

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON: REZ-2024-03 Southern Gardens, 4609 Bemiss Rd.  
C-G to P-D, County Utilities, ~5.0acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to P-D (Planned Development) zoning, in order to develop a 60-unit apartment complex with amenities. The subject property possesses road frontage on Bemiss Road, a state-owned Arterial Road, and is within the Corridor Overlay, Urban Service Area and Neighborhood Activity Center Character Area.

The neighboring properties along the east, northeast and northwest are zoned P-D, and are comprised of single family, two-family, and multifamily dwellings<sup>1</sup>, with a portion fronting Bemiss Road zoned C-H. The properties to the west and south are vacant commercially zoned parcels, with development potential for high-density residential, office, commercial, or a combination of the three under a planned development approach.

The TRC reviewed the request and had no technical objections with the proposed site plan, noting the difference in parking proposed by the applicant of one and a half spaces, and the two spaces per dwelling unit of ULDC Table 6.01.03(A); which is allowed per 4.06.02(B). Staff offered alternative design considerations for the site's layout, aimed at providing greater separation and privacy to the existing 1-story dwellings abutting the property, including relocation of buildings and reductions in height.

Staff finds the request consistent with the Comprehensive Plan and surrounding land use pattern, and therefore recommends Approval.

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

RECOMMENDATION: Option 1

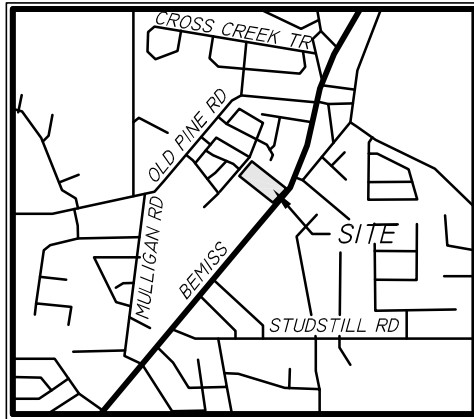
DIVISION: Planning

STAFF: JD Dillard

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

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<sup>1</sup> Patriot's Place Apartments –112 units, 2 and 3 story buildings  
Patriot's Place Duplexes - 32 units  
Hamilton Green Townhomes - 80 units  
Glen Laurel Subdivision - 105 single family homes



