

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-16

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: August 26, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2024-16 Pine Grove Road Townhouses,  
Bemiss Rd & Pine Grove Rd, ~6.3ac,  
C-H to P-D, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop a 70-unit townhome community. The subject property possesses road frontage on Bemiss Road and Pine Grove Road, a State Highway and a County Road respectfully, with proposed access off Pine Grove Road. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center 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 neighboring land use, lot sizes, and zoning pattern, the availability of County utilities, and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan, with the following Staff recommended condition:

- 1) The sidewalk be installed by the developer and continued from Bemiss Road down Pine Grove to the northwest property line

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

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

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....

A T T O R N E Y S   A T   L A W

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August 12, 2024

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

Re:    Application for Rezoning for Tax Parcel 0145B-185B  
      Case No. REZ-2024-16

Dear Board Members:

Please allow this letter to serve as an application for rezoning the property located off Bemiss Road and Pine Grove Road, Map & Parcel Number 0145B 185B. The property is currently zoned as C-H. We would like to rezone the property from C-H to P-D.

This lot is currently owned by Nijem Properties, LLC, and the deed is recorded in Deed Book 2588, Page 195 in the Lowndes County public records. A copy of the recorded deed, a list of adjacent property owners, and the planned development concept plan are attached.

Amending the site plan of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Goal 4 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 4 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with Policy 4.3. Further, the intended use of this property will allow for redevelopment of the property and efficient utilization of land to promote opportunities for investment and growth, in accordance with Goal 5 and Policy 5.2.

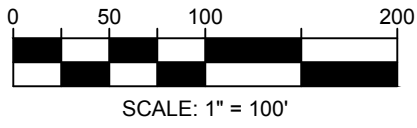
Thank you for your consideration in amending the site plan of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'J. Langdale', with a long horizontal flourish extending to the right.

