

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-02

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: January 27, 2025

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2025-02 Hamilton Green Ph. 2,
4600 & 4618 Bemiss Rd, ~6.32ac,
C-G & P-D to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-G (General Commercial) and P-D (Planned Development) zoning to P-D zoning. The general motivation in this case is for the applicant to develop an additional 12-units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a State Highway. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D zoning.

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, the existing approved site plan and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

December 19, 2024

Electronic Mail to: jdillard@lowndescounty.com

Lowndes County, Planning and Zoning Director
Attn: JD Dillard
327 N. Ashley St
2nd Floor
Valdosta, Georgia 31601

RE: LETTER OF INTENT in relation to Hamilton Green Phase II Application for Rezoning from C-G (General Commercial) to P-D (Planned Development) for the property located at 4618 Bemiss Road, Valdosta, Lowndes County, Georgia

I, Jerry Stoker (“Applicant”) in connection with its application for rezoning approval (the “Application”). This Letter of Intent is intended to supplement the Application and be incorporated therein.

The Applicant is seeking Lowndes County approval to rezone the property commonly known as parcel 0145D 007A located on Bemiss Rd, in Valdosta, Lowndes County, Georgia, from C-G (General Commercial) to P-D (Planned Development).

Subject Property – General Information

The total acreage for parcel # 0145D 007A is 1.12 acres. The subject property total to be rezoned for is 1.12 acres for residential development. Upon rezoning approval, a new plat will be submitted for review and approval.

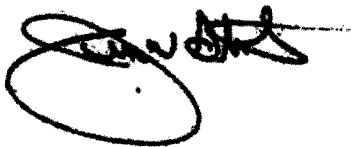
The Parcel is currently zoned C-G (General Commercial). It is located off Bemiss Road., is vacant/undeveloped and is owned by Jerry Stoker.

Proposed Use

If approved for rezoning, Applicant will construct 12 multi-family residential townhomes for parcel 0145D 007A.

I look forward to working the Community Development team, the Planning Commission, and the City Council, and are happy to answer any questions or address any concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Stoker", with a large, loopy flourish underneath.

Jerry Stoker

COR OVERLAY DISTRICT REQUIREMENTS:

- LOT WIDTH:
REQUIRED LOT WIDTH FRONTING DESIGNATED CORRIDOR ROAD = 250 LF
PROVIDED PROPERTY FRONTAGE = ±735 LF
- TRAFFIC CIRCULATION AND ACCESS:
ENTRANCE DRIVE/ACCESS TO PROPERTY IS LOCATED AT A MEDIAN CUT ALONG THE BEMISS ROAD OVERLAY CORRIDOR.
- INTERCONNECTIVITY:
REQUIRED CONNECTIVITY (ROAD FRONTAGE BETWEEN 500 FT AND 1,000 FT AT LEAST 1 ADJOINING PROPERTY AND ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTIVITY TO TWO ADJOINING PROPERTIES
- ALL SIGNS WITHIN THE CORRIDOR ROAD OVERLAY DISTRICT SHALL CONFORM TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01.C.5.

HATCH LEGEND:

- ASPHALT PAVEMENT
- GDOT ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

KEY NOTES:

- COMMON AREA
- ±2,600 SF POOL AREA (65' X 40')
- 300 SF MAIL KIOSK
- EXISTING OPAQUE FENCE
- 12' X 18' DUMPSTER ENCLOSURE
- PROPOSED DECELERATION LANE
- TP 2 PAVEMENT MARKING ARROW (TYP.)
- GAZEBO AND PICNIC AREA
- SANITARY SEWER LIFT STATION
- 6' CHAIN-LINK FENCE W/ GATE
- 24" CONCRETE CURB AND GUTTER ("MIAMI" TYPE)
- 30" GDOT CONCRETE CURB AND GUTTER
- CONCRETE CURB TRANSITION
- STOP SIGN - 36"X36" (R1-1)
- 25 MPH SPEED LIMIT SIGN (R2-1) AND SLOW CHILDREN AT PLAY SIGN ON SAME POST
- 24" WIDE THERMOPLASTIC WHITE STOP BAR STRIPING
- 5" WIDE SOLID DOUBLE YELLOW STRIPING (± 67 LF)
- 5" WIDE SOLID WHITE STRIPING
- 5" WIDE WHITE MINI SKIP STRIPING (2' STRIPE, 6" GAP)
- 8" WIDE SOLID WHITE GDOT CROSSWALK (GDOT DETAIL T-11A)
- RADIAL SIDEWALK CURB RAMP (TYPICAL)
- TEN (10) FOOT UTILITY EASEMENT
- 6" OPAQUE FENCE W/ GATE
- RELOCATED "DO NOT ENTER" SIGN
- RELOCATED "WRONG WAY" SIGN
- RELOCATED POWER POLE
- 330 SF OFFICE / RESTROOM (22' X 15')
- 264 SF GRILL AREA (22' X 12')

