

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-08

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March, 2022

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2022-08 Hallabrook  
3263 Old Clyattville Road (0092 039B)  
R-A to PD, Well and Septic, ~15.6 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Residential Agricultural) zoning to PD (Planned Development) zoning. The general motivation in this case is for the applicant to utilize the property as an Event Facility/Venue, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The subject property possesses road frontage on Old Clyattville Road, a major collector, and is within the Urban Service Area and Suburban Character Area.

Aspects of this case worthy of consideration include: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) Surrounding agricultural use of lands.

The TRC considered the request and is supportive of the following Staff-recommended conditions:

1. The property may be used only for:
  - a. Uses permitted in the Residential Agricultural (R-A) zoning district, and
  - b. An event facility where the operation of an event facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8am to 10pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the R-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

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

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

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

**LANGDALE VALLOTTON, LLP**

ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP

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AMY P. HOLBROOK

IN REPLY PLEASE  
REFER TO FILE

March 4, 2022

220125/B

\*GA, MD & DC

\*\*GA & FL

Lowndes County Georgia  
Mr. JD Dillard, County Planner  
327 N. Ashley Street  
Valdosta, GA 31601

***Re: Letter of Intent regarding: Application for Rezoning  
Property Map/Parcel No.: 0039 039B & a portion of 0092 039 (the "Property")  
Property Address: 3263 Old Clyattville Road  
Property Owner: Palmetto Holdings, LLLP  
Rezoning Request for: Palmetto Holdings, LLLP***

Dear Mr. Dillard:

Please allow this correspondence to serve as the Letter of Intent required by Lowndes County in connection with the above-referenced Rezoning Request, which is further explained below. William P. Langdale, Jr. of Langdale Vallotton, LLP, as the owner and authorized Agent respectfully submits the Application on behalf of the property owner, Palmetto Holdings, LLLP ("Palmetto").

Palmetto seeks to rezone the Property from RA to PD, which meets the Comprehensive Plan goals and policies, as discussed in further detail below. The Property is located off of the Old Clyattville Road, a county paved road, and is currently zoned as RA. Palmetto plans to use this Property as a multipurpose venue.

The Property consists of 15.620 acres and is part of a larger tract of 180 acres, more or less, which is and has been for more than 30 years used for a pecan plantation. Palmetto acquired the pecan plantation more than 10 years ago. When Palmetto acquired the Property there was a beautiful home, barn, lake and other amenities located on the Property, which was the property of the late Jimmy Dowling and the home of the late Harry Roberts. The site which is the subject of this application is perched on a hill overlooking the lake and nestled in pecan trees and is one of the most serene and beautiful sites in Lowndes County.

Being surrounded by our pecan plantation and with the intense nature of pecan farming, this isolated Property is not suitable for residential use; therefore, since we acquired the Property, we have used it for political gatherings, family reunions, weddings, and other special events. The Property has been perfect for this use given the location and existing amenities on the Property and the fact there are no fulltime residents on the Property who may consider necessary and normal pecan operations a nuisance.

JD Dillard  
March 4, 2022  
Page Two

Because of the above-mentioned qualities, we plan to improve the home and existing facilities on the Property so events can be comfortably held indoors while preserving the pristine views. This property is uniquely suited for this purpose being located on a paved road close to I-75, the airport, and Wild Adventures.

The proposed rezoning meets the Comprehensive Plan goals and policies, including but not limited to the following:

- Goal 3, Policy 3.4 and 3.7 - This proposed rezoning would be consistent with this Goal and these policies because the Property will be used for an affordable and accessible meeting place.
- Goal 5, Policy 5.2 and 5.11 - This proposed rezoning would be consistent with this Goal and these policies in that the Property is being used in the most efficient manner and the use is in an area where the needed infrastructure services are available.
- Goal 6, Policy 6.3 and 6.12- The proposed rezoning would be consistent with this Goal and these policies because the use is a good use of existing land and protects and will preserve flood plains, wetlands, ground water recharge areas, or other environmentally sensitive areas.

Enclosed herewith is the Rezoning Application, as well as additional required documentation. Should you have any questions or need any further information, please do not hesitate to contact me. Thank you for your time, and I look forward to working with you both on this matter.

Very truly yours,

LANGDALE VALLOTTON, LLP

William P. Langdale, Jr.

