

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-04

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-2025-04 River Run Farm
6490 Lake Alapaha Blvd (0259 029C/029F)
C-C & CON to R-21 & CON
County Water & Septic, ~15.3 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from C-C (Crossroads Commercial) and CON (Conservation District) zoning to R-21 (Medium Density Residential) and CON (Conservation District) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been split zoned C-N (Neighborhood Commercial), R-15 (Medium Density Residential), and F-H (Flood Hazard) since its conception in the late-eighties.

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 uses and lot sizes, the availability of County water, the viability of septic systems, the location of the wetlands and flood plains, and the unique shape of the property, and therefore recommends approval of the request for R-21 zoning as depicted on the submitted survey.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

LETTER OF INTENT

JD Dillard

327 N. Ashley St. – 2nd Floor

Valdosta, GA 31601

RE: Rezoning for H. Larry Sanders

Mr. Dillard,

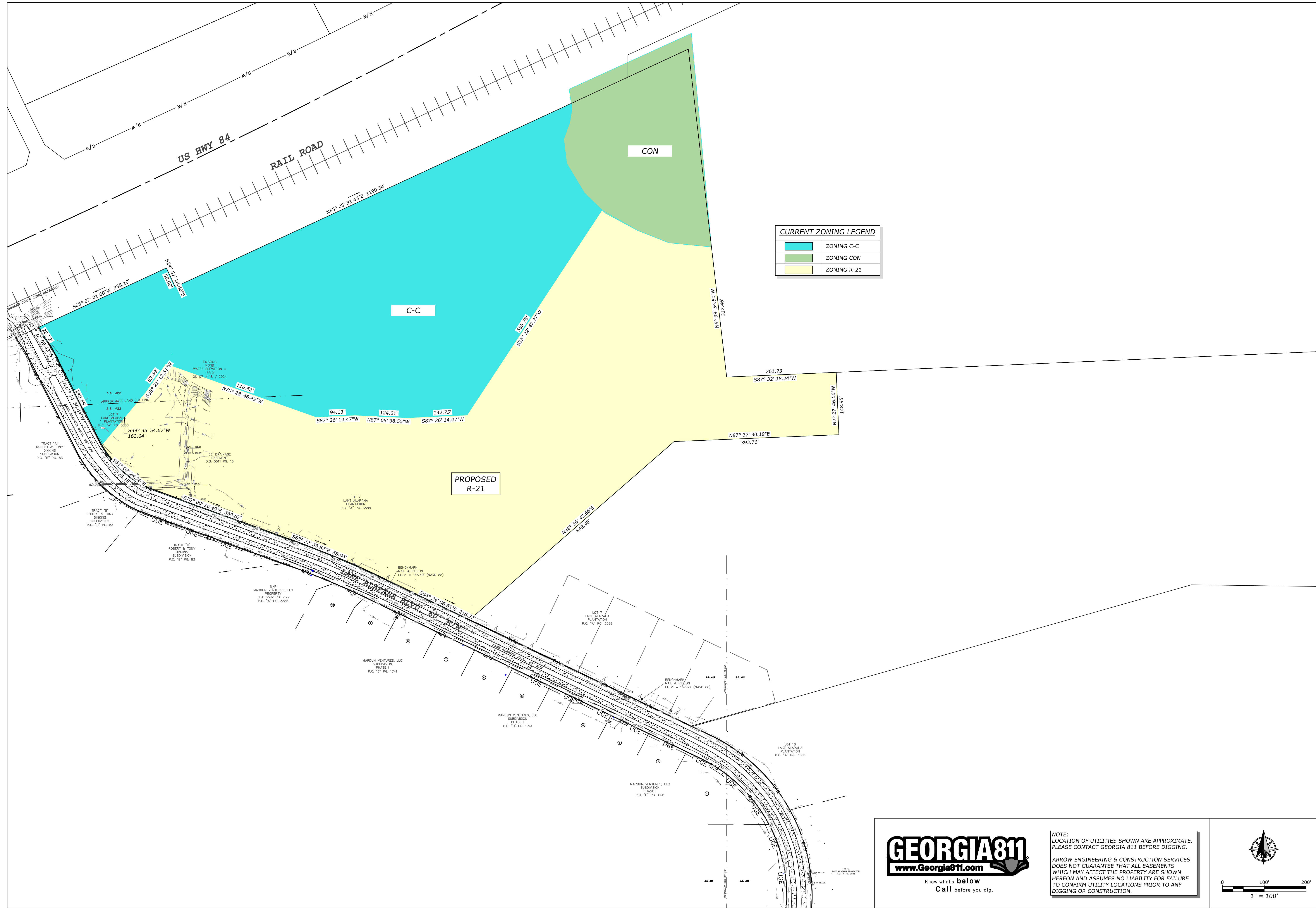
On behalf of Mr. H. Larry Sanders, Arrow Engineering & Construction Services, LLC submits this letter of intent to subdivide and rezone a 27.07-acre tract of land on Lake Alapaha Blvd. C-C to R-21.