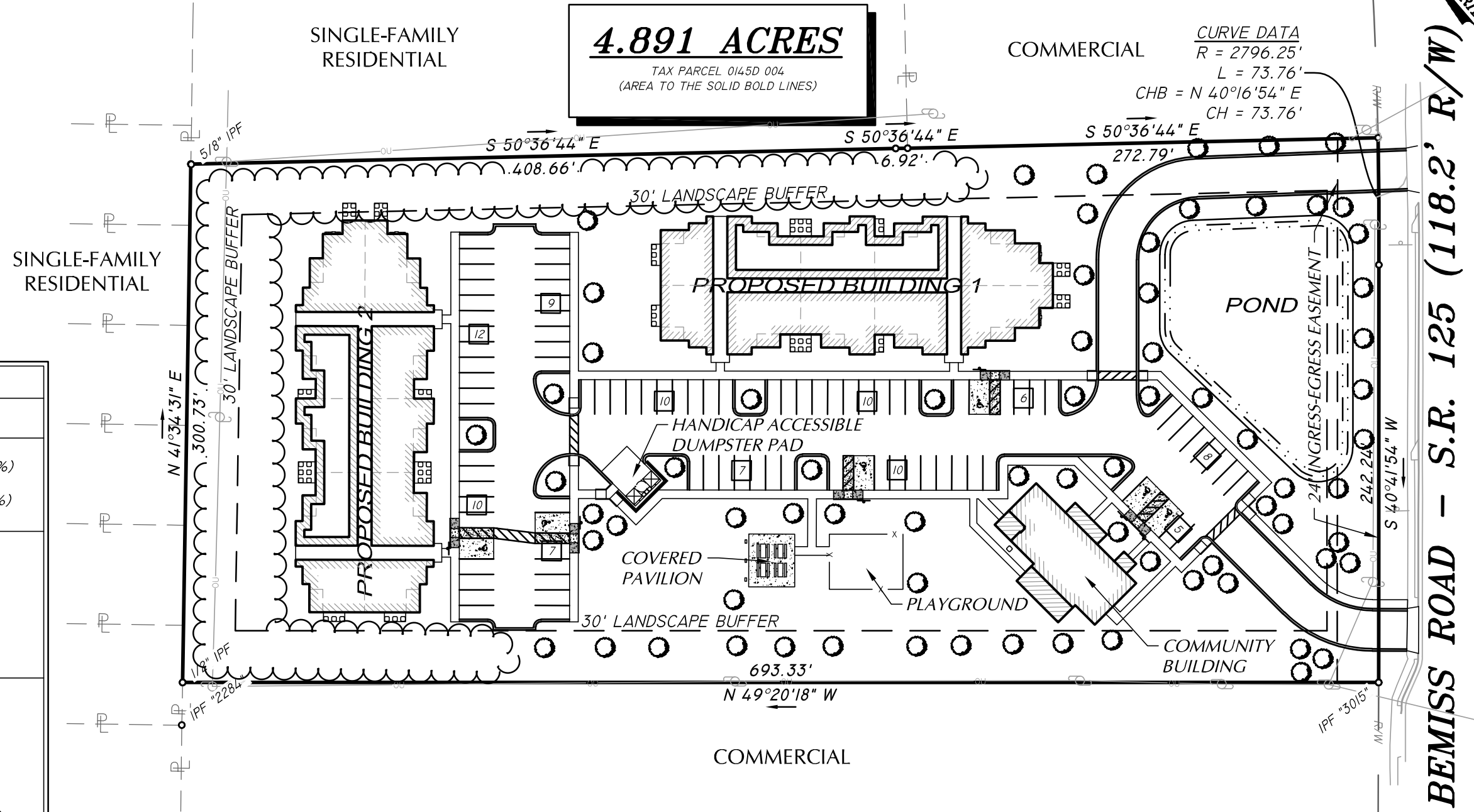
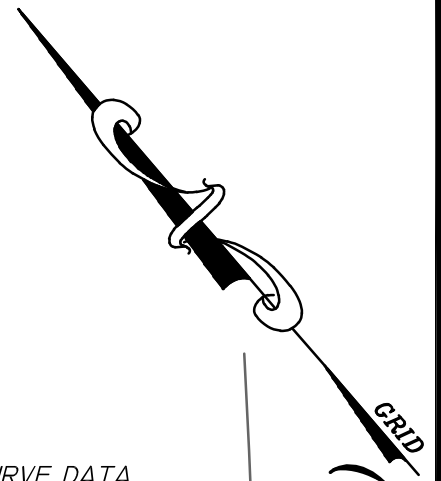
**LOCATION MAP**

**DEVELOPMENT NOTES:**

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 60-UNIT MULTIFAMILY RESIDENTIAL COMPLEX.
2. UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.
3. THE OPEN SPACE, COMMUNITY BUILDING AND FACILITIES SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY OWNERS ASSOCIATION OR A SIMILAR PRIVATE LEGAL AUTHORITY.
4. THE 30' LANDSCAPE BUFFER SHALL INCLUDE AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET.

Conceptual Site Plan For:  
**SOUTHERN GARDENS**

Lowndes County, Georgia  
Developer: DHM VALDOSTA, LP  
Date: February 9, 2024  
(Not to Scale)



PROPERTY DATA SUMMARY	
EXISTING ZONING:	C-G
PROPOSED ZONING:	PD
TOTAL SITE AREA =	4.89± ACRES
APPROXIMATE IMPERVIOUS AREA =	2.07 ACRES (42%)
APPROXIMATE OPEN SPACE =	2.08 ACRES (43%)
APPROXIMATE RECREATION AREA =	0.43 ACRES (8%)
APPROXIMATE DETENTION AREA =	0.31 ACRES (6%)
<b>BUILDING DATA:</b>	
2 - 3 STORY BUILDINGS	
1 - 1 STORY BUILDING	
60 TOTAL UNITS	
<b>BUILDING SQ. FOOTAGE:</b>	
3 STORY =	±31,015 S.F. (GROUND FLOOR)
1 STORY =	3,552 S.F.
MAXIMUM BUILDING HEIGHT =	35 FEET
<b>PARKING DATA:</b>	
REQUIRED SPACES:	
2 SPACES PER UNIT	
TOTAL REQUIRED =	120 SPACES
PROVIDED SPACES:	
88 REGULAR SPACES	
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 6 HANDICAP SPACES PROVIDED	
94 TOTAL PARKING SPACES PROVIDED	
<b>STORMWATER MANAGEMENT:</b>	
WILL BE DIRECTED TO ON-SITE DETENTION FACILITY	
COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER	

