



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 11, 2021, 8:30 AM  
REGULAR SESSION, TUESDAY, OCTOBER 12, 2021, 5:30 PM  
327 N. Ashley Street - 2nd Floor

**1. Call To Order**

**2. Invocation**

**3. Pledge Of Allegiance To The Flag**

**4. Minutes For Approval**

- a. Work Session - September 27, 2021, Regular Session - September 28, 2021, & Comprehensive Plan Stakeholder Meeting - September 28, 2021  
Recommended Action:  
Documents:

**5. Public Hearing**

- a. REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres  
Recommended Action: Board's Pleasure  
Approve  
Documents:
- b. REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres  
Recommended Action: Board's Pleasure  
Deny  
Documents:
- c. REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres  
Recommended Action: Board's Pleasure  
Approve  
Documents:
- d. REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment, Water & Sewer, ~3 acres  
Recommended Action: Board's Pleasure  
Approve  
Documents:
- e. REZ-2021-19 LCBOC on Behalf of Frank Wetherington Living Trust, 4224 Val Del Road, P-D to R-A, Well & Septic, ~5.0 acres  
Recommended Action: Board's Pleasure  
Approve  
Documents:

- f. REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154 Val Del Road, P-D to R-A, Well & Septic, ~2.9 acres

Recommended Action: Board's Pleasure  
Approve

Documents:

- g. REZ-2021-21 LCBOC on Behalf of Val Del Estates, Val Del Road, P-D Amendment, Water & Sewer, ~56 acres

Recommended Action: Board's Pleasure  
Approve

Documents:

**6. For Consideration**

- a. Abandonment of a portion of Salem Church Road (CR #68) and Wells Road (CR # 68 & CR #69)

Recommended Action: Accept

Documents:

- b. American Rescue Plan Funding Application for Utilities Repairs and Expansion

Recommended Action: Approve

Documents:

**7. Bid**

- a. Improvements to the Historic Carnegie Library Museum

Recommended Action: Approve  
Board's Pleasure

Documents:

**8. Reports - County Manager**

**9. Citizens Wishing To Be Heard - Please State Your Name and Address**

**10. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- ( ) Annual
- ( ) Capital
- (X) N/A
- ( ) SPLOST
- ( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a ±10 acre portion of a ~21-acre property from Estate Agriculture (E-A) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the development of a 25 lot residential subdivision. Access to and from the property is gained off of Bemiss Knights Academy Road. Bemiss Knights Academy Road is a county-maintained minor collector road. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Per [GDOT definition](#) the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance R-10 zoning is currently listed as a permitted zoning within that area. With this request the following factors should be considered: the development of adjacent properties to the north and east, the similar residential densities to the north, east, and south, the investment in the subject property, and the utilization and extension of County water and sewer. Ultimately, Planning found this request consistent with the Comprehensive Plan and the GLPC recommends approval by a unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

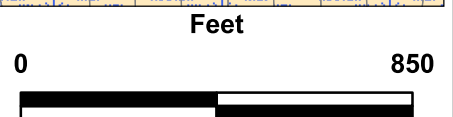
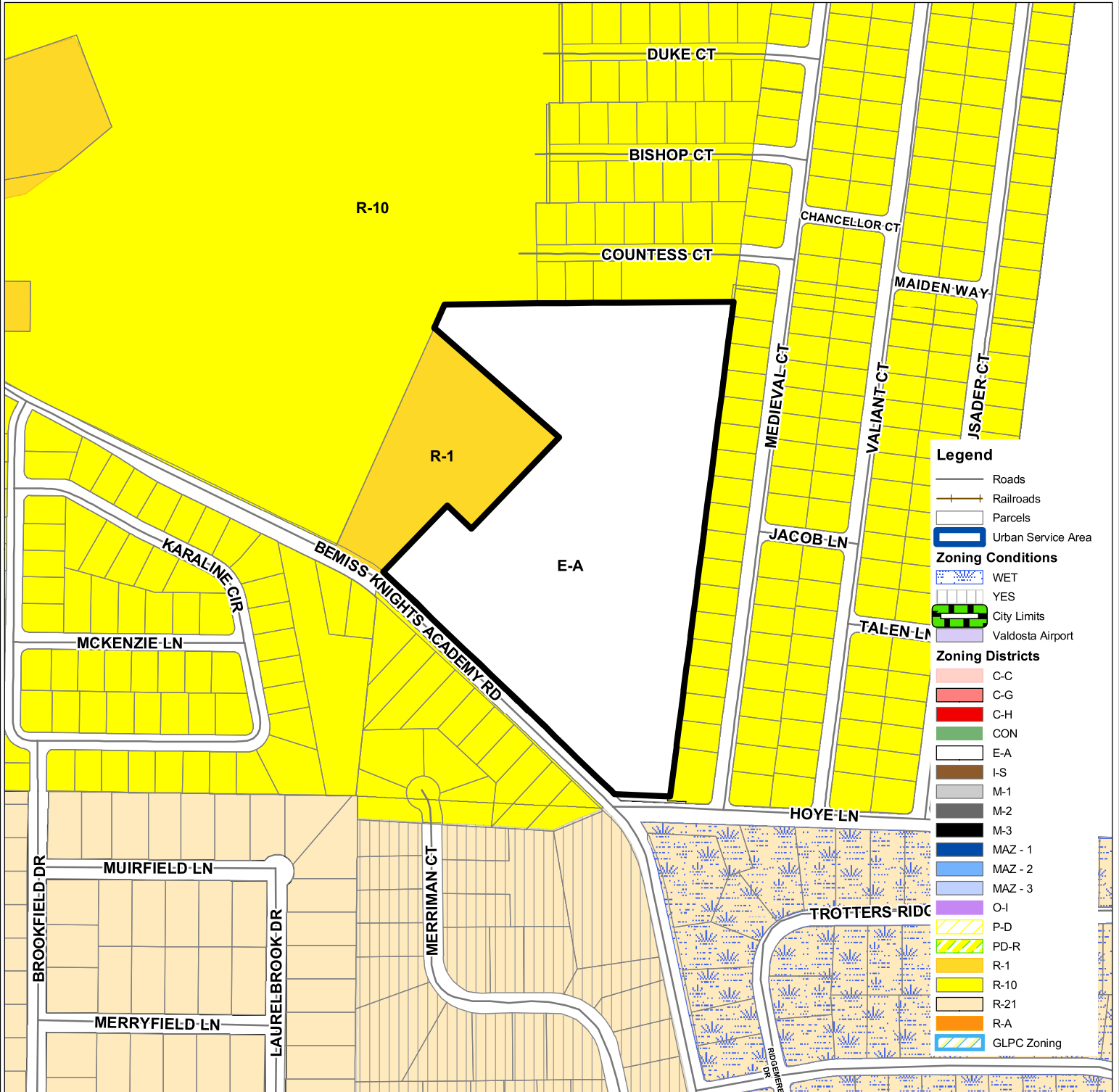
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2021-15