N/F PROPERTY OF JOHN W. CAMERON MARY BETH M. CAMERON TAX MAP 0145D/0109 ZONED (R-A)

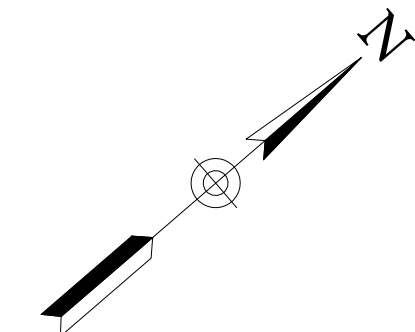
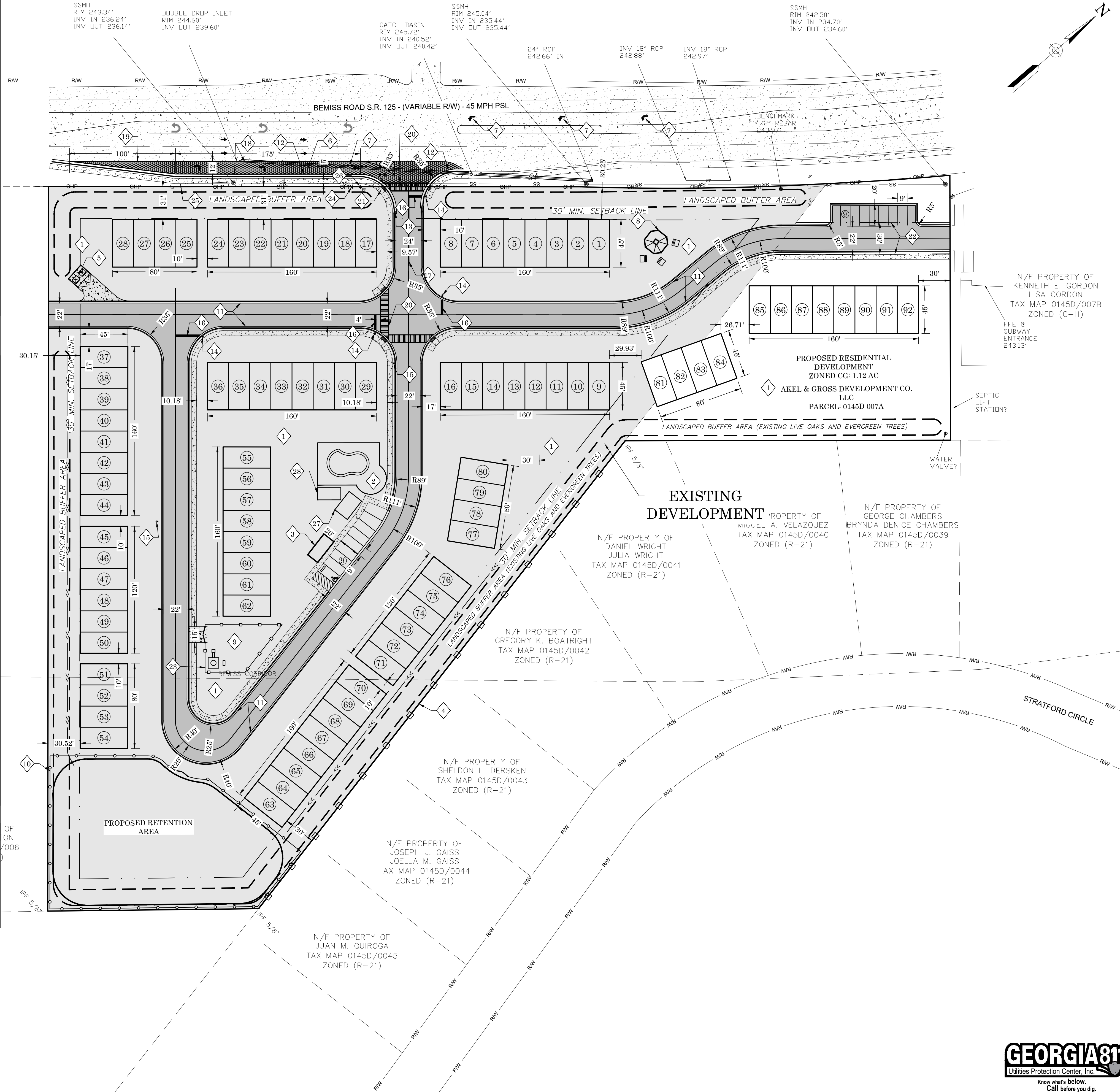
IMPERVIOUS QUANTITIES (TOWNHOMES ONLY - 7.32 ac):
 • ASPHALT/CONCRETE PAVEMENT - 49,360 SF
 • 24" CURB AND GUTTER "MIAMI" TYPE - 3,505 LF = 7,010 SF
 • 30" CURB AND GUTTER GDOT - 408 LF = 1,020 SF
 • 4" CONCRETE SIDEWALK - 7,555 SF
 • BUILDINGS - 72,650 SF

