

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-16

DATE OF MEETING: September 26, 2022

BUDGET IMPACT: N/A

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

Regular Meeting (x)

Work Session (x)

Recommendation (x)

Policy/Discussion ()

Report ()

ACTION REQUESTED ON:

REZ-2022-16 The Townes 4443

Bemiss Road & Mulligan Road

C-G & R-A to P-D & C-G, County Utilities, ~14 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) to P-D (Planned Development) and C-G (Commercial General) to P-D; and from R-A to C-G zoning. The general motivation in this case is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Neighborhood Activity Center Character Area, and possesses road frontage on Bemiss Road and Mulligan Road.

If approved for rezoning, the Applicant will construct a multi-family residential development on parcels 0145C 182(Yellow), 0145 181A(Green), and a portion of 0145C 181(Orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181(Blue) on the subject property (refer to Rezoning Exhibit).

There is a combined 7.15 acres requesting R-A to P-D zoning, and 1.51 acres requesting C-G to P-D zoning, for a total of 8.66 acres of P-D. (Green + Yellow + Orange)

There are 3.47 acres requesting R-A to C-G zoning (Blue), in addition to the remaining 2.06 acres currently zoned C-G, for a total of 5.56 acres of commercial zoning.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy and are consistent with the surrounding development patterns along Bemiss Road and Mulligan Road.

Staff finds the request overall consistent with the Comprehensive Plan and existing land use patterns, and the TRC 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: _____



September 6, 2022

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 Stoker Utilities Application for Rezoning from C-G to P-D, R-A to P-D, and R-A to C-G for the properties located off Bemiss Rd. and Mulligan Rd., Valdosta, Lowndes County, Georgia

I, represent and serve as agent of Stoker Utilities (“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 properties commonly known as parcels 0145C 182, 0145C 181, and 0145C 181A located on Bemiss Rd, in Valdosta, Lowndes County, Georgia, from C-G (General Commercial) to P-D (Planned Development), R-A (Residential Agriculture) to P-D (Planned Development), and R-A (Residential Agriculture) to C-G (General Commercial).

Subject Property – General Information

The subject properties total 14.1 acres, including three separate parcels and submitted for plat approval upon Applicant’s purchase of the two additional parcels. Each parcel is described below.

- **Parcel 1 – Bemiss Rd., Lowndes County Parcel No. 0145C 182**

Parcel 1 is an approximately 3.5-acre parcel currently zoned C-G (General Commercial). Parcel 1 borders Parcel 2 on its southern property line and Parcel 3 on its western property line. It is located off Bemiss Rd. and is vacant/undeveloped. Parcel 1 is owned by Stoker Utilities.

- **Parcel 2 – Mulligan Rd., Lowndes County Parcel No. 0145C 181A**

Parcel 2 is an approximately 2.5-acre parcel currently zoned R-A (Residential Agriculture). Parcel 2 borders Parcel 1 on its northern property line and Parcel 3 on its northwestern property line. Parcel 2 is developed with two single-family residences, with 2 barns located to the left and behind one resident. Parcel 2 is owned by Mulligan Manor, LLC, Jason Bailey, and is currently under contract for purchase by Applicant.

- **Parcel 3 – Bemiss Rd., Lowndes County Parcel No. 0145C 181**

Parcel 3 is an approximately 8.1-acre parcel currently zoned R-A (Residential Agriculture). Parcel 3 borders Parcel 1 and Parcel 2 their eastern property lines. Parcel 3 is vacant/undeveloped. Parcel 3 is owned by J and H Investments, LLC, Jason Bailey and is currently under contract for purchase by Applicant.

Proposed Use

If approved for rezoning, Applicant will construct a multi-family residential development on parcels 0145C 182(yellow), 0145 181A(green), and a portion of 0145C 181(orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181 (blue) on the subject property.

Site Plan, Rendering, Building Elevations

Bemiss Road is a main thoroughfare in this region of Lowndes County. Major road improvement plans are proposed for construction at the intersection of Bemiss Road and Studstill Road, which directly impact the subject property. The road improvements to Bemiss Road include the addition of a signal light at the intersection as well as sidewalks which are tied into the development of the subject property.

I, along with Applicant, look forward to working the Community Development team, the Planning Commission, and the County Commission, and are happy to answer any questions or address any concerns.