# Zoning Location Map

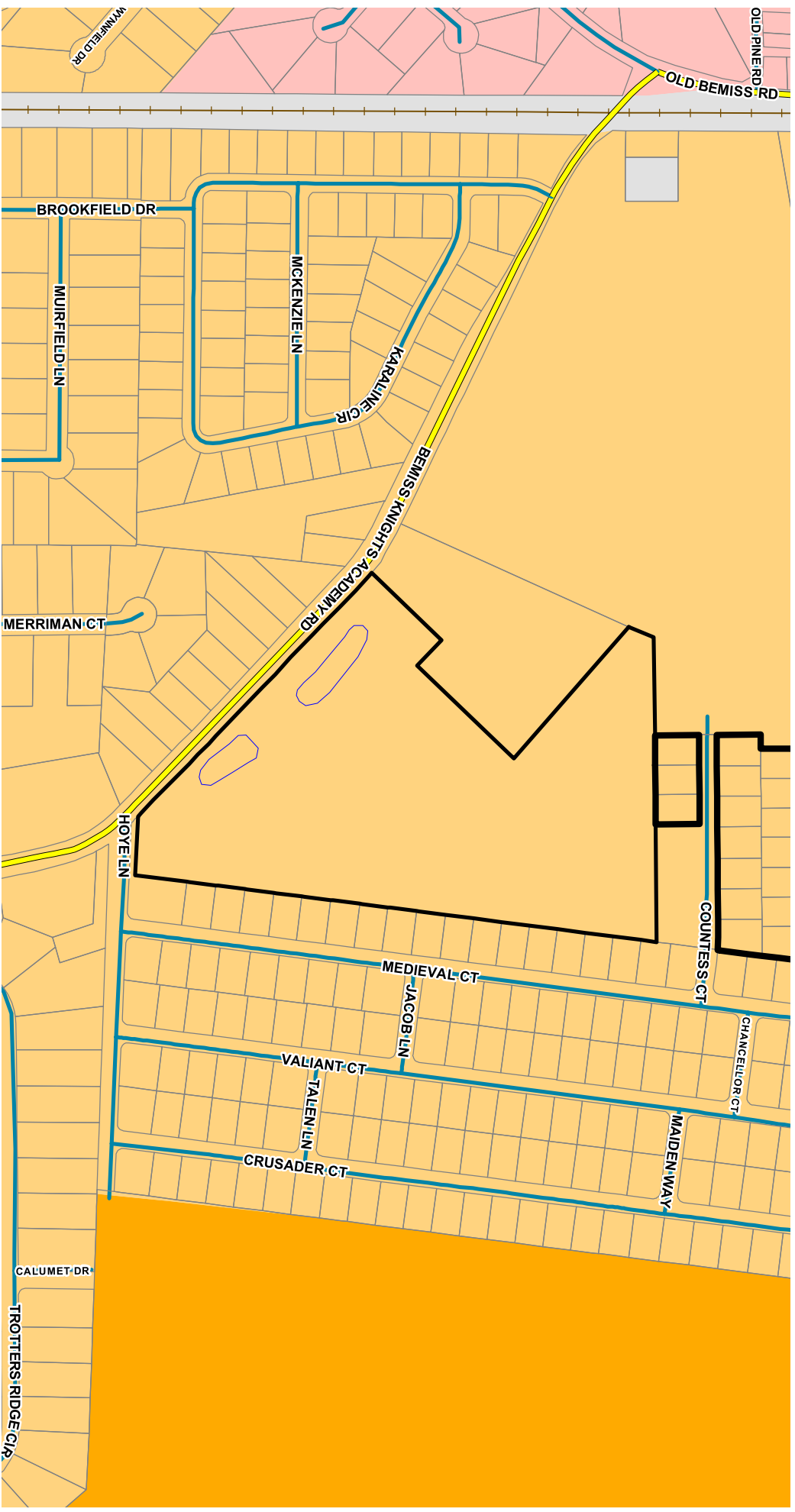
Beaver Run S/D  
Rezoning Request

**CURRENT ZONING: E-A**  
**PROPOSED ZONING: R-10**





## Beaver Run S/D Rezoning Request



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

- Urban Service Area
- City Limits
- Parcels
- Open Water
















- 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



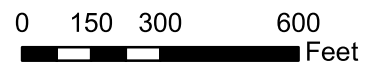
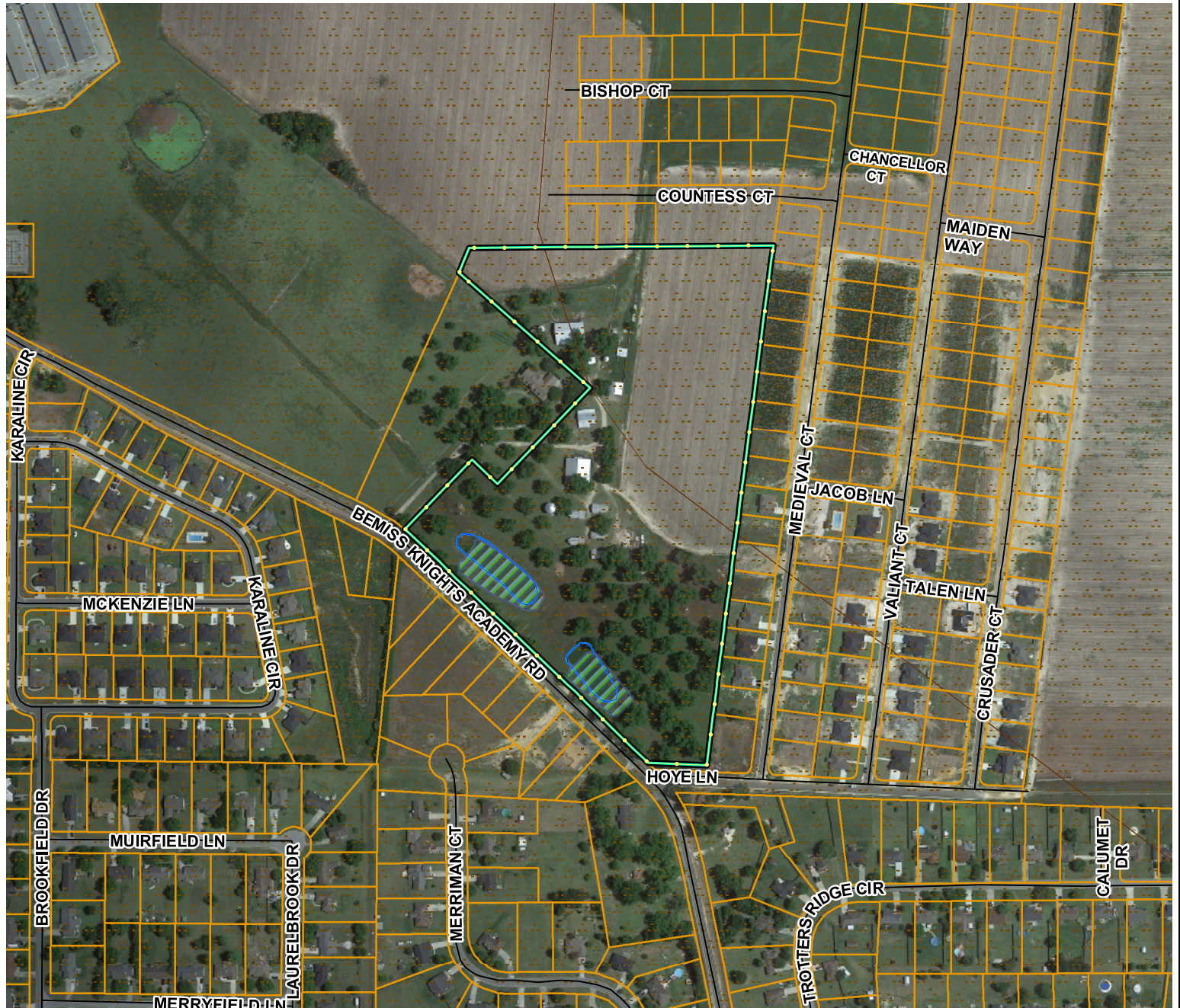
# REZ-2021-15

# WRPDO Site Map

## 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

## Beaver Run S/D Rezoning Request



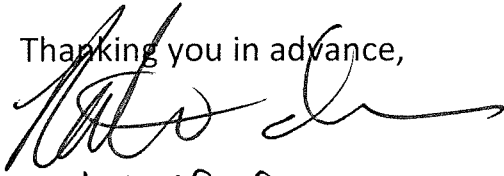
September 13, 2021

J.D. Dilliard  
Planning & Zoning Director  
327 N. Ashley St.  
2<sup>nd</sup> Floor  
Valdosta, Ga 31601