IMPERVIOUS AREA: 137,595 SF = 3.16 AC

SSMH RIM 243.34' INV IN 236.24' INV OUT 236.14'
 DOUBLE DROP INLET RIM 244.60' INV OUT 239.60'

CATCH BASIN RIM 245.72' INV IN 240.52' INV OUT 240.42'

SSMH RIM 242.50' INV IN 234.70' INV OUT 234.60'



SITE INFORMATION	
PROJECT ADDRESS	LAND LOT 131, 11TH LAND DISTRICT, VALDOSTA, GEORGIA
PARCEL NUMBER	0145D 006A (7.32 AC) & 0145D 007A (1.12 AC)
PARCEL ZONING	CG
PROJECT AREA	8.44 ACRES
APPROXIMATE IMPERVIOUS AREA	± 155,142 SF = 3.56 AC (42%)
APPROXIMATE OPEN/Common AREA	± 163,350 SF = 3.75 AC (44%)
APPROXIMATE LIFT STATION AREA	± 4,101 SF = 0.09 AC (<1%)
APPROXIMATE RECREATION AREA	± 45,199 SF = 1.04 AC (14%)
BUILDING DATA - 92 TOWNHOMES	BUILDING SQ. FOOTAGE
(8) 8 UNITS =	64 TOWNHOMES ±7,200 SF (GROUND FLOOR) - 57,600
(2) 6 UNITS =	12 TOWNHOMES ±5,400 SF (GROUND FLOOR) - 10,800
(4) 4 UNITS =	16 TOWNHOMES ±3,600 SF (GROUND FLOOR) - 14,400 SF TOTAL
BUILDING SETBACK	LANDSCAPE SETBACK
FRONT	20' FRONT 0'
SIDE	5' SIDE 0'
REAR	30' REAR 0'