SYMBOL LEGEND	
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING TREE

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

## Southern Gardens Letter of Intent

February 1, 2024

TO: Lowndes County Planning and Zoning Department  
FROM: DHM Valdosta, LP  
3548 North Crossing Circle  
Valdosta, Georgia 31602

DHM Valdosta, LP, headquartered in Valdosta, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 5.00 +/- acres at 4609 Bemiss Road in Lowndes County, Georgia from General Commercial (G-C) to Planned Development (PD).

This requested change of zoning from G-C to PD is to allow for the development of a multi-family apartment community featuring 60-residential units, a Community Center, and several other amenities. The development will be comprised of modern apartments with exteriors consisting of stone and brick. It will be connected to an existing adjacent development by sidewalks, thus creating a walkable living environment.

We have reviewed the Lowndes County Unified Land Development Code and would like to highlight the following:

- The 2021 Greater Lowndes Comprehensive Plan pages 17 and 18 references the housing needs and opportunities in Lowndes County as:
  - Address blight in areas where it exists.
  - Support and encourage affordable housing.
  - Remove slum and blight.
  - Encourage private developers to promote a variety of housing types.

This multi-family development will meet this purpose by providing a mixed income apartment community and vastly improving the appearance of the property.

- The current zoning for the adjacent properties is as follows:
  - Adjacent (south): C-G
  - Adjacent (west): PD
  - Adjacent (north): PD and C-H
  - Adjacent to Bemiss (east): PD

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from C-G to PD would be appropriate for the area.

- County utilities (water, sanitary sewer, and stormwater) are currently available to the property.
- The request to change zoning to PD for the apartment community will allow for EarthCraft Community Development. The EarthCraft Community development helps to alleviate environmental concerns and rising energy costs along with conserving natural resources, improving air quality and reducing energy costs.
- Under the G-C zoning, an apartment community would not be able to be developed. The only zoning designation that allows for multifamily housing is PD or PD-R designation.

We believe this rezoning request is in conformity with the policy in place by Lowndes County and will be an ideal multi-family development due to its proximity to schools, retail, and commercial establishments.

**DHM VALDOSTA, LP  
3548 NORTH CROSSING CIRCLE  
VALDOSTA, GEORGIA 31602  
229-247-9956**

February 14, 2024

TO: Lowndes County Planning and Zoning Department  
FROM: DHM Valdosta, LP  
Southern Gardens Apartments  
3548 North Crossing Circle  
Valdosta, Georgia 31602

To Whom It May Concern:

The purpose of this letter is to request that our proposed multi-family apartment development at 4609 Bemiss Road in Lowndes County be allowed a reduction in the parking space requirements from 2 spaces per dwelling unit to 1.6 spaces per unit. This reduction in parking will help minimize the footprint of our development, creating more green space and generally a more environmentally friendly community for the residents and their neighbors. Based on our years of experience in both the development and management of comparable properties throughout Georgia, we feel that the proposed reduction in parking will provide adequate parking for a multi-family site of this density.

This development site is designed to be walkable and is located adjacent to an existing sidewalk network along Bemiss Road with on-call transit. By way of our proposed infrastructure, we will be able to connect to adjoining properties and provide a pedestrian-friendly development. This parking reduction request, from 2 to 1.6 parking spaces per unit, will not cause any impairment to the intent, purpose, and integrity of Lowndes County's plan for the area. In addition, it will not have any negative impact on the use and enjoyment of adjoining or neighboring properties. In fact, it will allow for more natural buffering and screening adjacent to adjoining properties with the reduced impervious surface.