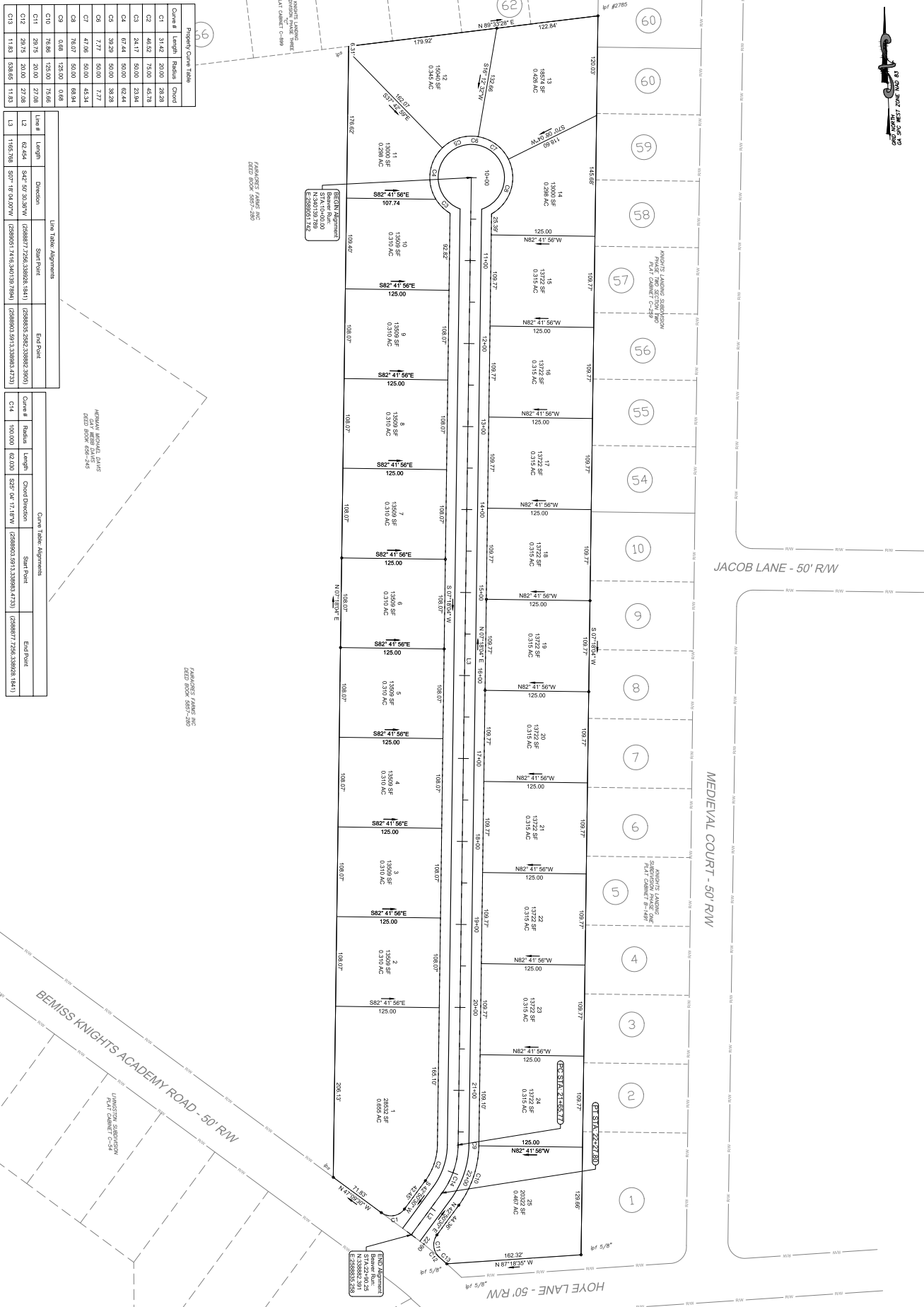
Mr. Dilliard

Please find this as my Letter of Intent to develop a 25 lot subdivision on Bemiss Knights Academy Rd. It is 10.041-acre tract being a portion of Map 145B Parcel 094. The land will be rezoned to R-10 development standards. Lowndes County Water & Sewer is available on site with adequate capacity. EMC Engineering (Matt Inman) 229-251-2516 will be the Engineer for the project. If you have any questions, please call me or Matt.

Thanking you in advance,

A handwritten signature in black ink, appearing to read 'David DeLoach', written over the text 'Thanking you in advance,'.

on behalf of  
David DeLoach  
Beaver Run LLC



Property Curve Table

Curve #	Length	Radius	Chord
C1	31.42	20.00	29.29
C2	46.92	15.00	45.18
C3	24.17	50.00	23.84
C4	67.44	50.00	62.44
C5	39.29	50.00	36.28
C6	7.77	50.00	7.77
C7	47.00	50.00	45.24
C8	76.07	50.00	69.94
C9	0.86	125.00	0.86
C10	78.96	125.00	73.62
C11	29.79	20.00	27.98
C12	29.79	20.00	27.98
C13	11.83	50.00	11.83

Line Table Alignment

Line #	Length	Dimension	Start Point	End Point
L1	1145.708	S 07° 17' 19" W	(258905.7416, 260170.7894)	(258905.7416, 260170.7894)
L2	42.824	S 07° 17' 19" W	(258907.7265, 259828.3811)	(258905.2462, 259828.2992)
L3	1145.708	S 07° 17' 19" W	(258905.7416, 260170.7894)	(258905.2462, 259828.2992)

Curve Table Alignment

Curve #	Length	Radius	Chord	Chord Direction	Start Point	End Point
C1	100.000	62.500	52° 04' 17.18" W	(258905.2462, 259828.2992)	(258907.7265, 259828.3811)	

Line Table Alignment

Line #	Length	Dimension	Start Point	End Point
L1	1145.708	S 07° 17' 19" W	(258905.7416, 260170.7894)	(258905.2462, 259828.2992)

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Curve Table Alignment

Curve #	Length	Radius	Chord	Chord Direction	Start Point	End Point
C1	100.000	62.500	52° 04' 17.18" W	(258905.2462, 259828.2992)	(258907.7265, 259828.3811)	

CONCEPT PLAN  
 BEAVER RUN SUBDIVISION  
 LAND LOT 146, 11TH LAND DISTRICT  
 LOWNEDE COUNTY, GEORGIA  
 Prepared for:  
 BEAVER RUN SUBDIVISION, LLC

**EMC ENGINEERING SERVICES, INC.**  
 515 St. Augustine Road, Suite E  
 Valdosta, GA 31607  
 Ph: (229) 220-0200  
 Fax: (229) 438-7979  
 val@emc-engineering.com  
 www.emc-eng.com

Ch. H.  
MARINE  
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE  
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

Professional Engineer  
 No. 00000  
 State of Georgia  
 License No. 00000

NO.	REVISION DESCRIPTION	DATE
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SHEET  
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Curve #	Length	Radius	Chord
C1	31.42	20.00	29.29
C2	46.92	15.00	45.18
C3	24.17	50.00	23.84
C4	67.44	50.00	62.44
C5	39.29	50.00	38.28
C6	7.77	50.00	7.77
C7	47.00	50.00	45.34
C8	76.07	50.00	69.94
C9	0.86	125.00	0.86
C10	76.07	125.00	73.66
C11	29.76	20.00	27.98
C12	29.76	20.00	27.98
C13	11.83	50.00	11.83

Line #	Length	Dimension	Start Point	End Point
L2	42.424	S47.50°30.00'W	(2588877.7258, 33998.1811)	(2588853.2462, 33882.2993)
L3	1145.798	S07.16°04.00'W	(2589001.7416, 34019.7894)	(2588803.5813, 33888.8733)

Curve #	Radius	Length	Chord Dimension	Start Point	End Point
C14	100.00	62.00	S55.04°17.18'W	(2588863.5813, 33888.8733)	(2588877.7258, 33828.1441)

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SHEET **C1.0** OF 1

CONCEPT PLAN  
**BEAVER RUN SUBDIVISION**  
 LAND LOT 146, 11TH LAND DISTRICT  
 LOWNDES COUNTY, GEORGIA  
 Prepared for:  
**BEAVER RUN SUBDIVISION, LLC**

**EMC ENGINEERING SERVICES, INC.**  
 515 St. Augustine Road, Suite E  
 Valdosta, GA 31601  
 Ph: (229) 229-6700  
 Fax: (229) 438-7079  
 www.emc-eng.com  
 Environmental

Professional Engineer  
 State of Georgia  
 License No. 50759

NO.	REVISION DESCRIPTION	DATE

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres

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HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Low-Density Residential (R-1). The general motivation, in this case, is so that the subject property can be subdivided at a greater density ( $\pm 73$  lots). For reference, the applicant's preliminary site plan is attached for consideration, with proposed four-bedroom homes with two and three-car garages, and average sizes of 1,900sf or more. Of the proposed lots, approximately 20 are greater than the 1-acre minimum, and a community pool/common area is proposed within the development. The subject property possesses road frontage on Val Del Road (Major Collector). Typical traffic flow capacity of a major collector road is between 3,000 and 6,000 Annual Average Daily Traffic (AADT). Concerning the Comprehensive Plan Character Area Map the subject property is depicted as an Agriculture/Forestry Character Area and is approximately 1.5 miles outside the Urban Service Area. Per Comprehensive Plan guidance R-1 zoning is not listed as a permitted zoning within an Agriculture/Forestry Character Area.

