

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-11

DATE OF MEETING: June 30, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON: REZ-2025-11 LCA Property, ~719ac, Coleman Road North
C-C, R-1, and CON to M-1 and CON

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

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and CON (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). The general motivation in this case is for the subject property to be developed into a large warehouse type campus.

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, the environmentally sensitive wetlands and flood plains, the availability of County Utilities, the potential scale of the proposed development, the review process for a Development of Regional Impact (DRI¹), and support of a growing and balanced economy. Therefore, the TRC recommends Approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern, and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

¹ Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

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

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____

Commercial, Office, and Institutional Zoning Districts

- 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.

Industrial and Intensive Zoning Districts

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Land Uses:								
Social Services								
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	S	P	P			
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S	S	S		
Correctional Facility (For an “S” See Also Section 4.03.28)					S	S	S	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	
Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				
Building Materials and Supply (For an “S” See Also Section 4.03.05)			S	S	S	P	P	
Bulk Storage Yards						P	P	P
Business Services such as Copying, Mailing, or Printing	P	P	P	P	P	P	P	
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S	S	S		
Club, Lodge, Meeting or Event Facility			P	P	P	P		
Child Care Learning Center (For an “S” See Also Section 4.03.08)	P	P	P	P				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P	P	P				
Detail Shop / Car Wash		P	P	P	P	P	P	
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S	S	P		
Financial Institutions, Banks and Credit Unions	P	P	P	P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales Lot, Manufactured or Site Built Display				P	P	P		
Hotels and Motels			P	P	P			

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)						S	S	S
Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)							S	S
Laundry, Self- Service		P	P	P	P	P	P	
Lounge, Bar, and Nightclub				P				
Light Industry with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Light Industry with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Heavy Industry						P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)						S	S	S
Medical and Dental Clinics, Laboratories	P	P	P	P	P	P	P	
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S	S	S	S	
Parking lots and Parking Garages		P	P	P	P	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S	S	S	S	S

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	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	P	P	P	S
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.						P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S	P	P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.					P	P	P	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	

REZONING MAP FOR:
LANGDALE CAPITAL ASSETS, INC
BEING LOCATED IN LAND LOT 12 OF THE 12TH LAND
DISTRICT, CITY OF VALDOSTA, LOWNDES COUNTY,
GEORGIA

DATE: MAY 9, 2025



TRACT 1 = 339.21± AC.

PROPERTY ZONED C-C
PARCEL NO. 055 021
COLEMAN ROAD

TRACT 2 = 380.25± AC.

PROPERTY ZONED R-1 & CON
PARCEL NO. 055 021
COLEMAN ROAD

TOTAL = 719.46± AC.

PROPERTY OWNER:
LANGDALE CAPITAL ASSETS, INC. ET AL
DEED BOOK 4500, PG. 34

ZONING NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1
(SINGLE FAMILY RESIDENTIAL), C-C (COMMUNITY
COMMERCIAL) AND CON (CONSERVATION).

THE PROPOSED ZONING IS M-1 (LIGHT MANUFACTURING
DISTRICT).

MINIMUM BUILDING SETBACKS FOR R-1:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
FRONT RESIDENTIAL - 60' FEET
SIDE - 20' FEET
REAR - 40' FEET

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
SIDE - 20' FEET
REAR - 12' FEET

MINIMUM BUILDING SETBACKS FOR M-1:

FRONT ARTERIAL - 100' FEET
FRONT COLLECTOR - 80' FEET
SIDE - 20' FEET
REAR - 12' FEET

ADJOINING OWNER DATA

Number	Name	Parcel Number	Deed Book/Page	Plat Book/Page
1	DJ Land & Development LLC	0055 047	3665 071	PCA 3051
2	DJ Land & Development LLC	0073 004A	3665 071	PCA 2548
3	DJ Land & Development LLC	0073 319	5185 17	PCB 91
4	Chunlei Liu & Li-Mei Chen	0073 320	3402 106	PCA 2277
5	Alan & Paige Chambers	0073 320A	6933 685	PCA 2277
6	Travis Dylan & Francesca Theres Caldwell	0073 229	6994 549	PCA 329
7	Dennis Norman	0073 230	3266 252	PCA 329
8	Kenneth L & Clemestine Marshall	0073 231	1803 8	PCA 329
9	Donald A & Anna F Dreibelbis	0073 232	1495 145	PCA 329
10	Virgil & Valerie Brenda Spainhour	0073 233	6483 287	PCA 329
11	Karen T White	0073 234	5727 70	PCA 329
12	Moss Oak Properties LLC	0073 235	3058 197	PCA 329
13	James R & Karyl A Miller	0073 236	1667 29	PCA 329
14	Daniel Leo Jr & Alexandra Litten	0073 237	6609 332	PCA 329
15	Peggy E Hart	0073 238	6467 40	PCA 329
16	Rich & Camela Lathrop	0073 239	6904 851	PCA 329
17	Stacey M & Renita F Young	0073 017C	6992 976	32 261
18	Raymond William Bundschuh Jr	0073 036	392 263	N/A
19	Kenneth T Ricket	0073 037	3932 84	B 114
20	Lowndes County	0073 041	301 225	N/A
21	McLane Funeral Services Inc	0074 090	338 521	N/A
22	Valdosta Lowndes County Parks & Recreation Authority	0076C 025	4379 91	N/A
23	Eager River Property LLC	0078C 022	5828 180	PCB 806
24	William Earl Babcock III	0077 014	6990 1	30 156
25	The Rowell Group of Valdosta LLC	0077 039	5783 139	31 221
26	Foupack Enterprise LLC	0077 040	6830 729	PCC 117
27	Mary Ann Kilpatrick	0055 041	2008 237	21 55
28	Sabine M B Carter	0055 040	4121 18	G 175
29	3671 Coleman Rd N Valdosta GA LLC	0055 039	6864 544	G 175
30	3671 Coleman Rd N Valdosta GA LLC	0055 038	6864 544	G 175
31	Richard S Bennett	0055 037	1839 239	G 175
32	Bellsouth Telecommunication DBA AT&T GA	0055 036	1717 0023	PCA 0989
33	DJ Land & Development LLC	0055 035	6365 142	N/A
34	Gregory Mose Flythe	0055 033	460 117	N/A
35	Charles F & Laura C Flythe	0055 042	4446 290	29 165
36	Matthew M Martinez	0056 004A	5529 4	PCA 2242

SURVEY NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.10" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION AND CARLSON BRK6 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1/4"=1.07".

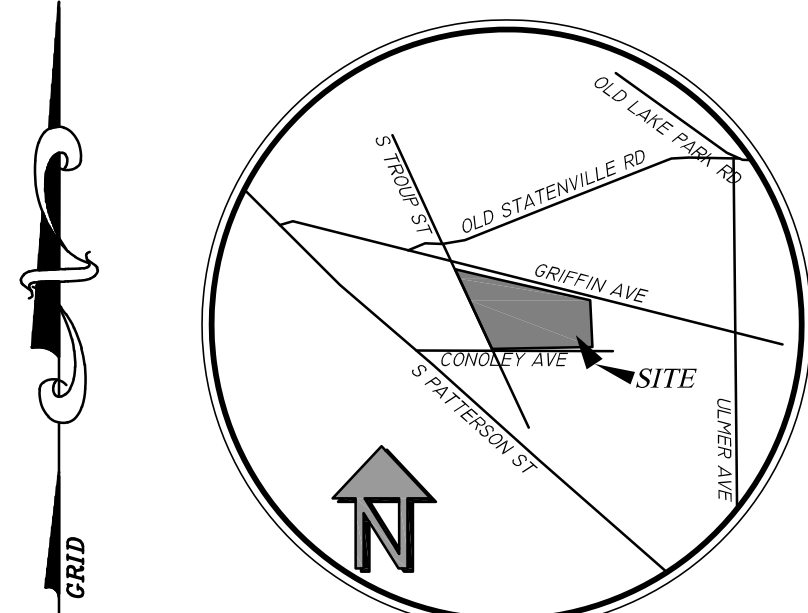
THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 (GEORGIA STATE PLANE WEST) AND WERE ESTABLISHED VIA THE EGS REAL TIME GPS NETWORK.

NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC, DOES NOT GUARANTEE THAT ALL EXISTENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFORM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

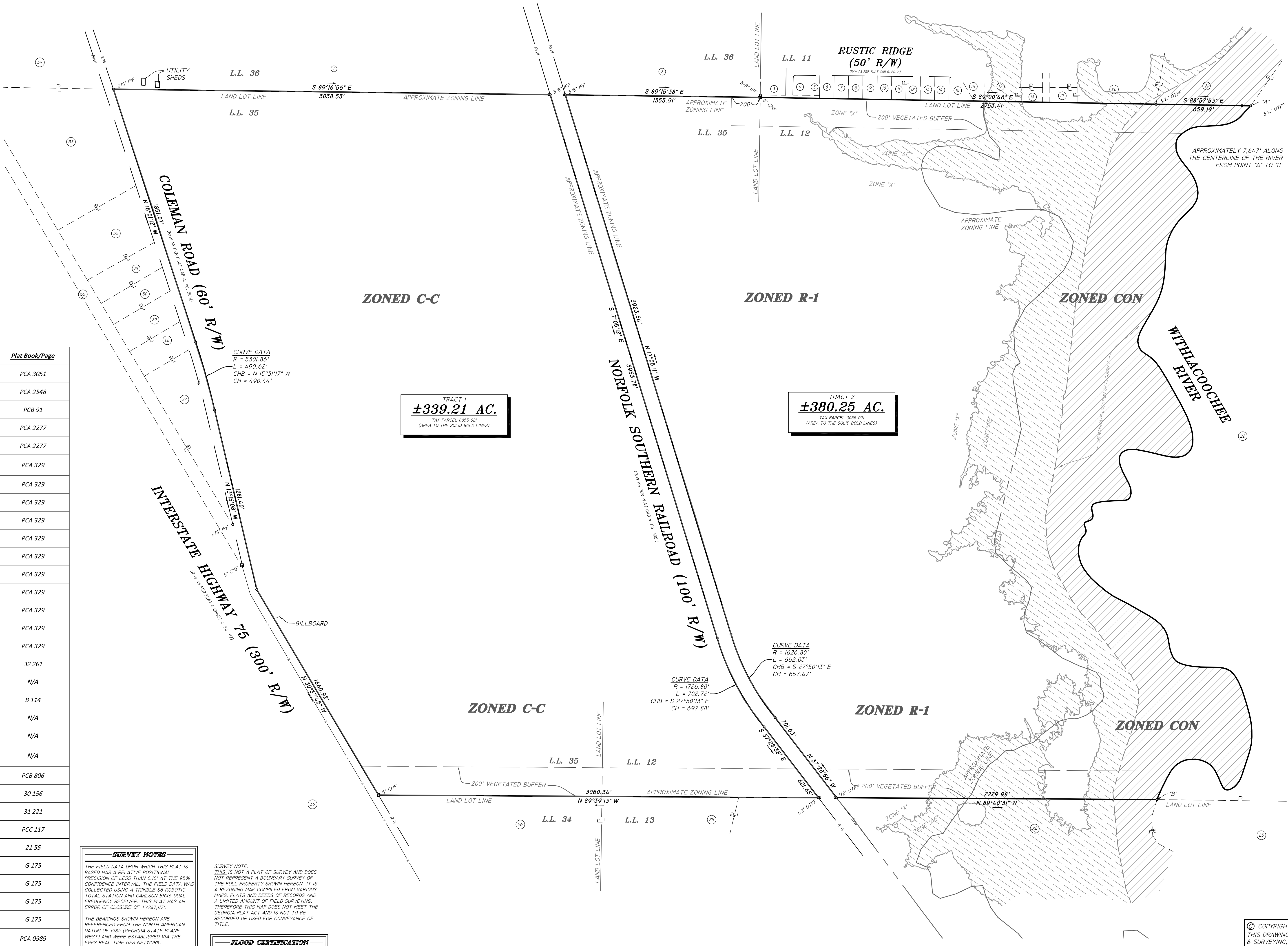
SURVEY NOTE:
THIS IS NOT A PLAT OF SURVEY AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE FULL PROPERTY SHOWN HEREON. IT IS A REZONING MAP COMPILED FROM VARIOUS MAPS, PLATS AND DEEDS OF RECORDS AND A LIMITED AMOUNT OF FIELD SURVEYING. THEREFORE, THIS MAP DOES NOT MEET THE GEORGIA PLAT ACT AND IS NOT TO BE RECORDED OR USED FOR CONVEYANCE OF TITLE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE FLOODWAY AND AN "AE" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP (MSR05015E, DATED 9/27/2024).