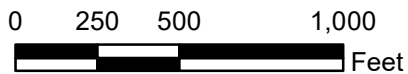
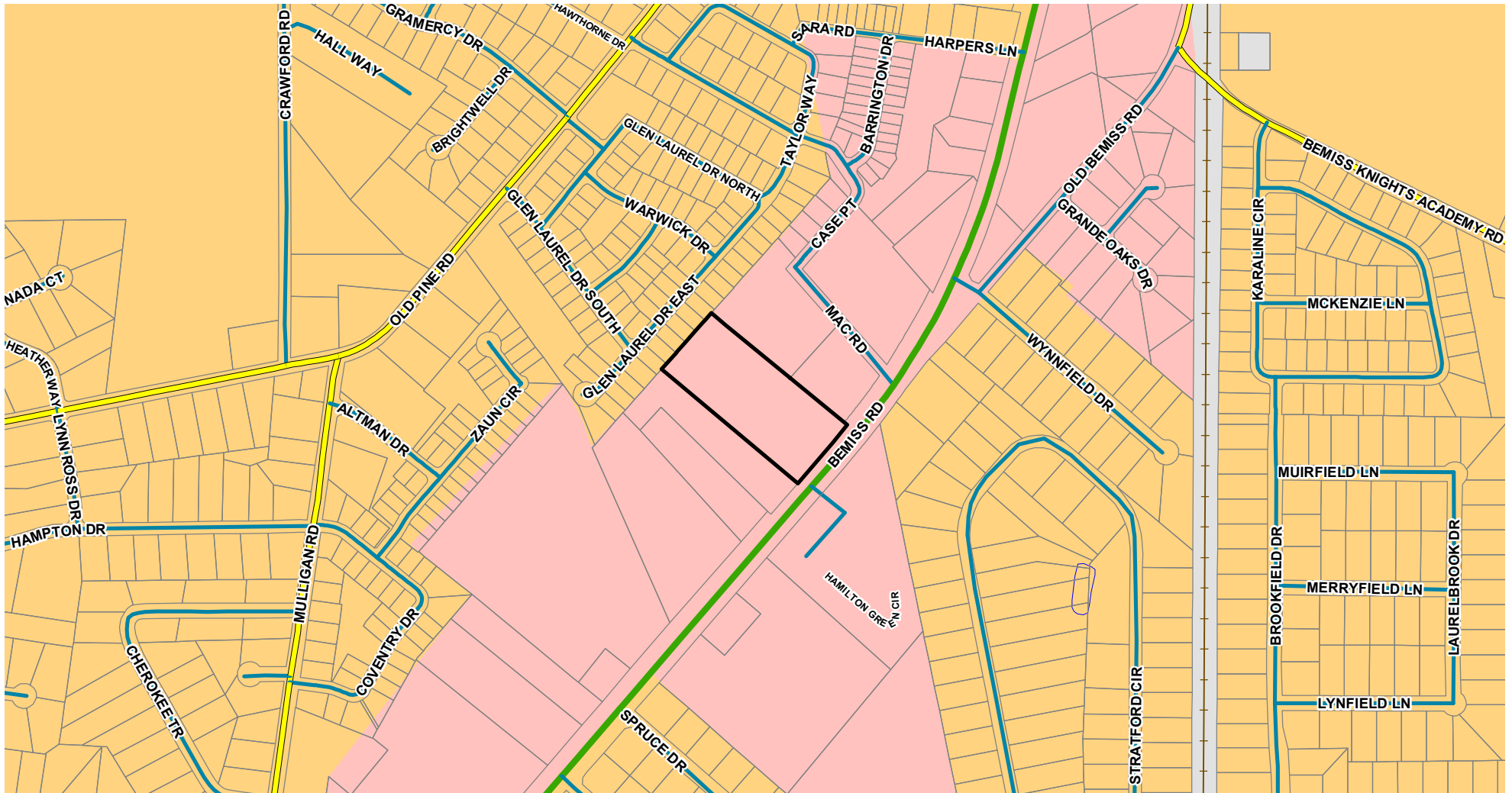
We believe the development will provide the parking necessary for this family housing project and offer the benefits of a more open and green community. We appreciate your consideration and please let us know if you have any questions regarding the request.

