

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-22

DATE OF MEETING: October 25, 2021

BUDGET IMPACT:

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

ACTION REQUESTED ON:

REZ-2021-22 John Sineath, 3895 Old US 41 N.  
R-1 to C-G, Water/Sewer, .63 acres

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject property. For reference, a chart showing most of the allowable uses in C-G zoning is attached. Access to and from the subject property is proposed to be off of Old US 41 N., a County maintained arterial road on the east side of the property, and Stewart Circle to the west, a County maintained collector road. It should be noted that this section of Old US 41 N is planned for widening. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is within the Old US 41, North Corridor Road Overlay District (COR), 2. The previous approval of the last section of this property's redevelopment for a floor covering facility, and 3. The future interconnections associated with the existing and future developments.

The TRC reviewed this application and had no objectionable comments.

OPTIONS:

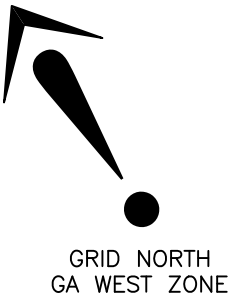
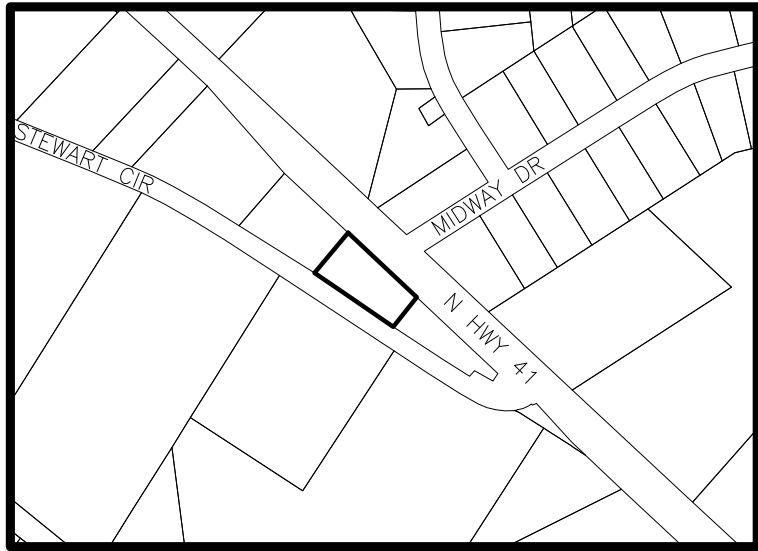
1. Approve      2. Approve with Conditions      3. Table      4. Deny

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

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

I:\PROJECTS\AAAA JOBS\2021\AAAA 444\AAAA 444.DWG 10/11/2021 1:53 PM



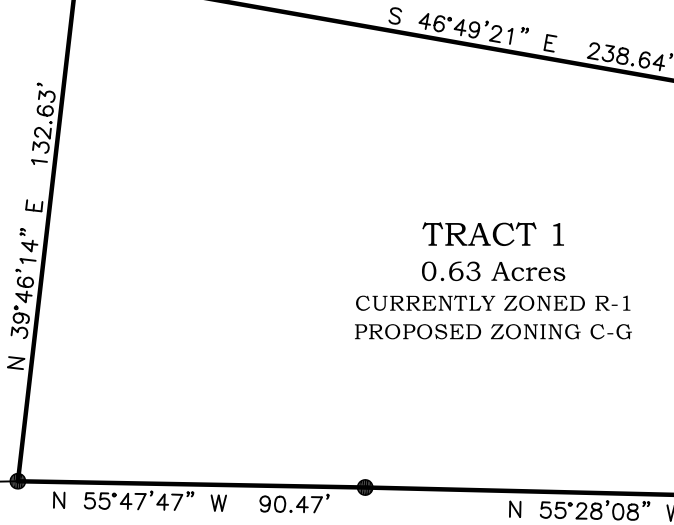
P.O.B.  
NORTHERN MOST PROPERTY  
CORNER OF THAT 0.63 ACRE  
TRACT RECORDED IN PLAT  
CABINET "B" PAGE 309

OLD US HWY 41 NORTH (130' R/W)