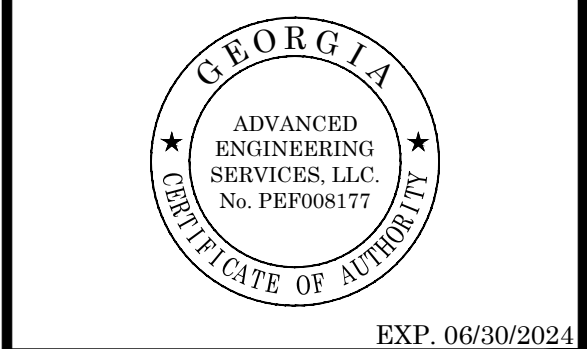
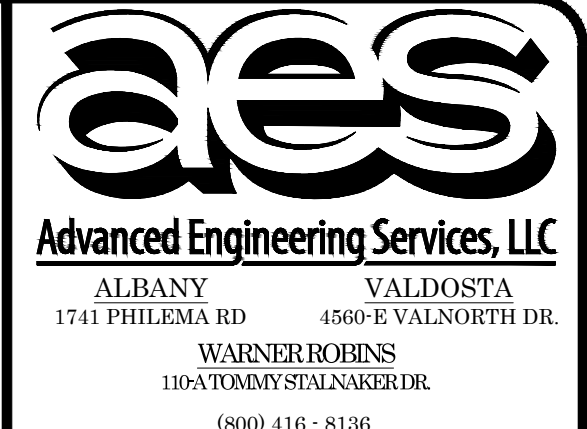
PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING STALLS (MULTI-FAMILY DWELLING):
 2 SPACES PER DWELLING UNIT
 92 DWELLING UNITS * 2 SPACES = 184 SPACES REQUIRED
 REQUIRED MINIMUM PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA
 ±9,000 SF OF ACTIVE USE AREA / 1,000 SF = 9 SPACES REQUIRED
 TOTAL REQUIRED: 193 SPACES TOTAL

PROVIDED PARKING STALLS (MULTI-FAMILY DWELLING):
 1 SPACE IN GARAGE + 1 SPACE IN DRIVEWAY = 2 SPACES PER DWELLING UNIT
 92 DWELLING UNITS * 2 SPACES = 184 SPACES PROVIDED
 PROVIDED PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 17 STANDARD SPACES + 1 HANDICAPPED SPACE = 18 SPACES PROVIDED
 TOTAL PROVIDED: 202 SPACES TOTAL

GENERAL SITE NOTES:

- ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOWNDEN COUNTY UNIFIED LAND DEVELOPMENT CODE (ULDC), AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
- TOTAL WIDTH OF STREETS (± 6 FEET - TWO 11' LANES), INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("MIAMI" TYPE).
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
- ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
- HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 (GA WEST ZONE). VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(12D).
- STORMWATER MANAGEMENT WILL BE DIRECTED TO ON-SITE RETENTION FACILITY.
- TOWNHOMES WILL BE SERVED BY LOWNDEN COUNTY WATER AND SEWER.
- THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT/TOWNHOME MULTI-FAMILY DWELLING COMMUNITY.
- HAMILTON GREEN TOWNHOME HOA WILL RETAIN OWNERSHIP, MANAGEMENT, MAINTENANCE, AND OPERATION OF INTERNAL DRIVEWAYS, OPEN/Common AREAS, STORMWATER MANAGEMENT AREAS, LIFT STATION, AND RECREATIONAL AREAS.
- AT LEAST TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES INSTALLED IN THE LANDSCAPED BUFFER AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE CANOPY TREES. EXISTING TREES, WHICH ARE FOUR (4) INCHES DBH OR LARGER, AND SHRUBS MAY BE COUNTED TOWARD MEETING THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
- AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. AT LEAST FOUR (4) SHADE TREES PER ACRE SHALL BE PROVIDED, WHICH MAY INCLUDE EXISTING TREES AND TREES REQUIRED FOR BUFFERS.
- THE LANDSCAPE BUFFER AREA SHALL CONSIST OF A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
- EXISTING TREES AND SHRUBS TO BE RETAINED ALONG THE EAST LANDSCAPE BUFFER. CONTRACTOR TO COORDINATE WITH LOCAL COUNTY OFFICIALS TO INSTALL ADDITIONAL LANDSCAPING IN PARKING AREAS, COMMON AREAS, AND STORMWATER MANAGEMENT AREAS TO MEET LANDSCAPE REQUIREMENTS.
- THE DEVELOPER SHALL SELL TOWNHOMES AS A BUILDING RATHER THAN INDIVIDUAL LOTS.