Factors for consideration include: 1) the current rural character and rural land use pattern in the area, 2) the existing zoning pattern, 3) the existing land use pattern, 4) the zoning history in the surrounding area, 5) the potential precedent set for the surrounding area with this decision, 6) the potential investment in the subject property, 7) the location of Dana Circle (R-1 Zoning – 20 lots) to the north, 8) that the Comprehensive Plan does not support this density in this area at this time, 9) the development pattern concerning a direction of well-integrated and organized growth of the community.

Overall, Planning found this request inconsistent with the Comprehensive Plan. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic, and adherence to the supplemental engineering standards for properties containing or adjacent to wetlands.

The Planning Commission heard the request at their September meeting and discussed various aspects of the case including stormwater detention, well and septic viability, potential spot zoning, and the precedence of the request in changing the character of the area. Ultimately, the Planning Commission recommended denial of the request by a split vote (7-2).

1) 97% of the area within a 1-mile radius is zoned E-A, while only 1.3% is zoned R-1 (Dana Circle, originally platted in 1978).

2) LO-1997-07 (Dana Circle – Denied S-A), LO-2002-10 (HWY 122 and Val Del Rd – Denied R-1), REZ-2006-04 (HWY 122 and Val Del Rd – Approved R-A), REZ-2018-17 (R-1 Denied, R-A Approved)

- OPTIONS:
- 1) Board's Pleasure
  - 2) Approve
  - 3) Approve with Conditions
  - 4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

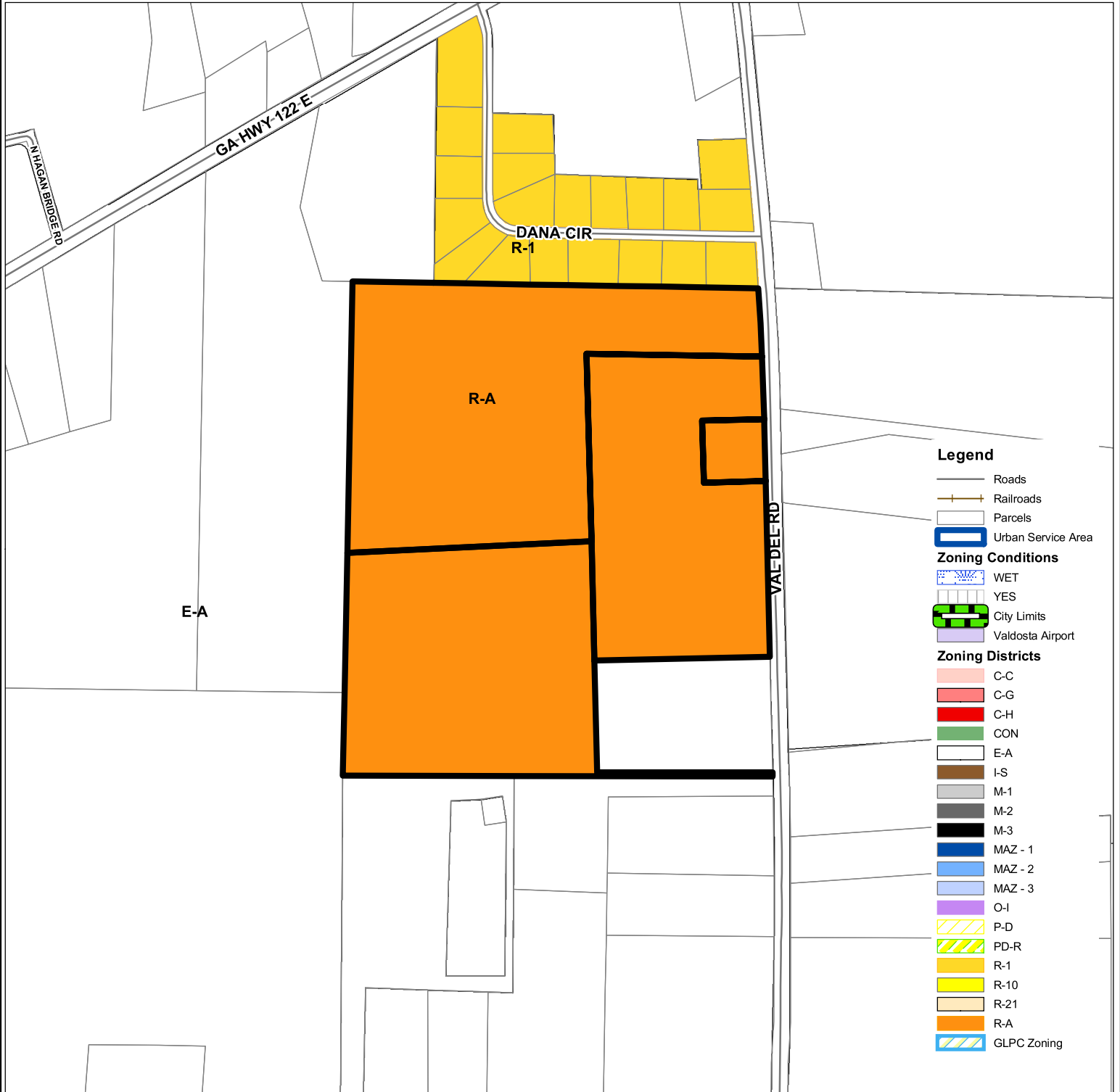
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2021-16

# Zoning Location Map

GW Farms  
Rezoning Request

CURRENT ZONING: R-A  
PROPOSED ZONING: R-1

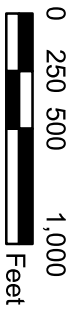
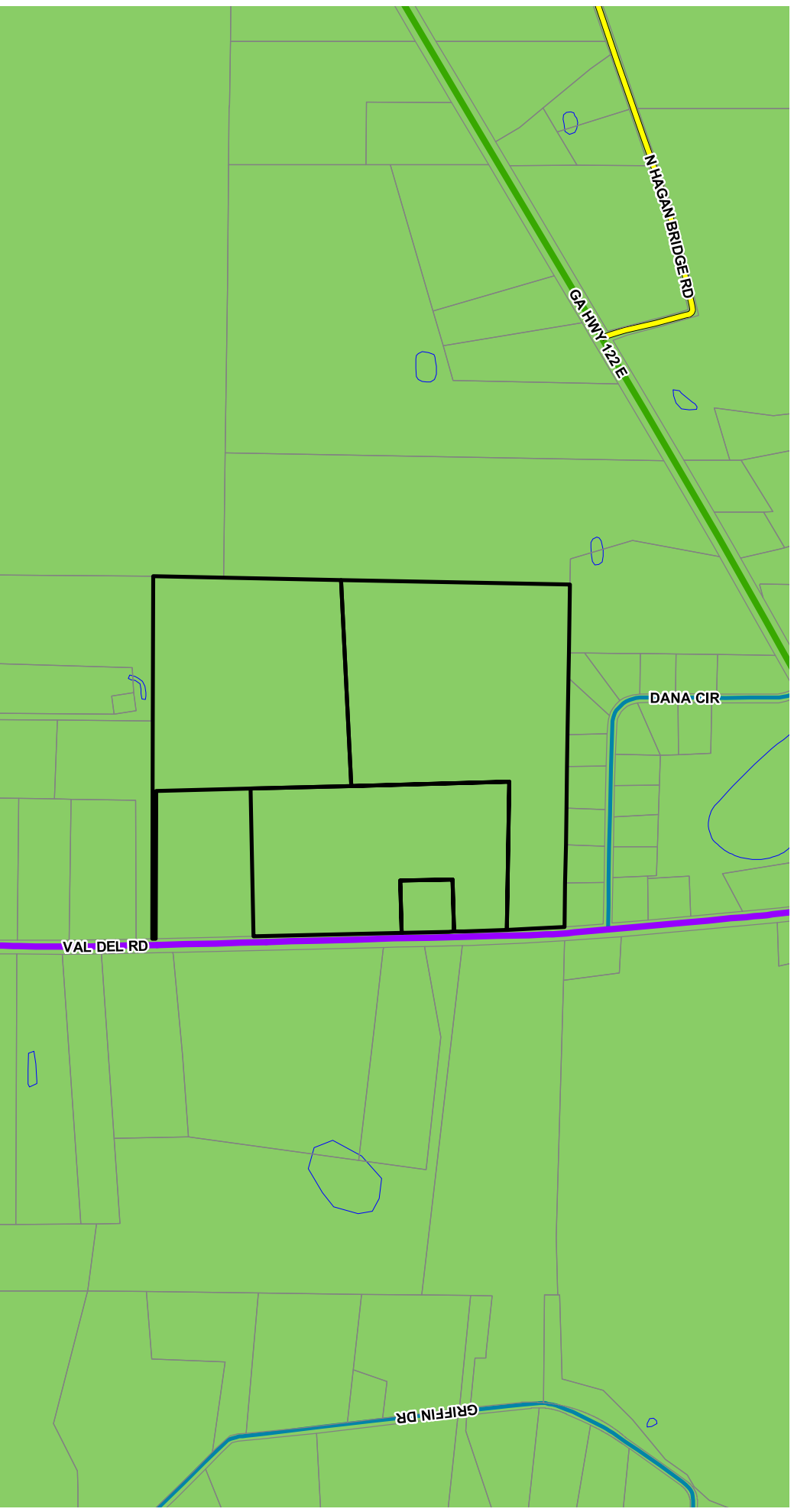