Sincerely,

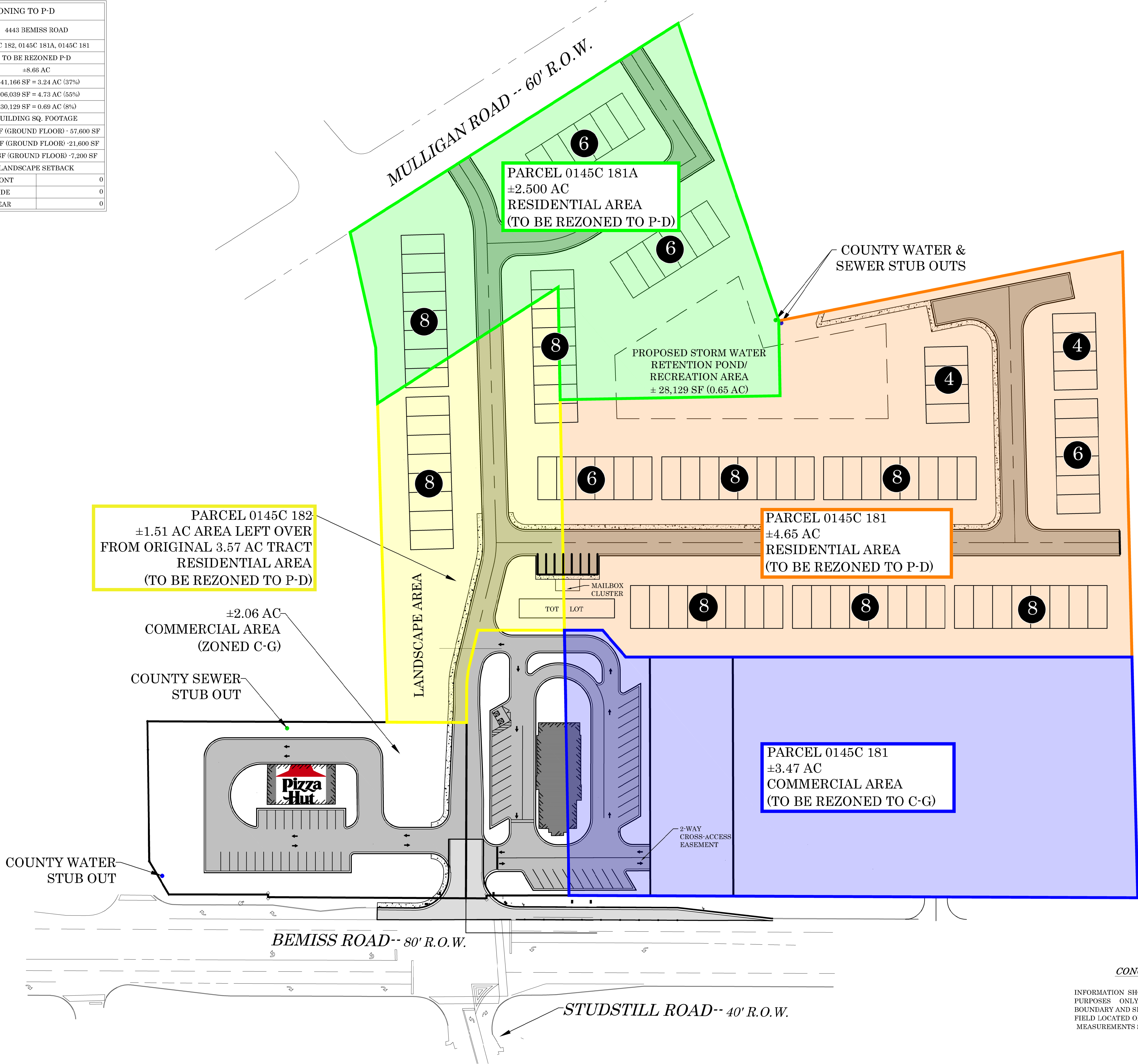
Advanced Engineering Services, LLC



Matthew Inman, P.E.

Senior Project Manager

SITE INFORMATION FOR REZONING TO P-D					
PROJECT ADDRESS		4443 BEMISS ROAD			
PARCEL NUMBER		0145C 182, 0145C 181A, 0145C 181			
PARCEL ZONING		TO BE REZONED P-D			
PROJECT AREA		±8.66 AC			
APPROXIMATE IMPERVIOUS AREA		±141,166 SF = 3.24 AC (37%)			
APPROXIMATE OPEN/Common AREA		±206,039 SF = 4.73 AC (55%)			
APPROXIMATE RECREATION AREA		±30,129 SF = 0.69 AC (8%)			
BUILDING DATA - 96 TOWNHOMES		BUILDING SQ. FOOTAGE			
(8) 8 UNITS =	64 TOWNHOMES	±7,200 SF (GROUND FLOOR) - 57,600 SF			
(4) 6 UNITS =	24 TOWNHOMES	±5,400 SF (GROUND FLOOR) -21,600 SF			
(2) 4 UNITS =	8 TOWNHOMES	±3,600 SF (GROUND FLOOR) -7,200 SF			
BUILDING SETBACK		LANDSCAPE SETBACK			
FRONT	20'-0"	FRONT			0
SIDE	5'-0"	SIDE			0
REAR	30'-0"	REAR			0



aes
Advanced Engineering Services, LLC

ALBANY
1741 PHILEMA RD

VALDOSTA
4560 E VALNORTH DR.