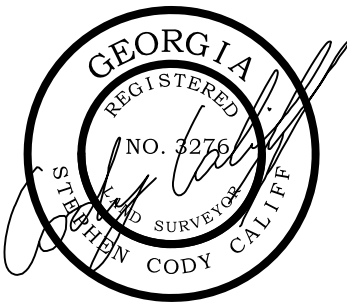
NOW OR FORMERLY  
LRE PROPERTIES LLC  
DB 6561 PG 743  
ZONED C-G

TRACT 1  
0.63 Acres  
CURRENTLY ZONED R-1  
PROPOSED ZONING C-G

NOW OR FORMERLY  
LSO INVESTMENTS LLC  
DB 6352 PG 169  
ZONED C-C



STWEART CIRCLE (60' R/W)



# INNOVATE

Engineering & Surveying

PHONE: 229-249-9113 [www.innovatees.com](http://www.innovatees.com)  
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:

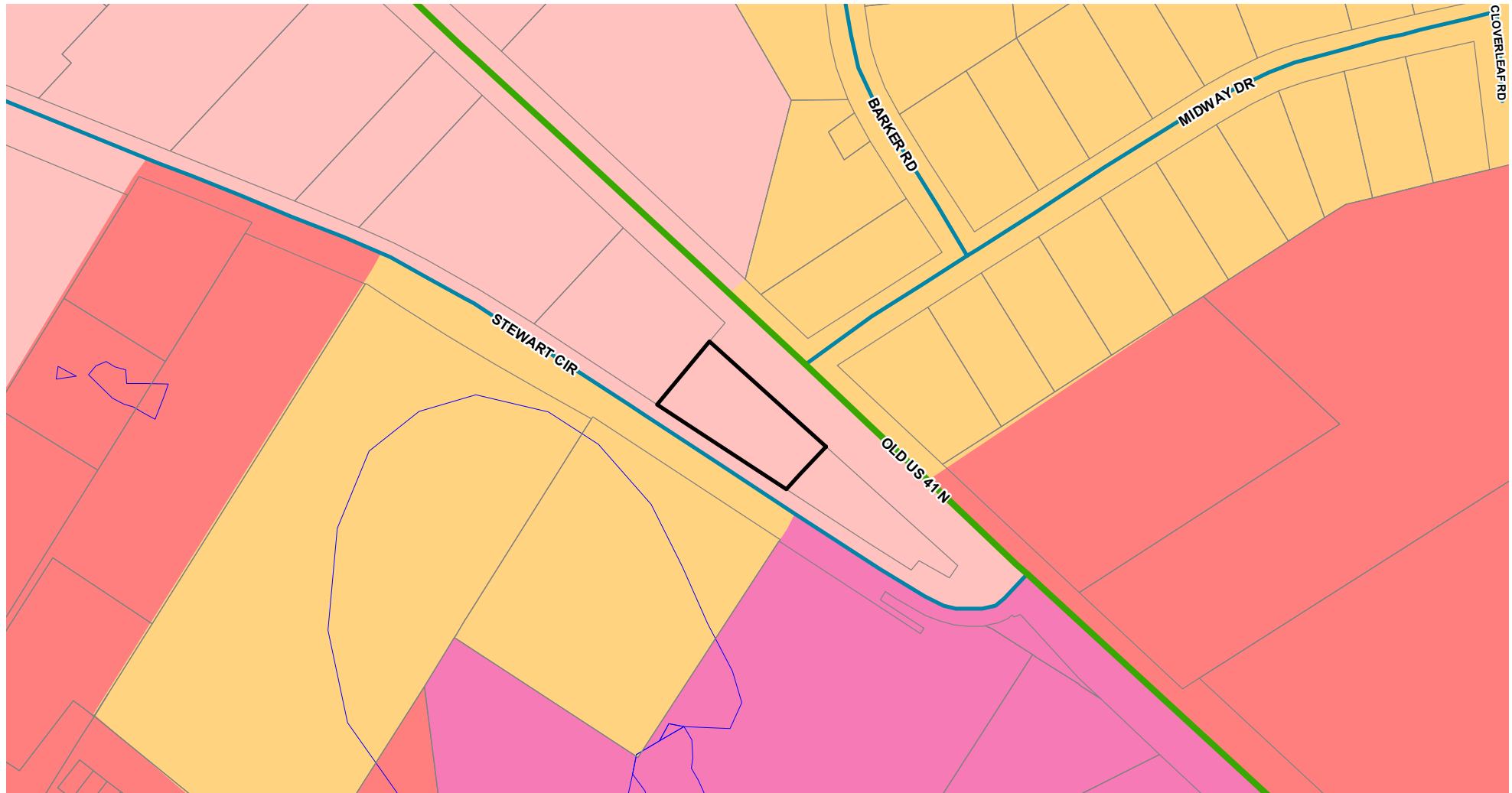
3895 NORTH HWY 41

050100150

FIELD CLOSURE: 1' IN 41,221'  
ANGLE ERROR: 3" PER ANGLE  
PLAT CLOSURE: 1' IN 977,724'  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRx6+ GNSS ROVER  
CARLSON RT3 TABLET DC

LOCATED IN  
LAND LOT 37  
12th LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 10/11/2021  
FIELD SURVEY DATE:  
10/11/2021  
SCALE 1" = 50'