We are currently proposing to subdivide the property for the placement of 9± multiple single-family residences. According to the Greater Lowndes Comprehensive Plan and VALOR GIS information, the property is in a suburban area. The proposed zoning meets the suburban characteristics of high to moderate building separation, low pedestrian orientation, and predominantly residential use.

Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read 'H. Sanders', with a stylized flourish at the end.

H. Larry Sanders P.E.

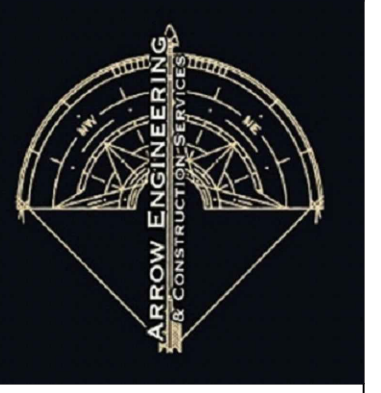


CURRENT ZONING LEGEND	
	ZONING C-C
	ZONING CON
	ZONING R-21

DATE	BY	DESCRIPTION

REZONING PLAN FOR:
RIVER RUN DEVELOPMENT
H. LARRY SANDERS
 LOCATED IN LL 423 OF THE 11TH L.D.
 LOWNDES COUNTY-NAYLOR, GA

ARROW ENGINEERING
& CONSTRUCTION SERVICES
 2621 HWY 84 EAST
 VALDOSTA, GA 31606
 (229) 255-2120
LSANDERS@ARROWENGINEERINGGROUP.COM



LEVEL II CERT. #28713
 PROJECT: 24011
 SHEET
C2.0

GEORGIA811
www.Georgia811.com
 Know what's below
 Call before you dig.

NOTE:
 LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.
 PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
 ARROW ENGINEERING & CONSTRUCTION SERVICES
 DOES NOT GUARANTEE THAT ALL EASEMENTS
 WHICH MAY AFFECT THE PROPERTY ARE SHOWN
 HEREON AND ASSUMES NO LIABILITY FOR FAILURE
 TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY
 DIGGING OR CONSTRUCTION.