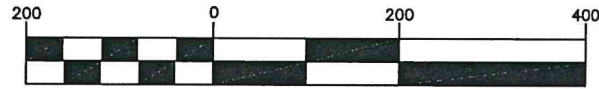
WPLjr/meb

**CONCEPTUAL SITE PLAN FOR:**

**HALLABROOK**

LYING AND BEING IN  
LAND LOT 22 OF THE 11TH LAND DISTRICT,  
LOWNDES COUNTY, GEORGIA

DATE: MARCH 2, 2022

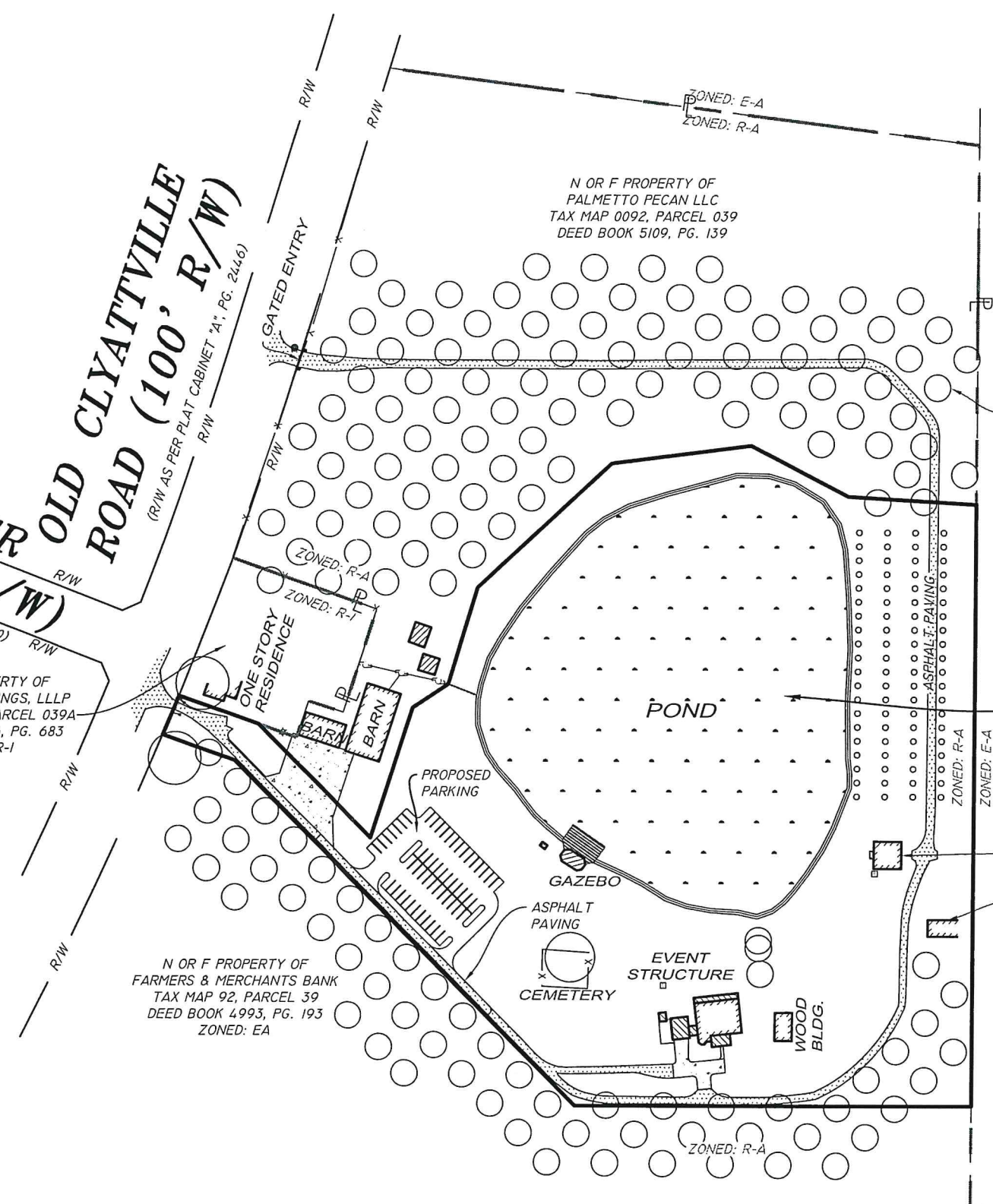


GRAPHIC SCALE : 1 INCH = 200 FT.