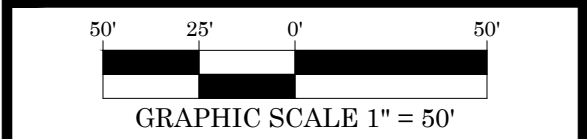


AES PROJECT NUMBER		
62098		
DATE OF PLANS		
12/19/2024		
REVISIONS		
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

HAMILTON GREEN TOWNHOMES PHASE II
 STOKER UTILITIES
 SITE PLAN

VALDOSTA, LOWNDEN COUNTY, GEORGIA



SHEET
1 OF 1

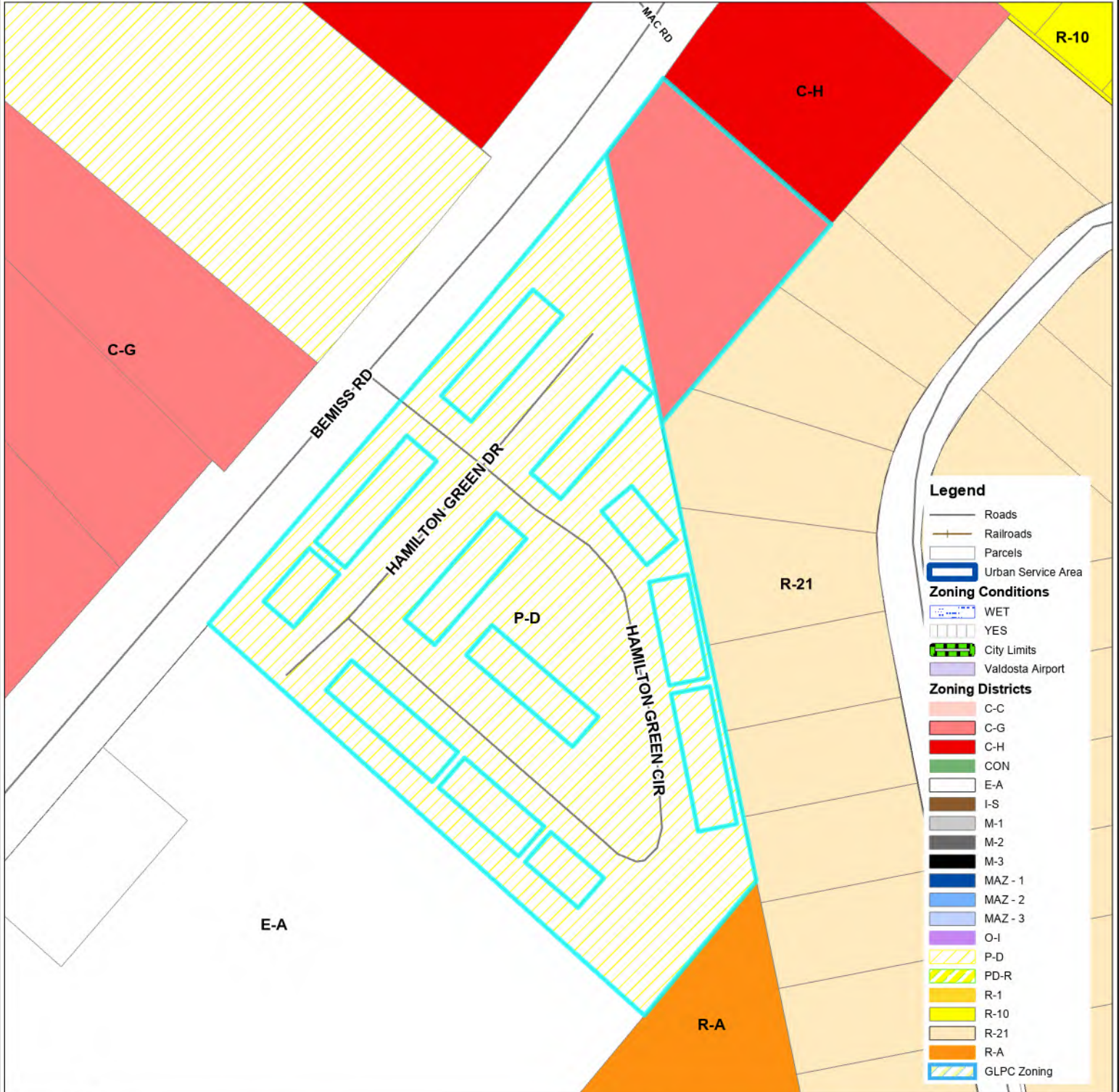


REZ-2025-02

Zoning Location Map

Hamilton Green Phase 2
Rezoning Request