WARNER ROBINS
110 ATOMMY ST/MAINER DR.

(860) 416 - 8136

AES PROJECT NUMBER		
60114		
DATE OF PLANS		
8/17/2022		
REVISIONS		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

THE TOWNES AT 4443

VALDOSTA, GA

THE TOWNES AT 4443 REZONING EXHIBIT

CONCEPTUAL DISCLAIMER:

INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.

0' 25' 50'

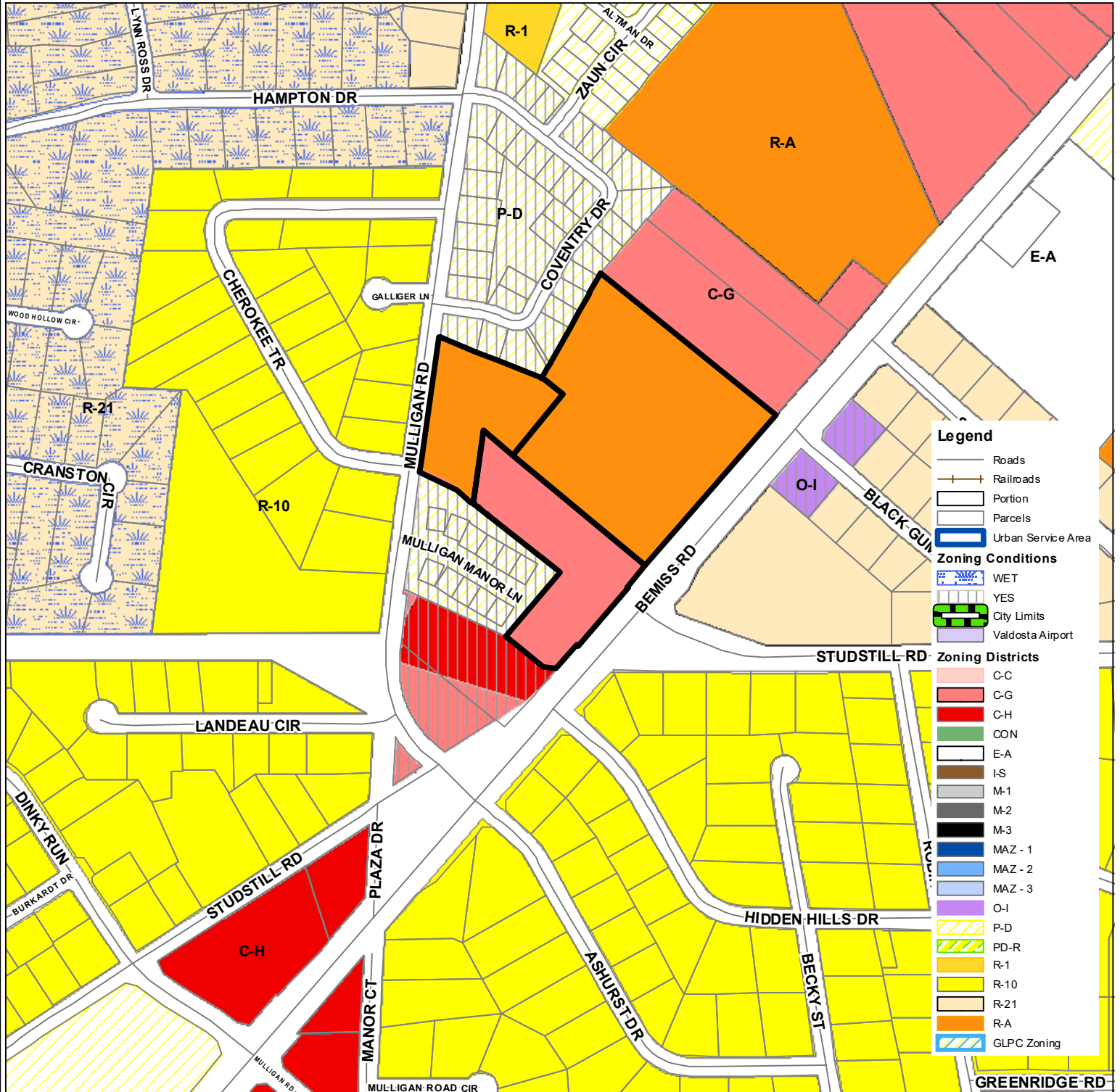
GRAPHIC SCALE 1" = 50'