Sincerely,

*Houston Brown*

Houston Brown

## Southern Gardens 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



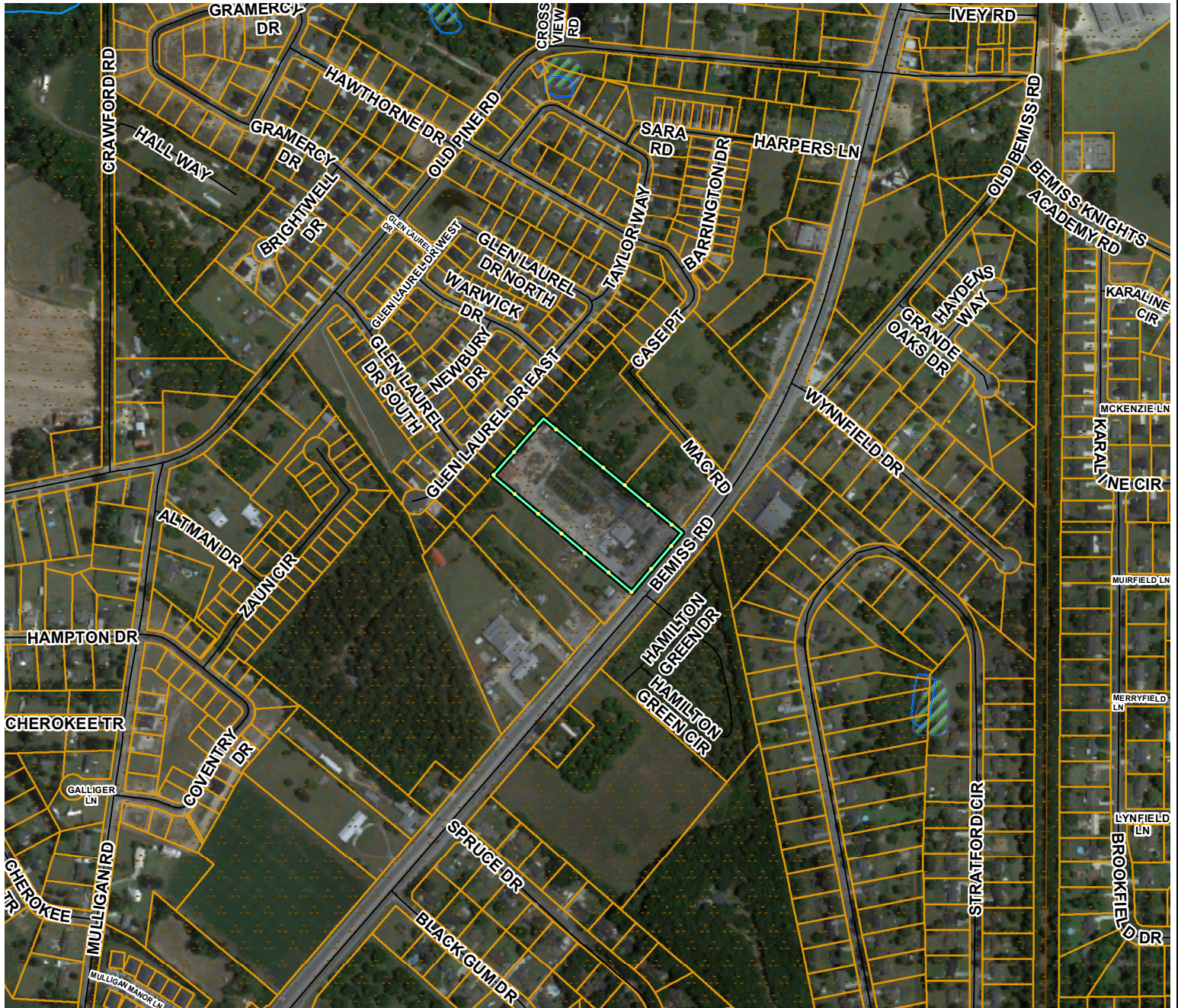
# REZ-2024-03

# 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

## Southern Gardens Rezoning Request





# REZ-2024-03

# Zoning Location Map

Southern Gardens  
Rezoning Request

CURRENT ZONING: C-G  
PROPOSED ZONING: P-D