# REZ-2021-16

# Future Development Map

## GW Farms Rezoning Request



- Roads**
- Functional Classification**
- 1, INTERSTATE
  - 3, OTHER PRINCIPAL ARTERIAL
  - 4, MINOR ARTERIAL
  - 5, MAJOR COLLECTOR
  - 6, MINOR COLLECTOR
  - 7, LOCAL
- Railroads**
- Urban Service Area
  - City Limits
  - Parcels
  - Open Water
- 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
  - Recreation Neighborhood Village
  - Rural Activity Center
  - Rural Residential
  - Suburban Area
  - Transitional Neighborhood
  - Transportation/Communication/Utilities



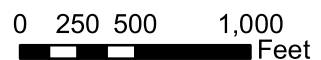
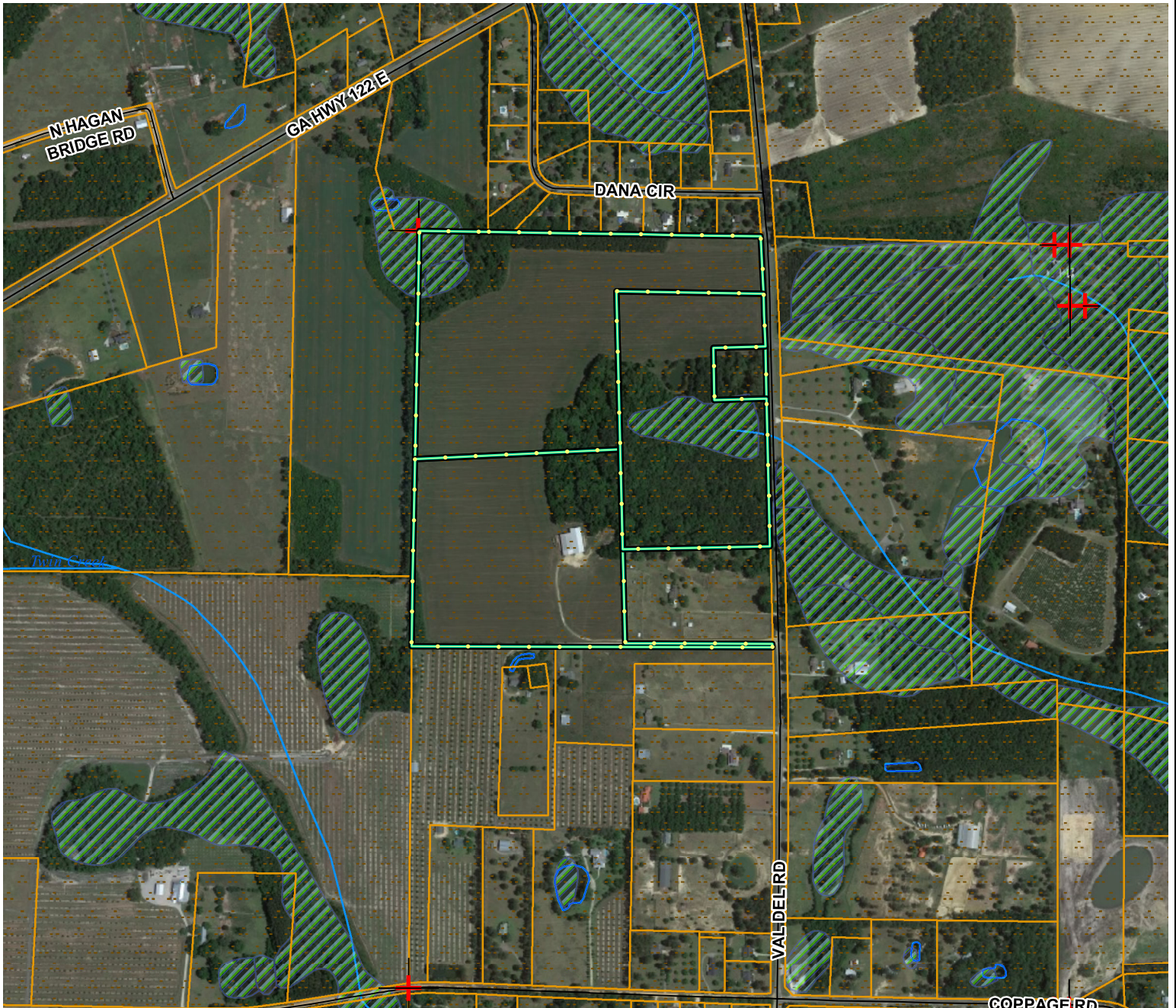
# REZ-2021-16

# WRPDO Site Map

## 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

## GW Farms Rezoning Request







**PRELIMINARY  
PARCEL LAYOUT  
PLAN**



Scale: 1" = 100'

DRAWN BY	GVK	DATE	BY	DESCRIPTION
CHECKED BY	HLS			
PROJECT	21019			
CRD FILE				
DATE	08/17/22			

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WITHOUT WRITTEN PERMISSION. DOCUMENTS OF PUBLIC RECORD MAY BE CORRECT BUT NOT ALTERED.