**SECKINGER ROAD (80' R/W)**  
(R/W AS PER PLAT CABINET "A"; PG. 3920)

**OLD CLYATTVILLE ROAD (100' R/W)**  
(R/W AS PER PLAT CABINET "A"; PG. 2446)

**15.619 ACRES**  
TAX MAP 0092 PARCEL 39B  
(AREA TO THE SOLID BOLD LINES)  
ZONED: RA TO BE REZONED PD



N OR F PROPERTY OF  
PALMETTO HOLDINGS, LLLP  
TAX MAP 0092, PARCEL 039A  
DEED BOOK 6816, PG. 683  
ZONED: R-1

N OR F PROPERTY OF  
FARMERS & MERCHANTS BANK  
TAX MAP 92, PARCEL 39  
DEED BOOK 4993, PG. 193  
ZONED: EA

N OR F PROPERTY OF  
PALMETTO PECAN LLC  
TAX MAP 0092, PARCEL 039  
DEED BOOK 5109, PG. 139

N OR F PROPERTY OF  
OLIVER FAMILY TIMBERLANDS, LLLP.  
TAX MAP 135, PARCEL 9  
DEED BOOK 1664, PG. 294  
ZONED: EA

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**ASA ENGINEERING & SURVEYING, LLC.**  
103A S. PATTERSON ST. - VALDOSTA, GA 31601  
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

DRAWN BY: ALH  
5101 CONCEPT FOR REZONING.DWG  
XXXX.CRD

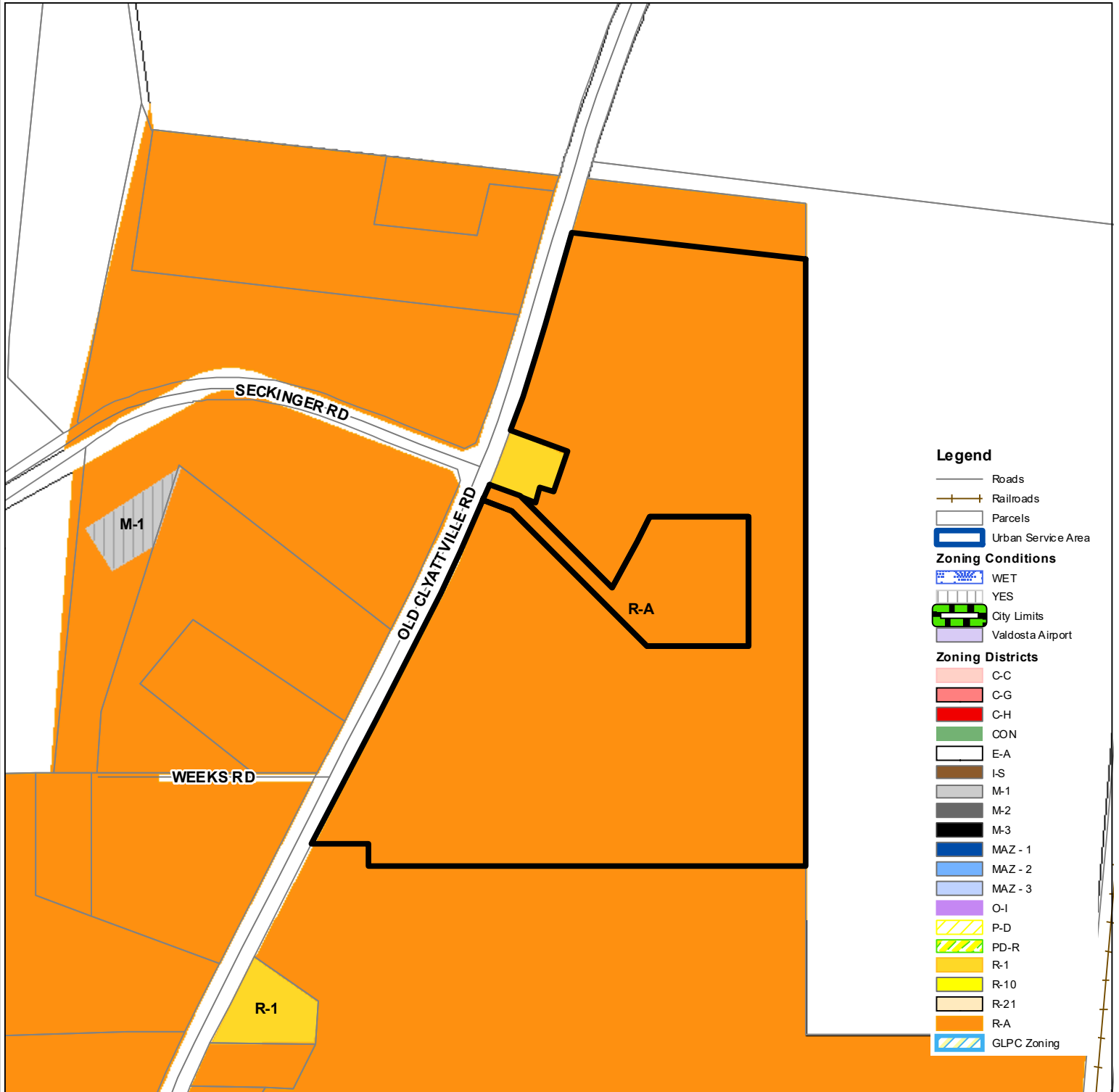
J:\12-5101 LANGDALE, BILL; OLD CLYATTVILLE ROAD; SUBDIVISION PLAT\DWG\5101 CONCEPT FOR REZONING.DWG 3/2/2022 9:57:19 AM