Jackson R. Langdale  
Attorney for the Owner

Enclosures



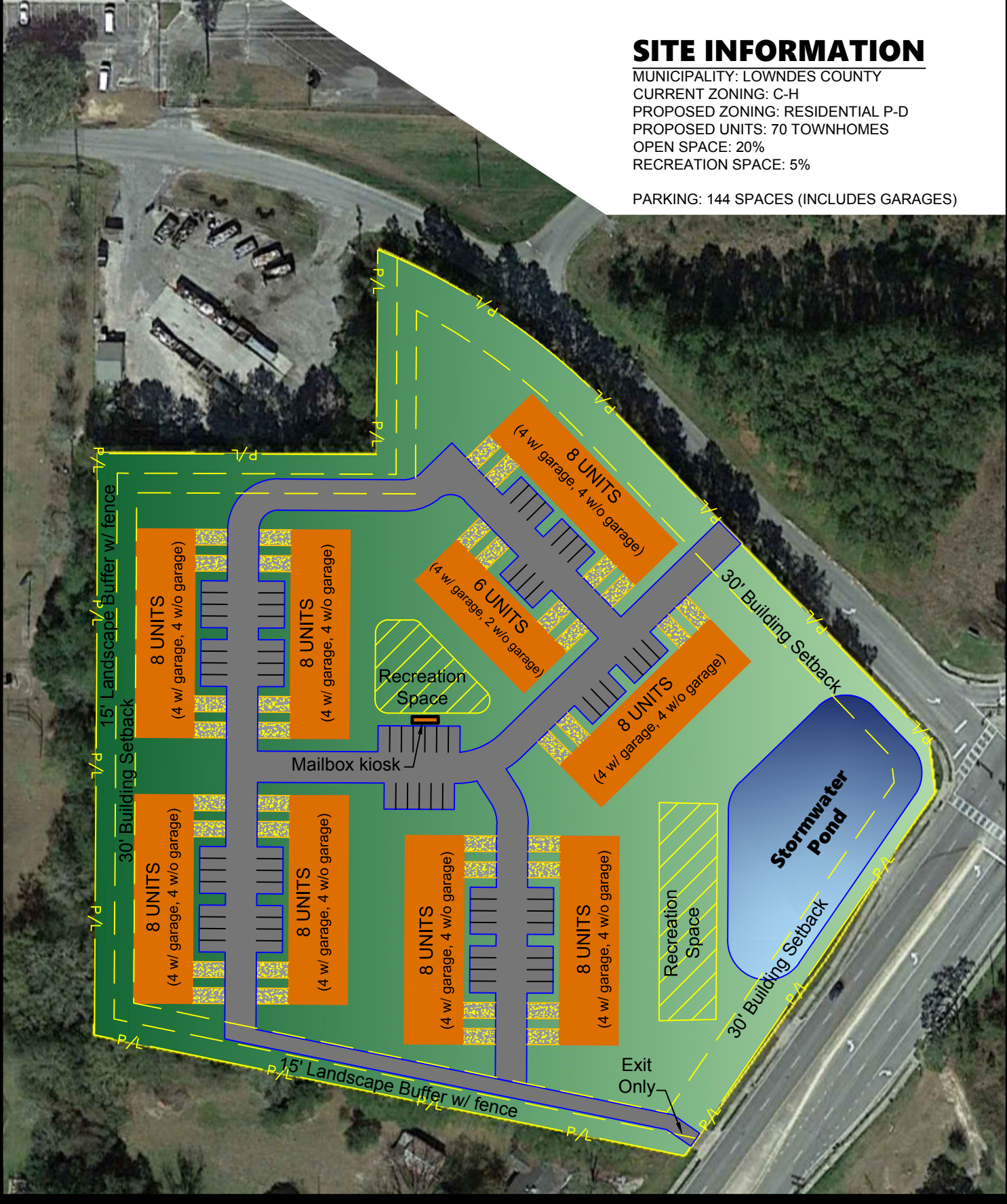
# PLANNED DEVELOPMENT CONCEPT PLAN

MAP145B PARCEL 185B

## SITE INFORMATION

MUNICIPALITY: LOWNDES COUNTY  
 CURRENT ZONING: C-H  
 PROPOSED ZONING: RESIDENTIAL P-D  
 PROPOSED UNITS: 70 TOWNHOMES  
 OPEN SPACE: 20%  
 RECREATION SPACE: 5%

PARKING: 144 SPACES (INCLUDES GARAGES)

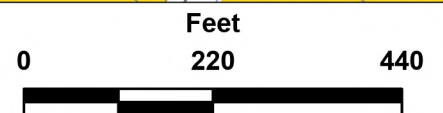
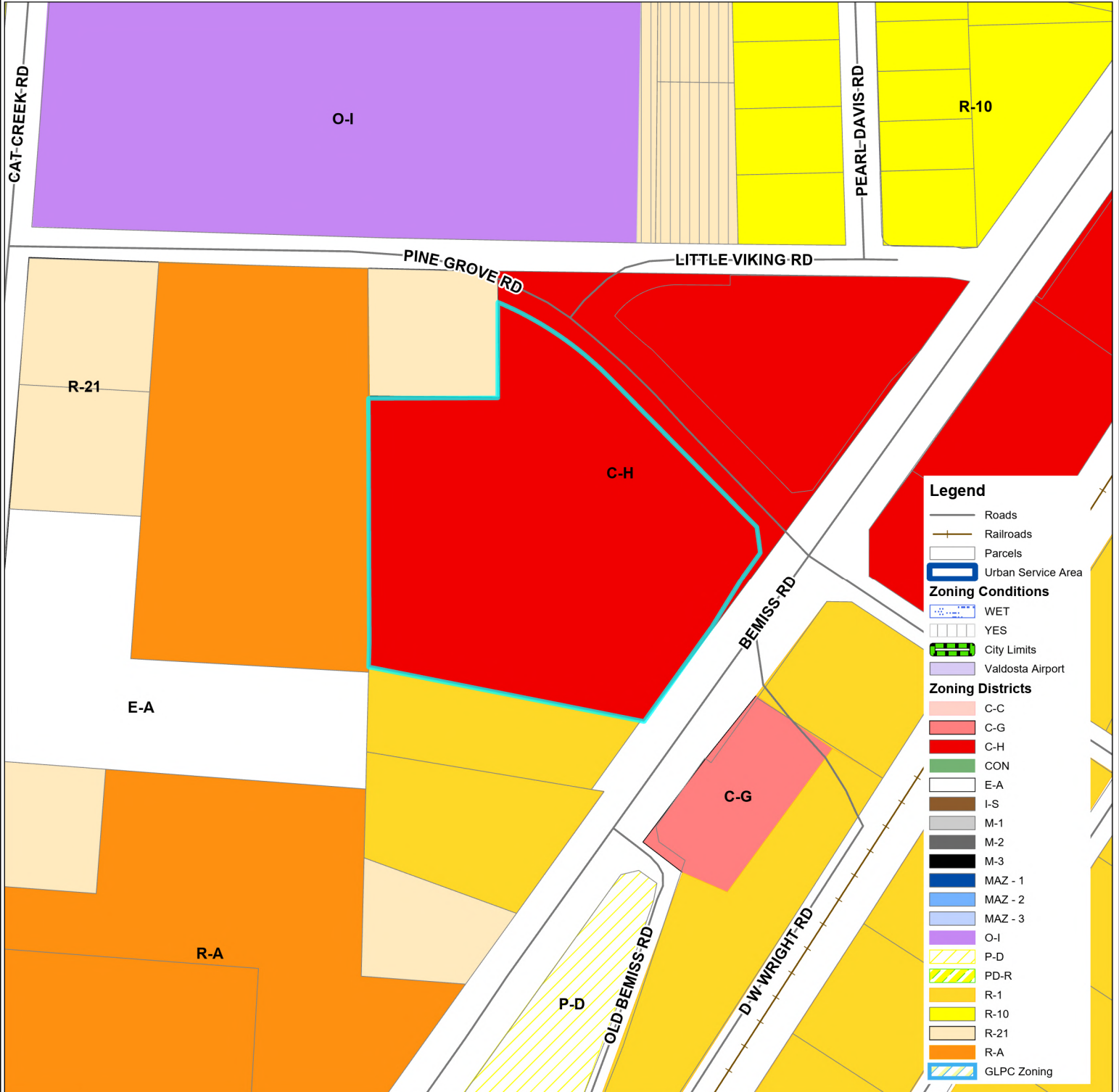