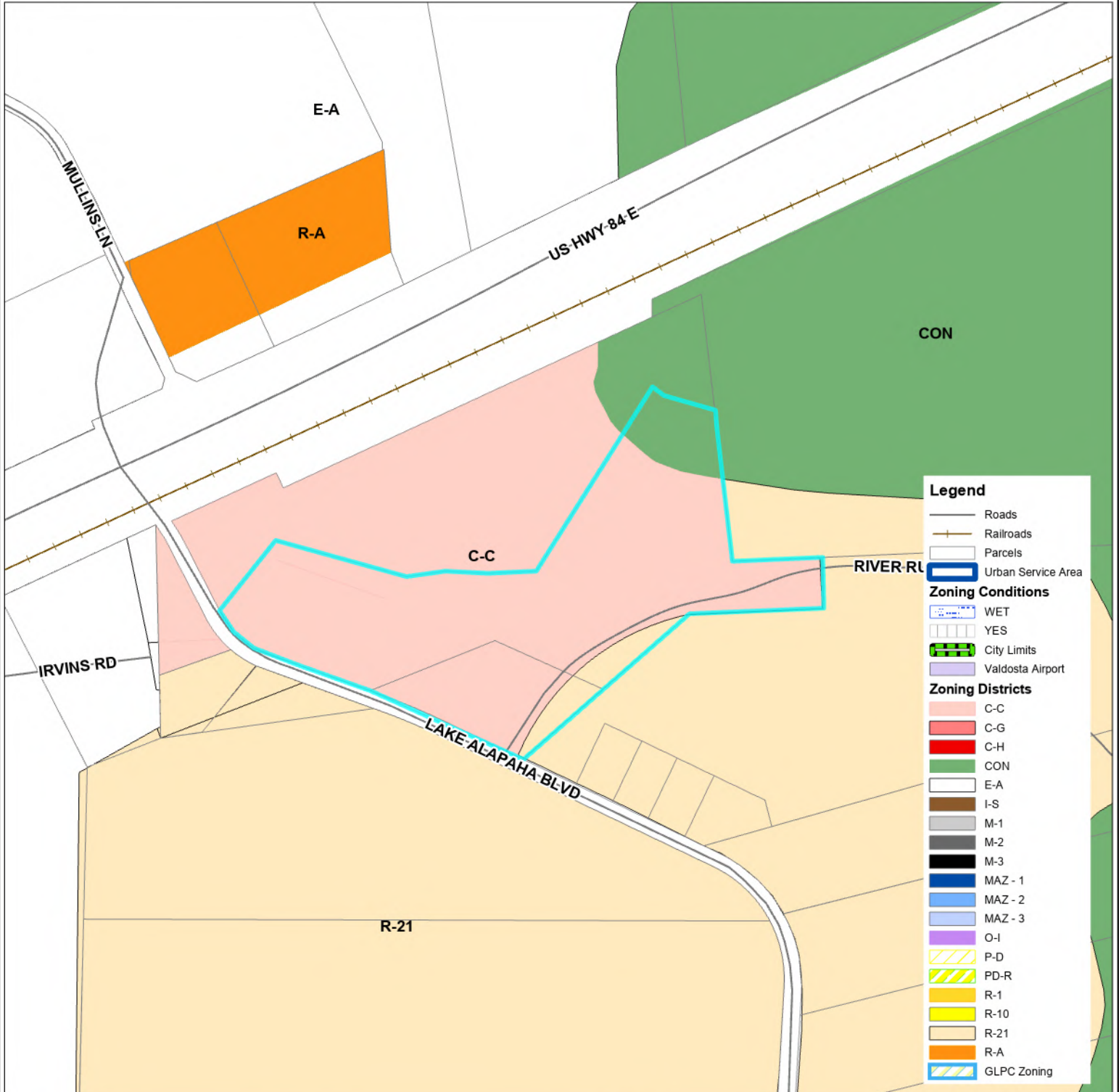
0 100' 200'
 1" = 100'

REZ-2025-04

Zoning Location Map

River Run Farm
Rezoning Request

CURRENT ZONING: C-C & CON
PROPOSED ZONING: R-21 & CON



Legend

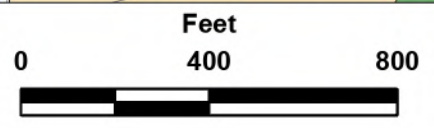
- Roads
- Railroads
- Parcels
- Urban Service Area