REZ-2022-16

Zoning Location Map

4443 Bemiss Rd
Rezoning Request

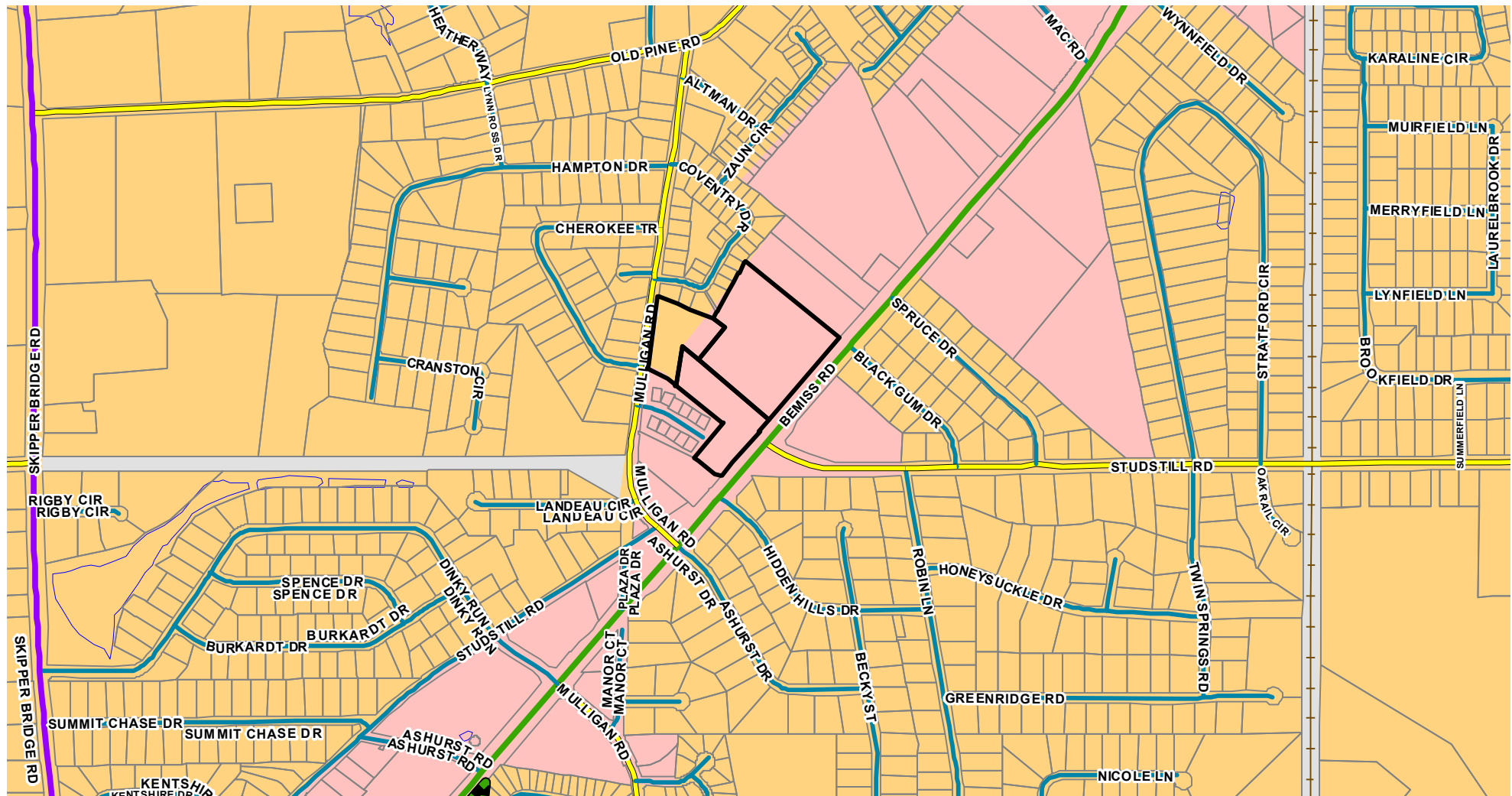
CURRENT ZONING: C-G and R-A
PROPOSED ZONING: P-D and C-G



VALOR
The Greater Valdosta Regional Transportation System
Valdosta, Georgia
sgir SOUTHERN GEORGIA
REGIONAL TRANSPORTATION SYSTEM



4443 Bemiss Rd Rezoning Request



0 350 700 1,400
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

- Portion
- 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

VALOR

VALOR is a Southern Georgia Regional Council of Governments project.
SOUTHERN GEORGIA REGIONAL COUNCIL OF GOVERNMENTS

REZ-2022-16

WRPDO Site Map

Legend

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

4443 Bemiss Rd Rezoning Request