**PARCEL LAYOUT PLAN FOR:  
SUBDIVISION AT  
VAL-DEL ROAD  
LOCATED IN LL 3 OF THE 12TH L.D.  
VALDOSTA, GEORGIA**

**ARROW ENGINEERING  
& CONSTRUCTION SERVICES**

2021 HWY 84 EAST  
VALDOSTA, GA 31626  
229-561-2733

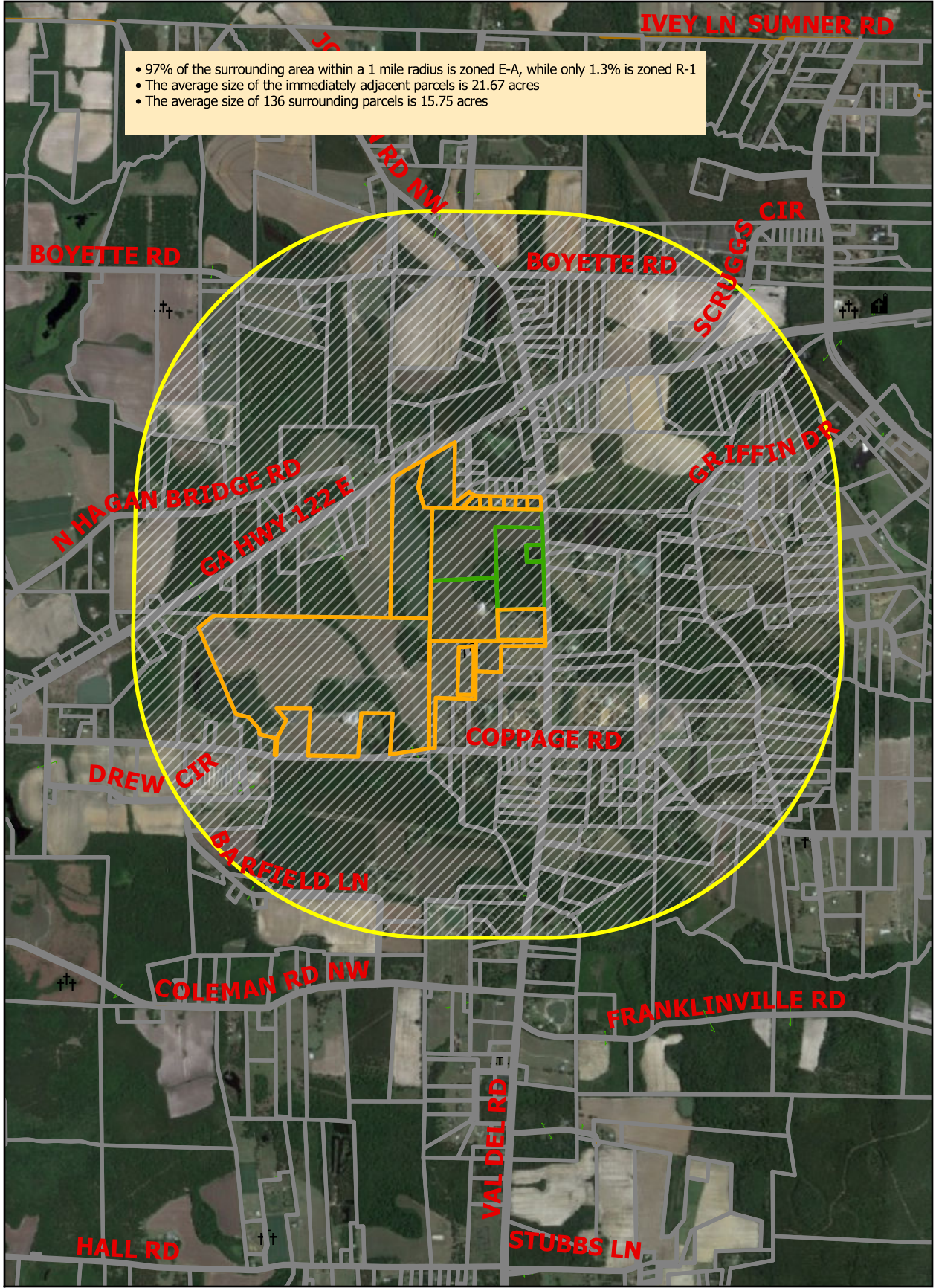
LSA0ERS@ARROWENGINEERINGGROUP.COM



PROJECT: 21019  
SHEET

**C2.0**





LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres

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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) to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to provide dog training services. The subject property possesses road frontage on Williams Rd. which is a County maintained local road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Suburban Area Character Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-A zoned parcel to the east 2) the existing rural character of the property, the larger lot size of the subject property.

The TRC considered the request and had no objectionable comments, and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility. Additionally, Staff finds the request consistent with the Comprehensive Plan and the GLPC recommends approval of the request by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

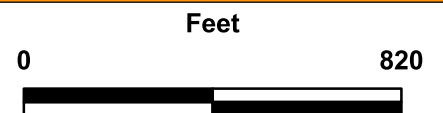
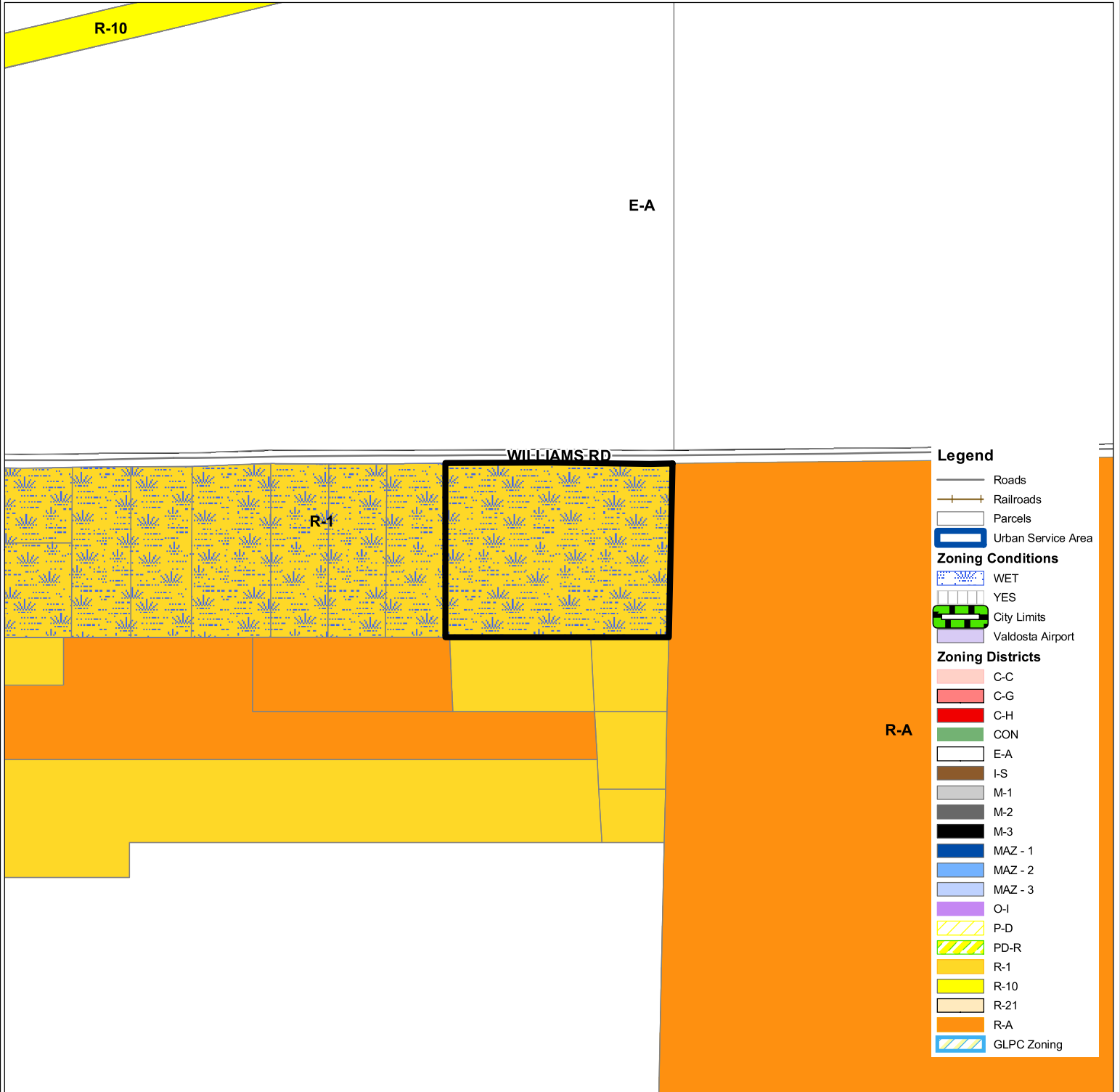
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2021-17