Zoning Conditions

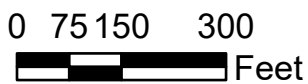
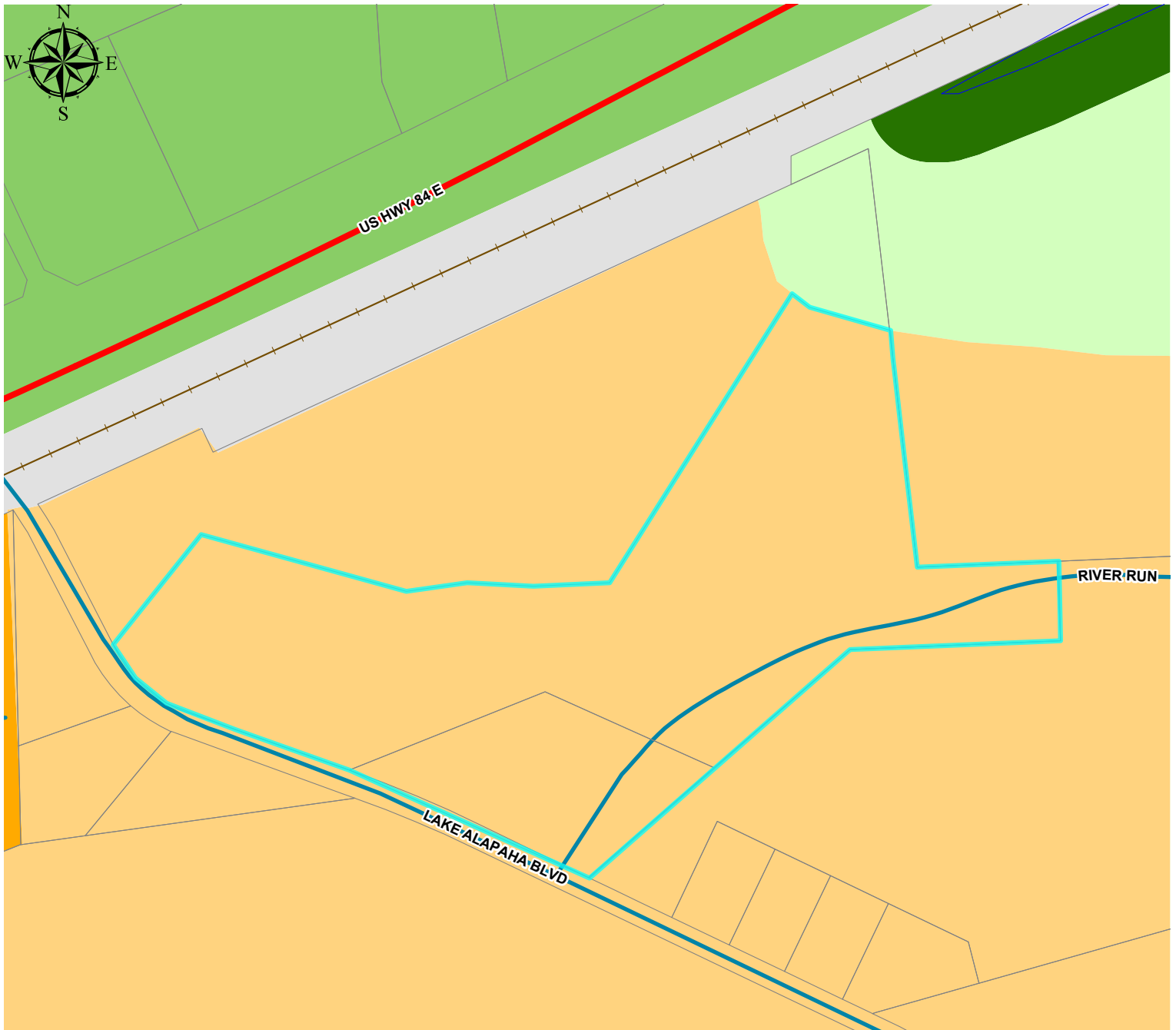
- WET
- YES
- City Limits
- Valdosta Airport

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



River Run Farm 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-2025-04

WRPDO Site Map

River Run Farm 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 | |

