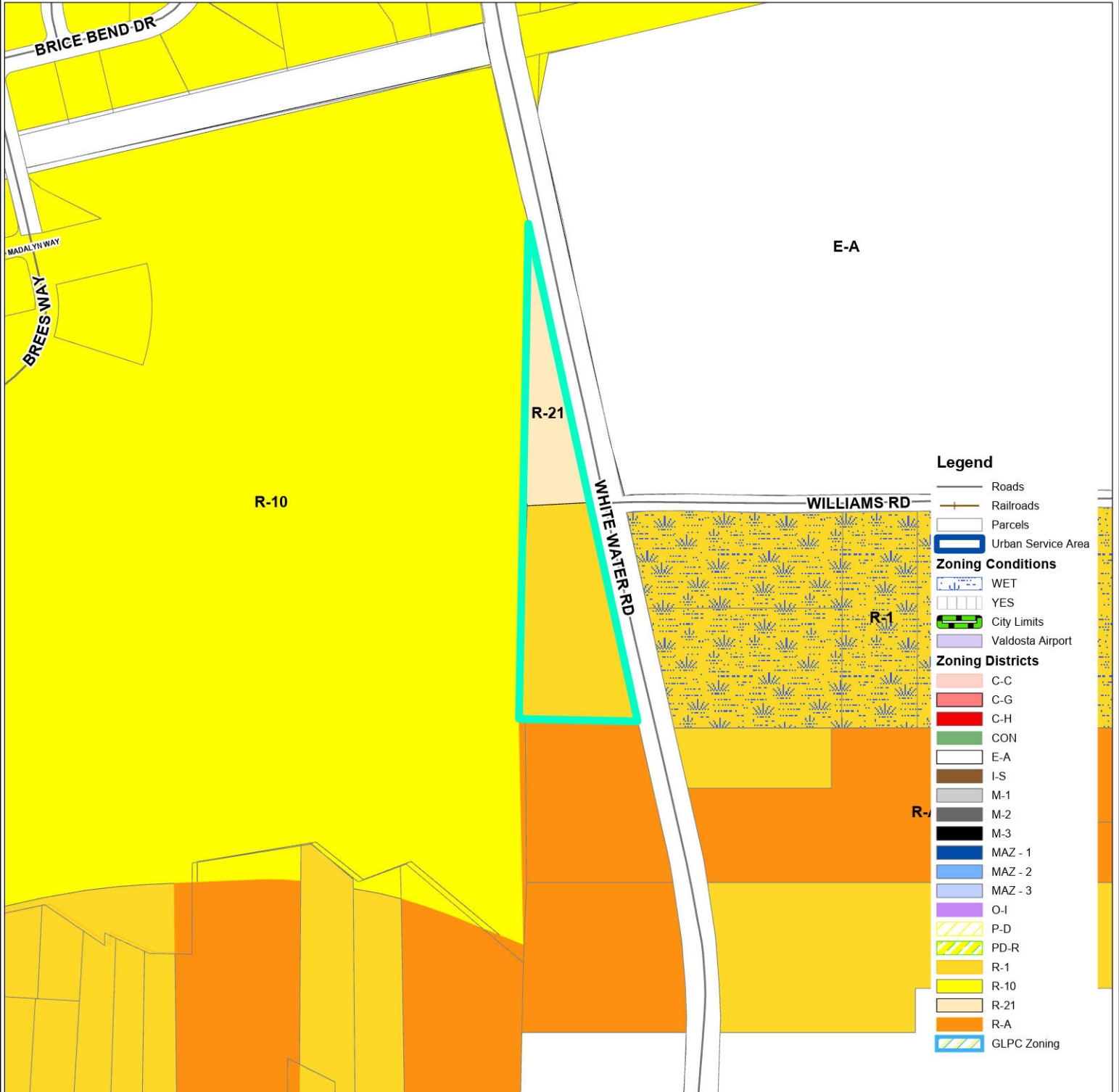
Enclosures

# REZ-2024-11

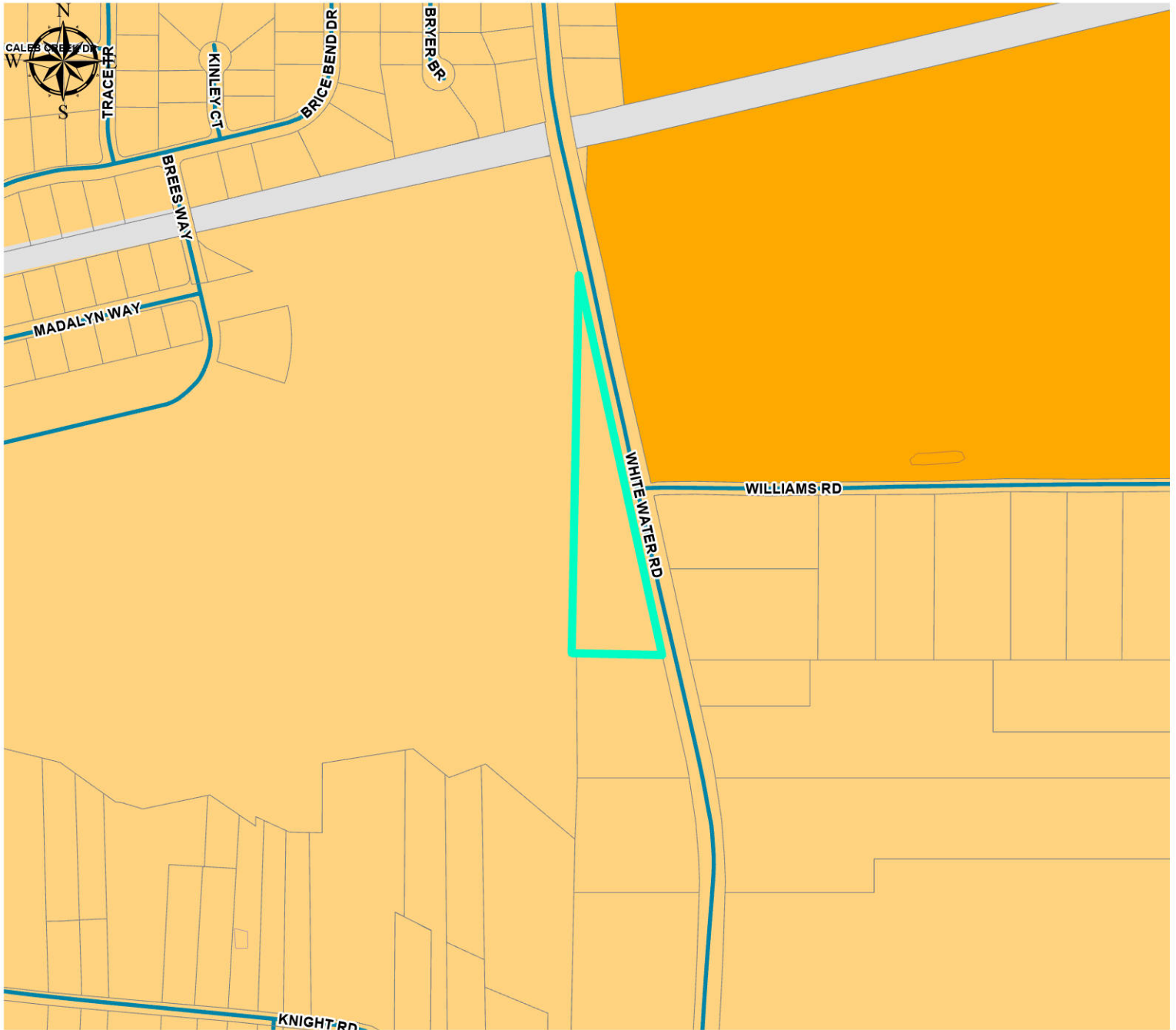
# Zoning Location Map

Quarterman Estates Ph 5  
Rezoning Request

CURRENT ZONING: R-21 & R-1  
PROPOSED ZONING: R-10



## Quarterman Estates Ph5 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-2024-11

# WRPDO Site Map

## Quarterman Estates Ph 5 Rezoning Request

### Legend

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