# Zoning Location Map

Jeffery Atkinson  
Rezoning Request

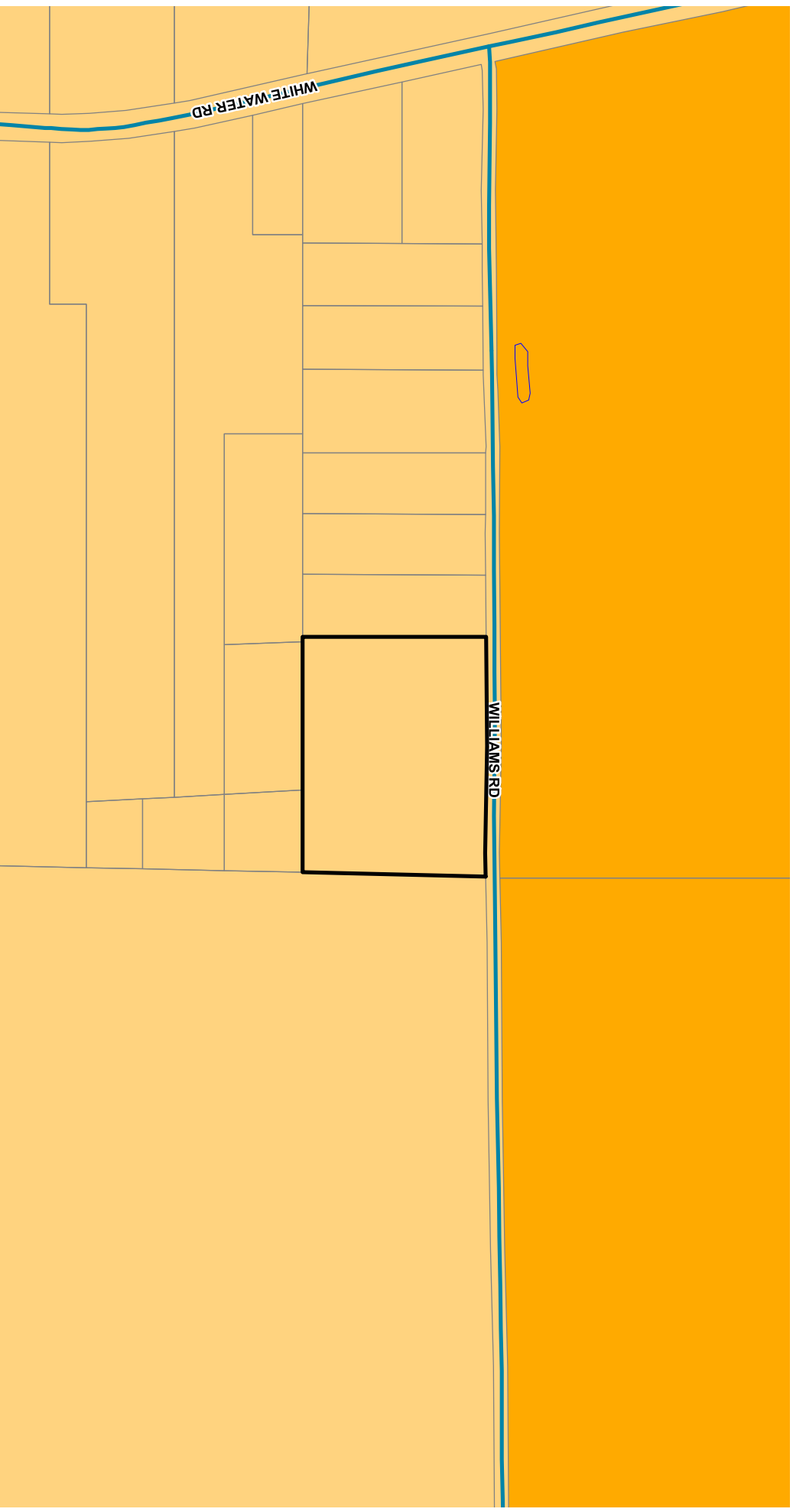
**CURRENT ZONING: R-1**  
**PROPOSED ZONING: R-A**



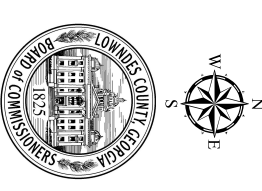
# REZ-2021-17

# Future Development Map

Jeffery Atkinson  
Rezoning Request



**VALOR**  
VALORIAL COMPLEX REGIONAL GEOGRAPHIC INFORMATION SYSTEM  
Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



- Roads**
- 1, INTERSTATE
  - 3, OTHER PRINCIPAL ARTERIAL
  - 4, MINOR ARTERIAL
  - 5, MAJOR COLLECTOR
  - 6, MINOR COLLECTOR
  - 7, LOCAL
  - Railroads
- Urban Service Area**
- City Limits
  - Parcels
  - Open Water
- Zoning Categories**
- Agriculture / Forestry
  - Community Activity Center
  - Downtown
  - Established Residential
  - Industrial Activity Center
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  - Institutional Activity Center
  - Linear Greenspace/Trails
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  - Mood/ Activity Zone
  - Neighborhood Activity Center
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  - Public / Institutional
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  - Remerton Neighborhood Village
  - Rural Activity Center
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  - Suburban Area
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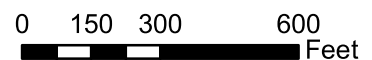
# REZ-2021-17

# WRPDO Site Map

## 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

Jeffery Atkinson  
Rezoning Request





I am requesting to rezone my property from residential to agriculture for the purpose of starting a dog training business. My goal in this business is to provide quality dog training services for residents of Lowndes County. My primary focus will be on training hunting dogs, therapy dogs and dogs with behavioral issues. Since I was a teenager I have always had an interest in the hunting dog world and while around that environment I witnessed borderline abusive training techniques where dogs were cast aside often dumped at shelters or even killed for failing to do their job. My goal is to show owners that there is a better way to train their dogs and still get the desired results as well as educate people that a hunting breed has more value than just hunting and can thrive as a family pet. My hope in this is that through training and education we can keep these wonderful dogs out of already overcrowded shelters. My company will also offer snake aversion training that teaches dogs to avoid dangerous snakes. I believe this will be a valuable service for our community and save the lives of pets and owners. I appreciate your consideration and time you have given to my request.

Thank You,  
Jeffery Atkison  
Flatwoods Kennels and Training.

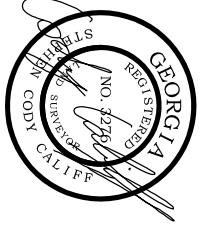
P.O.B.  
NORTHWEST CORNER OF LOT  
8 RECORDED IN PLAT  
CABINET "A" PAGE 1099

NOW OR FORMERLY  
JEFFERY BRADLEY ATKINSON JR  
DB 6284 PG 241  
PARCEL 0170 053E  
ZONED R-1

LOT 8  
8.70 Acres  
CURRENT ZONING: R-1  
PROPOSED ZONING: R-A

NOW OR FORMERLY  
ROBERT J WILLIAMS SR TRUST  
DB 2930 PG 293  
PARCEL 0170 055  
ZONED R-A

THE PURPOSE OF THIS MAP IS TO HELP  
REZONE LOT 8 RECORDED IN PLAT CABINET  
"A" PAGE 1099 FROM R-1 TO R-A



NOW OR FORMERLY  
PERRY HOLDINGS LLC  
DB 5702 PG 236  
PARCEL 0170 051  
ZONED R-A

NOW OR FORMERLY  
PERRY HOLDINGS LLC  
DB 5702 PG 236  
PARCEL 0170 050  
ZONED R-1

NOW OR FORMERLY  
PERRY HOLDINGS LLC  
DB 5702 PG 236  
PARCEL 0170 049  
ZONED R-1

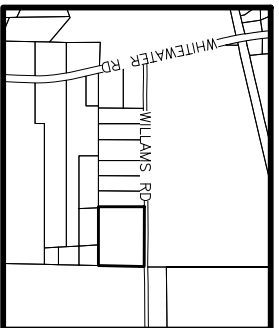


WILLIAMS ROAD (40' R/W)  
N 87°57'43" E 678.98'

N 00°05'28" E 546.46'

N 90°00'00" W 678.51'

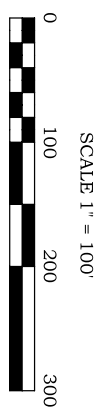
S 00°05'28" W 570.61'



**INNOVATE**  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:  
**JEFFERY ATKINSON**



LOCATED IN  
LAND LOT 65  
16th LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 8/31/2021  
SCALE 1" = 100'

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment,  
Water & Sewer, ~3 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment, Water & Sewer, ~3 acres

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HISTORY, FACTS AND ISSUES: This request represents an amendment to an approved PD Site Plan. Overall, the developer is requesting to amend the site plan approved by the LCBOC in 2020 (REZ-2020-04), to allow for two-family dwellings on the property. The original site plan approved the development of twenty-five (25) single family homes, and listed as a condition, by the original developer, the exclusion of duplexes as an allowable use. This condition was not a Staff or Planning Commission recommendation. It should also be noted that portions of the subject property are within the Bemiss Road North Corridor Road Overlay District. Proposed access for the subject property is off Mac Road, a County Local Paved road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center. Per Comprehensive Plan guidance, PD zoning is listed as a permitted zoning within this area. Ultimately, Planning found this request consistent with the Comprehensive Plan and the TRC had no objectionable comments. The GLPC considered this case and recommends approval by a vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