# REZ-2024-16

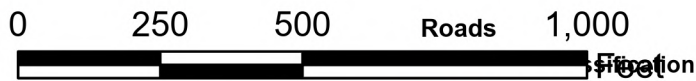
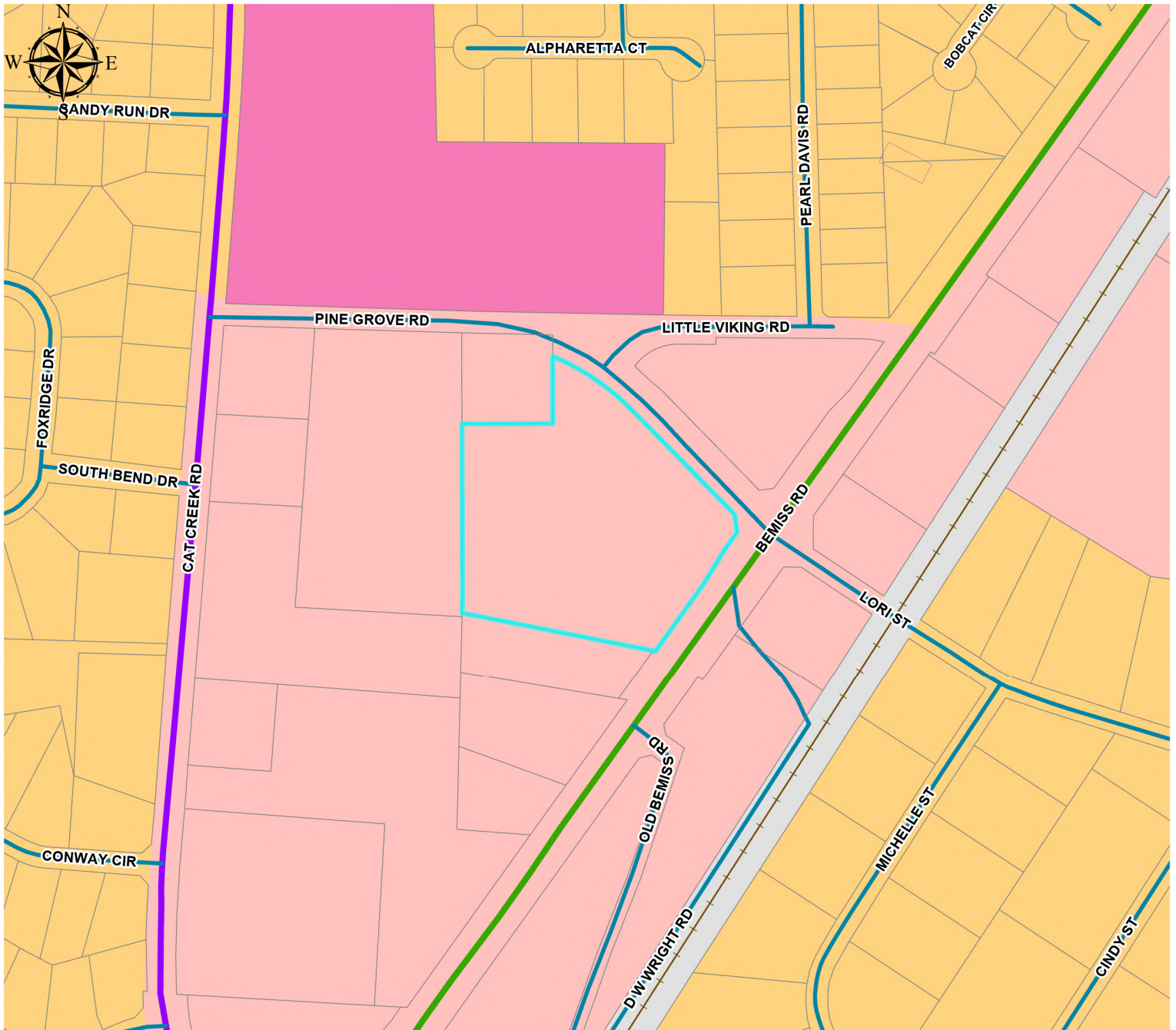
# Zoning Location Map

Pine Grove Road Townhouses  
Rezoning Request

CURRENT ZONING: C-H  
PROPOSED ZONING: P-D



## Pine Grove Road Townhouses Rezoning Request



- Roads**
- 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
- 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

### Legend

# REZ-2024-16

# WRPDO Site Map

## Pine Grove Road Townhouses 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   |           |