## John Sineath Rezoning Request



0 125 250 500  
Feet



### 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
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



# REZ-2021-22

## WRPDO Site Map

### Legend

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

John Sineath  
Rezoning Request



0 75 150 300  
Feet

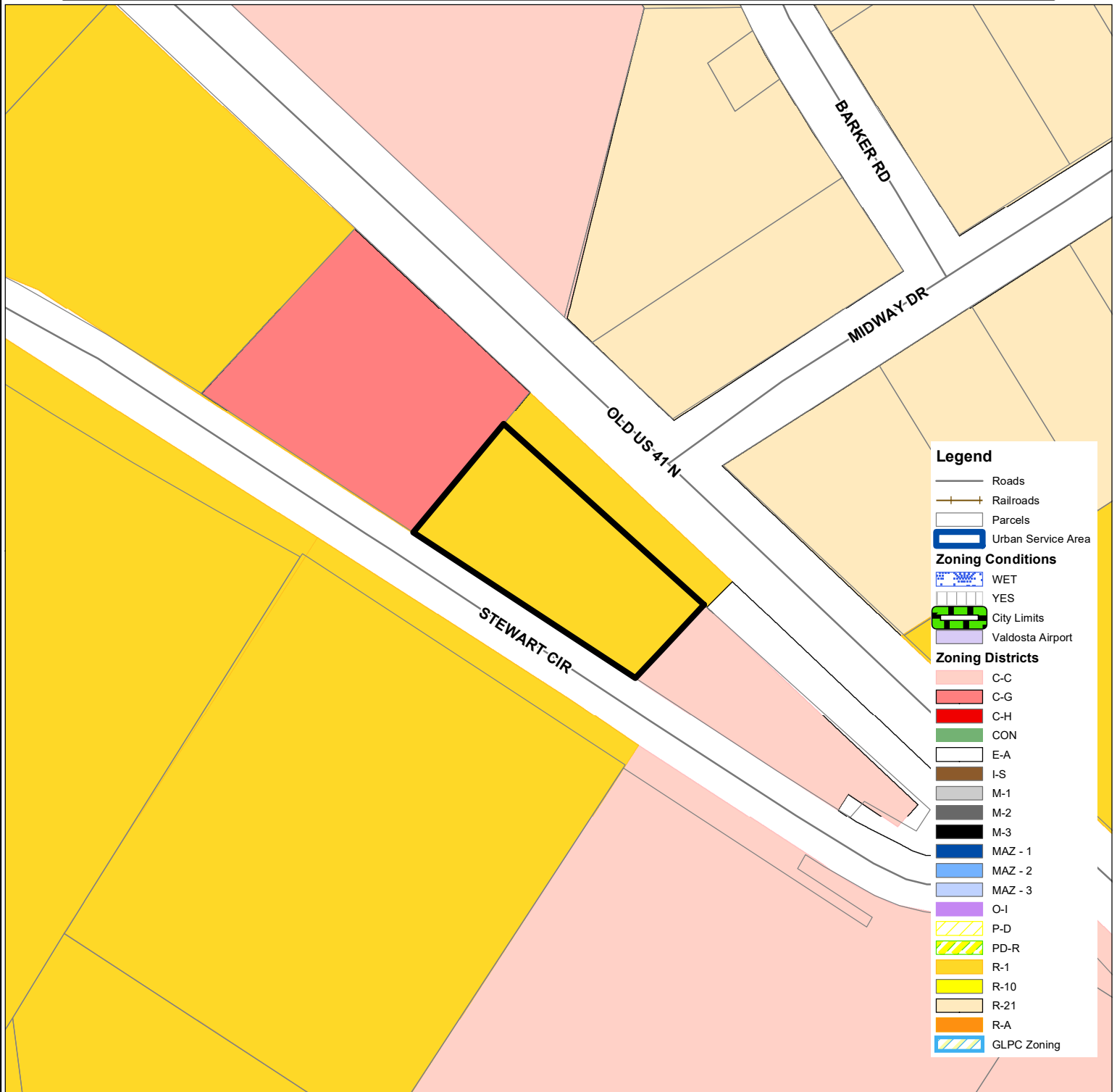


# REZ-2021-22

## Zoning Location Map

John Sineath  
Rezoning Request

**CURRENT ZONING: R-1**  
**PROPOSED ZONING: C-G**



## Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional zoning districts are established:

- A. **OI, Office Institutional.** This district is intended to allow development of business and professional activities, medical and dental facilities, and the development and maintenance of publicly owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.
- B. **C-C, Crossroads Commercial.** This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential and agricultural areas. It is further the intent of this district to encourage such uses to be a part of a crossroads commercial convenience center.
- C. **C-G, General Commercial.** This district is intended to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping centers.
- D. **C-H, Highway Commercial.** This district is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

Zoning Districts:			
P – Permissible			
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
<b>Land Uses:</b>			
<b>Social Services</b>			
<b>Family Personal Care Homes</b> (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S
<b>Group Personal Care Homes</b> (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S
<b>Hospital, Nursing Homes, and Congregate Personal Care Homes</b> (For an “S” See Also Section 4.03.13)	S	S	P
<b>Transitional Care Facility</b> (For an “S” See Also Section 4.03.27)			S
<b>Agricultural and Farm Operations</b> (For an “S” See Also Section 4.03.02)			P
<b>Agricultural Processing, Sales</b> (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	S		S
<b>Commercial Greenhouse and Plant Nurseries</b> (For an “S” See Also Section 4.03.03)	S	S	S
<b>Kennel without Outdoor Run</b> (For an “S” See Also Section 4.03.01)	S		S
<b>Kennel with Outdoor Run</b> (For an “S” See Also Section 4.03.01)			S
<b>Adult Entertainment</b> (See Also Adult Entertainment Ordinance)			S
<b>Alcohol Package Store</b>	P	P	P

<b>Zoning Districts:</b>			