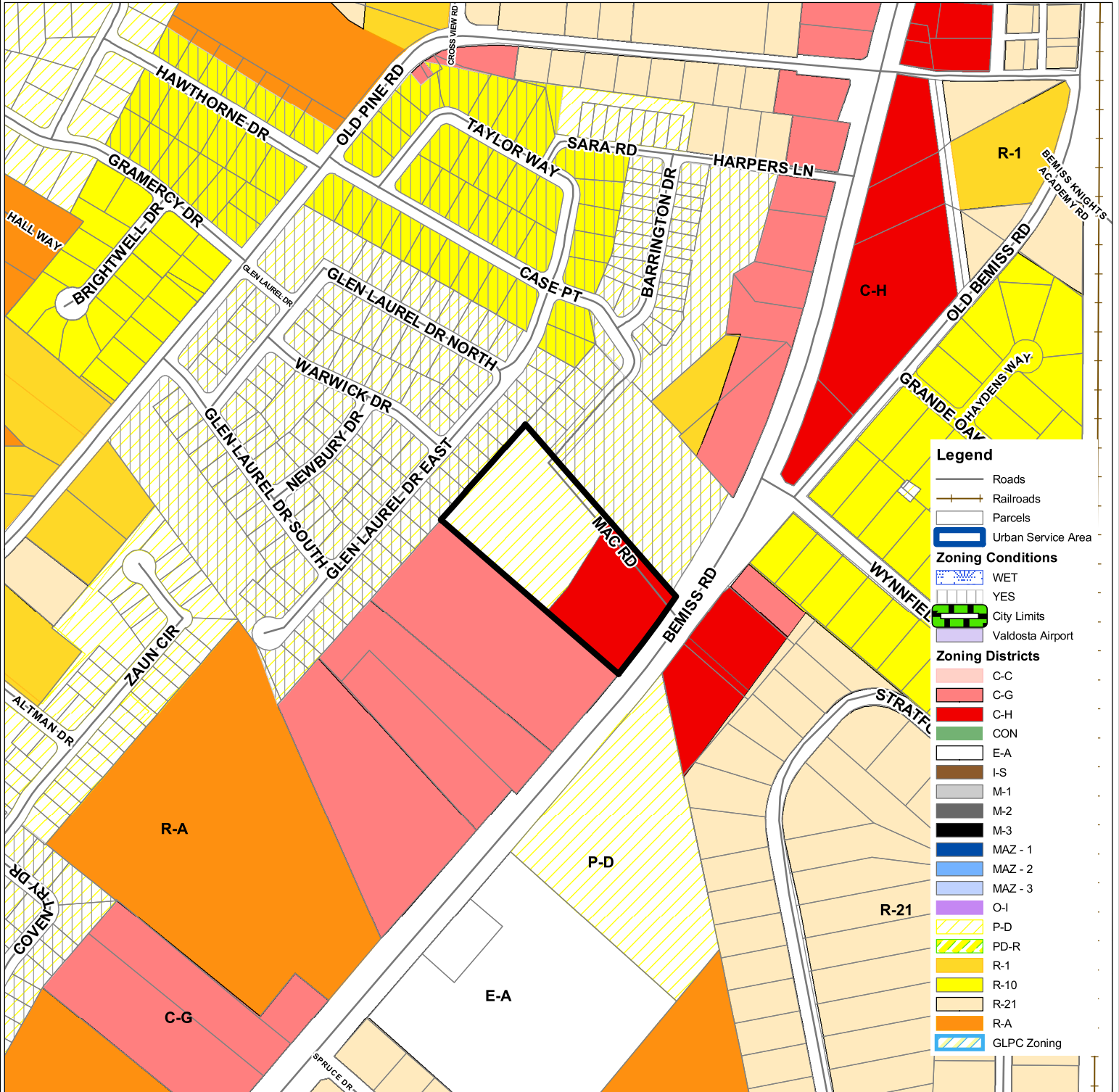
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2021-18

# Zoning Location Map

The Villages  
Rezoning Request

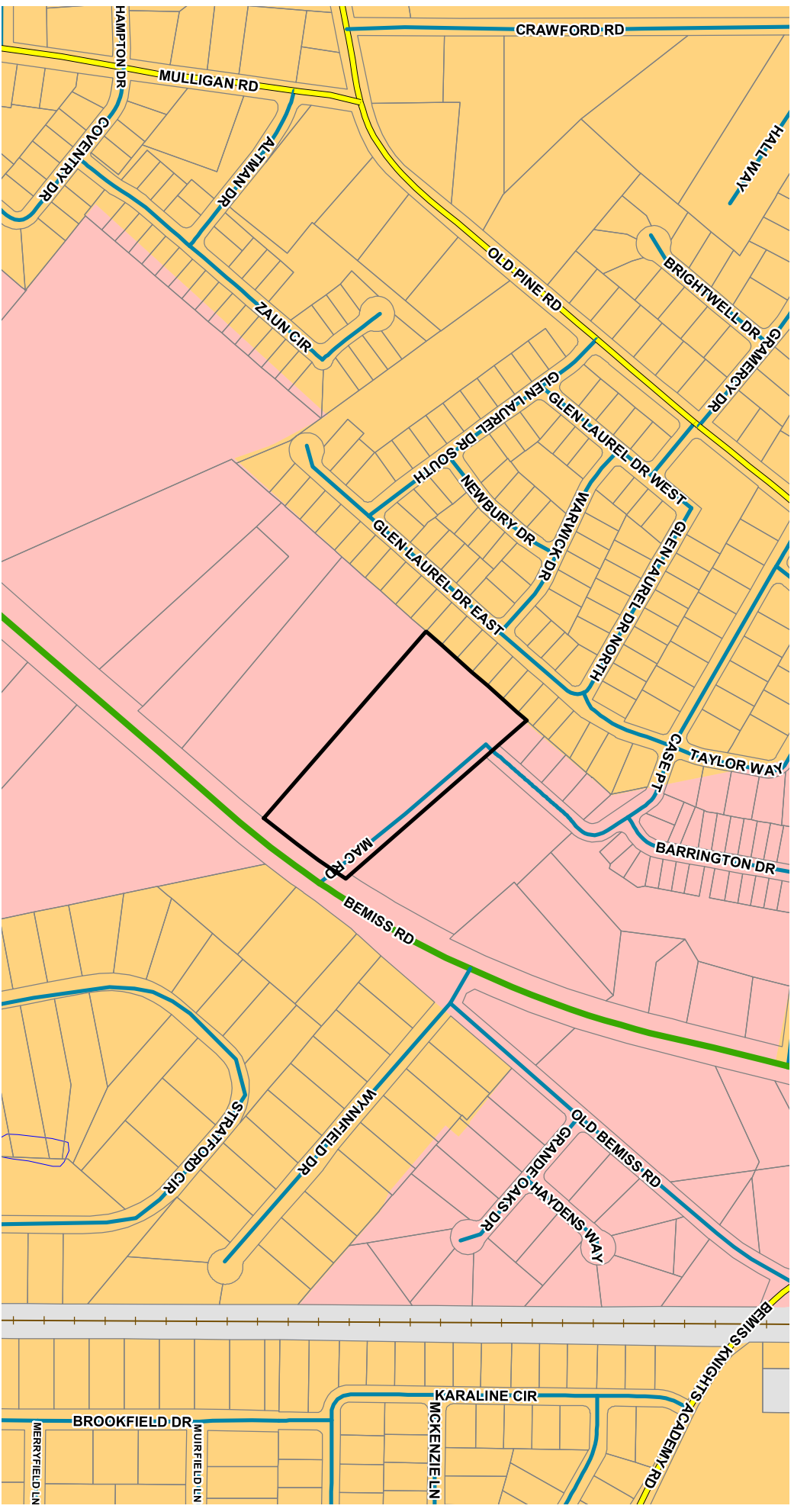
CURRENT ZONING: P-D  
PROPOSED ZONING: P-D Amend



- 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



## The Villages Rezoning Request



- Roads**
- 1, INTERSTATE
  - 3, OTHER PRINCIPAL ARTERIAL
  - 4, MINOR ARTERIAL
  - 5, MAJOR COLLECTOR
  - 6, MINOR COLLECTOR
  - 7, LOCAL
  - Railroads
- Functional Classification**
- Urban Service Area
  - City Limits
  - Parcels
  - Open Water
- Land Use Zones**
- 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 Residential
  - Rural Activity Center
  - Suburban Area
  - Transitional Neighborhood
  - Transportation/Communication/Utilities