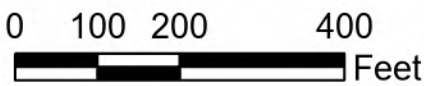
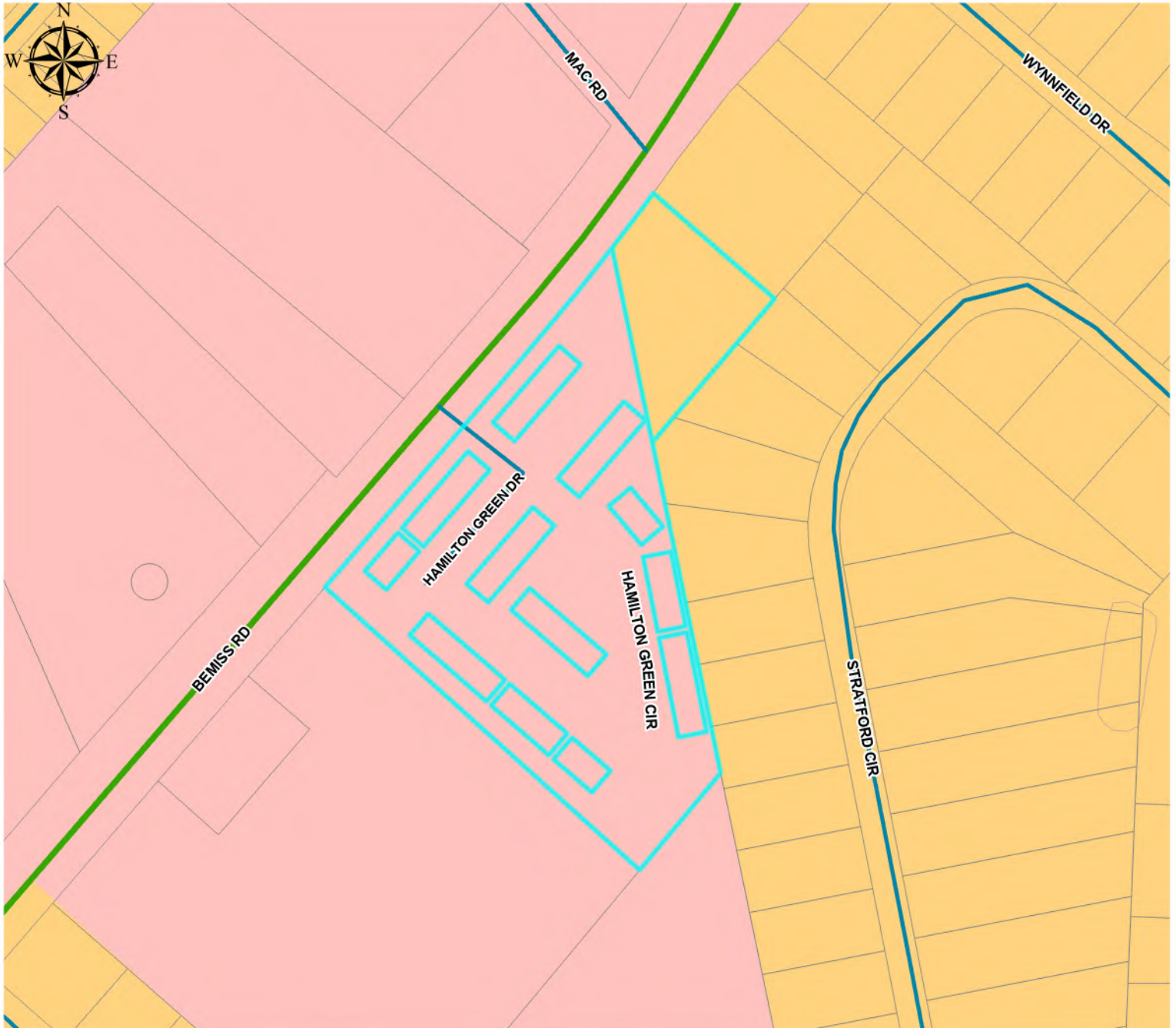
CURRENT ZONING: C-G
PROPOSED ZONING: P-D



REZ-2025-02

Future Development Map

Hamilton Green Phase 2 Rezoning Request



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

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-2025-02

WRPDO Site Map

Hamilton Green Phase 2 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 | |