<b>P – Permissible</b>	<b>CC</b>	<b>CG</b>	<b>CH</b>
<b>S – Permissible Subject to Supplemental Standards</b>			
<b>Blank – Prohibited</b>			
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	S		S
Bait and Tackle	P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)		S	S
Business Services such as Copying, Mailing, or Printing	P	P	P
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S
Club, Lodge, Meeting or Event Facility		P	P
Day Care Center (19+ children) (For an “S” See Also Section 4.03.08)	P	P	P
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	P	P	P
Family Day Care (6 or less children) (For an “S” See Also Section 4.03.08)	P	P	P
Detail Shop / Car Wash	P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	S	S	S
Financial Institutions, Banks and Credit Unions	P	P	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.			P
Funeral Home	P	P	P
Gasoline Station, with or without a Convenience Store	P	P	P
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P
Grocery Store	P	P	P
Home Sales Lot, Manufactured or Site Built Display			P
Hotels and Motels		P	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)	S	S	S
Laundry, Self-Service	P	P	P
Lounge, Bar, and Nightclub			P
Light Industry with total cumulative building sqft. under 30,000 sqft.			P
Medical and Dental Clinics, Laboratories	P	P	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S
Parking lots and Parking Garages	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P

Zoning Districts:			
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	C-C	C-G	C-H
Professional Offices	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)			S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks		P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	S		P
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S		S
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S
Research and Experimental Laboratories			P
Restaurant	P	P	P
Retail Stores	P	P	P
Business, Commercial Schools	P	P	P
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P
Trade, Industrial Schools	P		P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.			P
Theaters, Movie or Performing Arts (Indoor Only)		P	P
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	P	P	P
Truck Stops			P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)	S	S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.			P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.			P