# REZ-2022-08

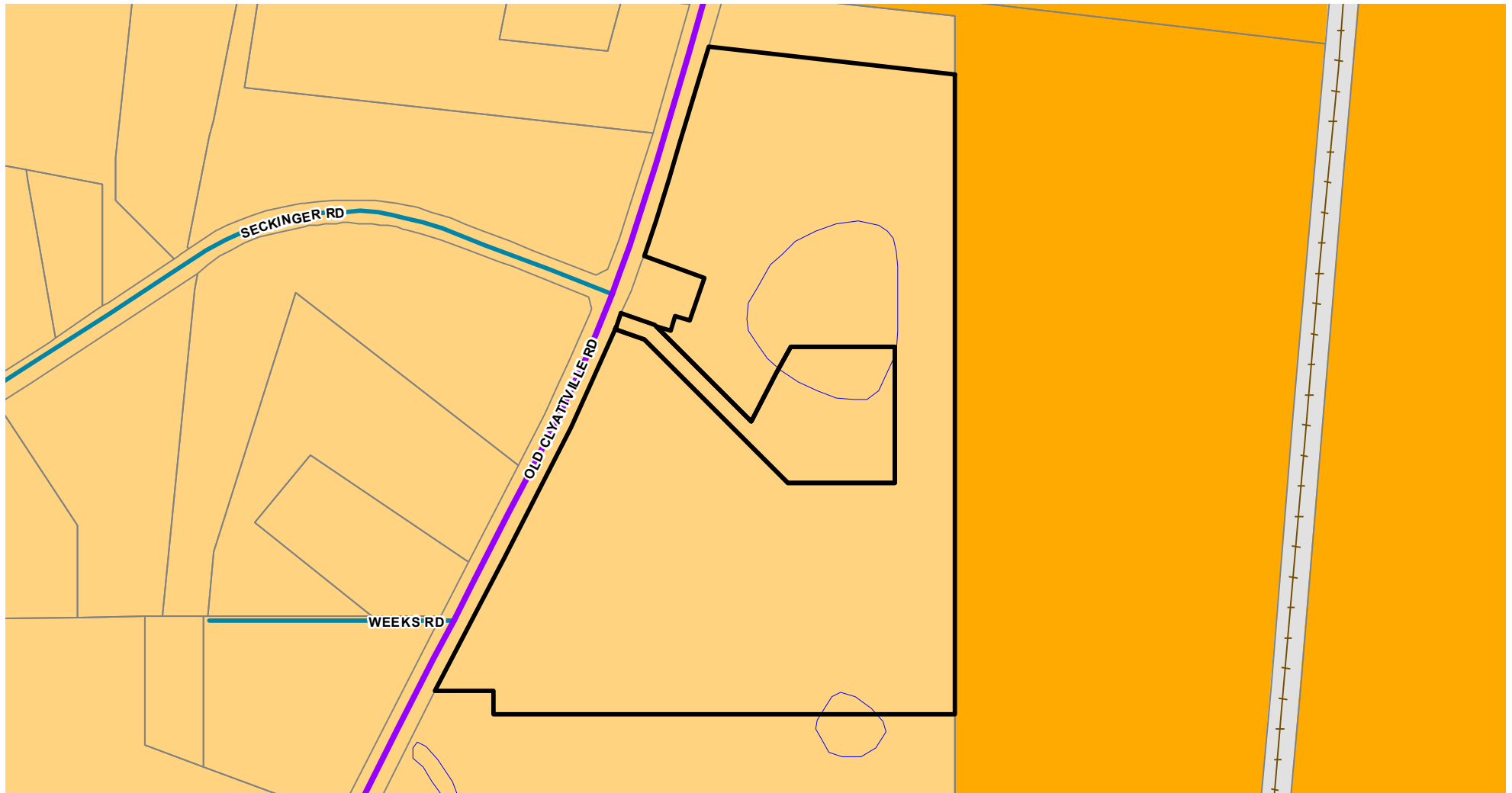
# Zoning Location Map

LANGDALE VENUE  
Rezoning Request

CURRENT ZONING: R-A  
PROPOSED ZONING: P-D



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



# REZ-2022-08

# 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          |

## LANGDALE VENUE Rezoning Request