LOCATION MAP
NOT TO SCALE



SYMBOL LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN SET W/ASA CAP
- OPEN TOP FOUND
- NOT MONUMENTED
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- FENCE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY

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

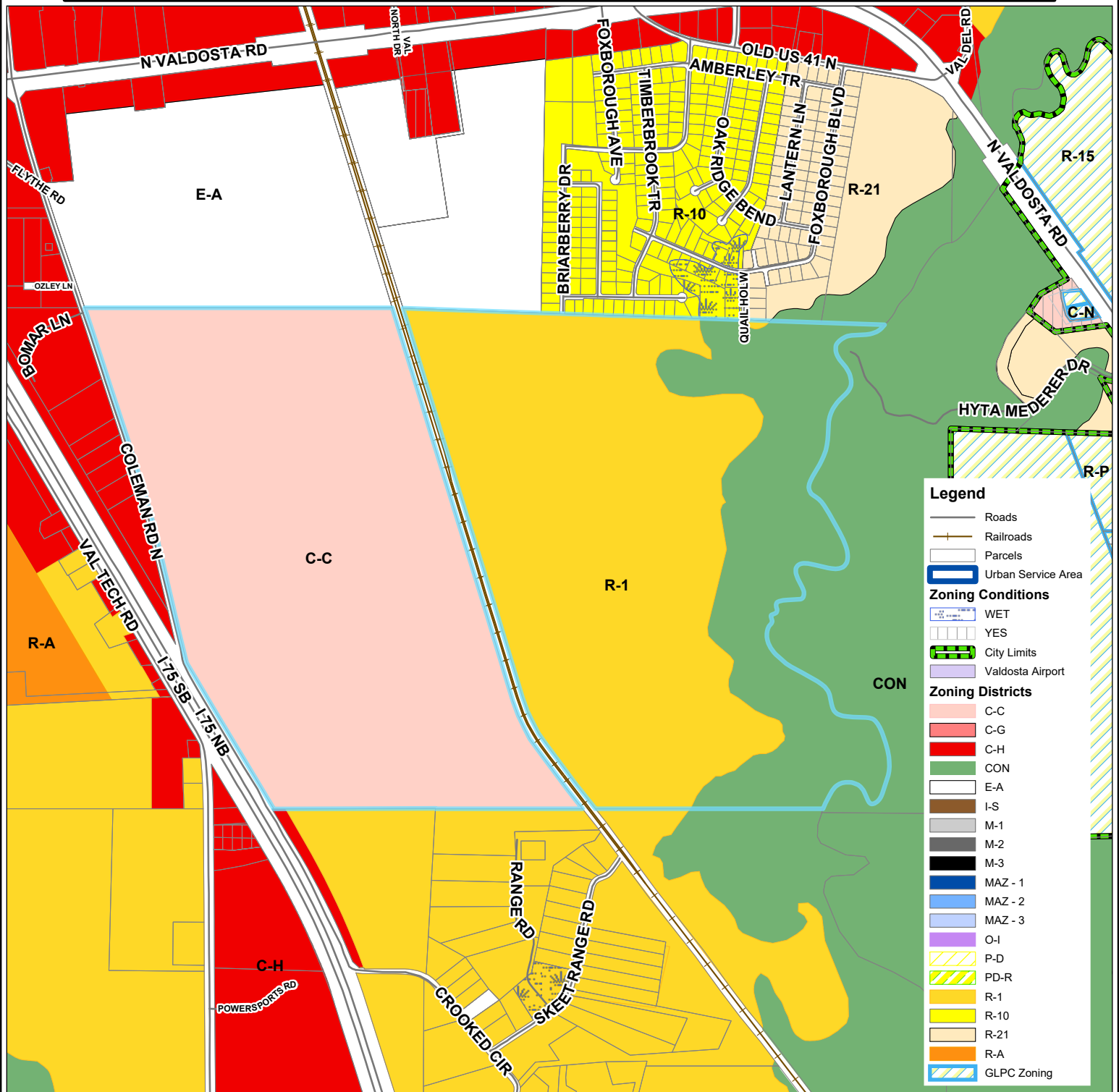
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0519 REZONE.DWG

REZ-2025-11

Zoning Location Map

Langdale Capital Assets
Rezoning Request

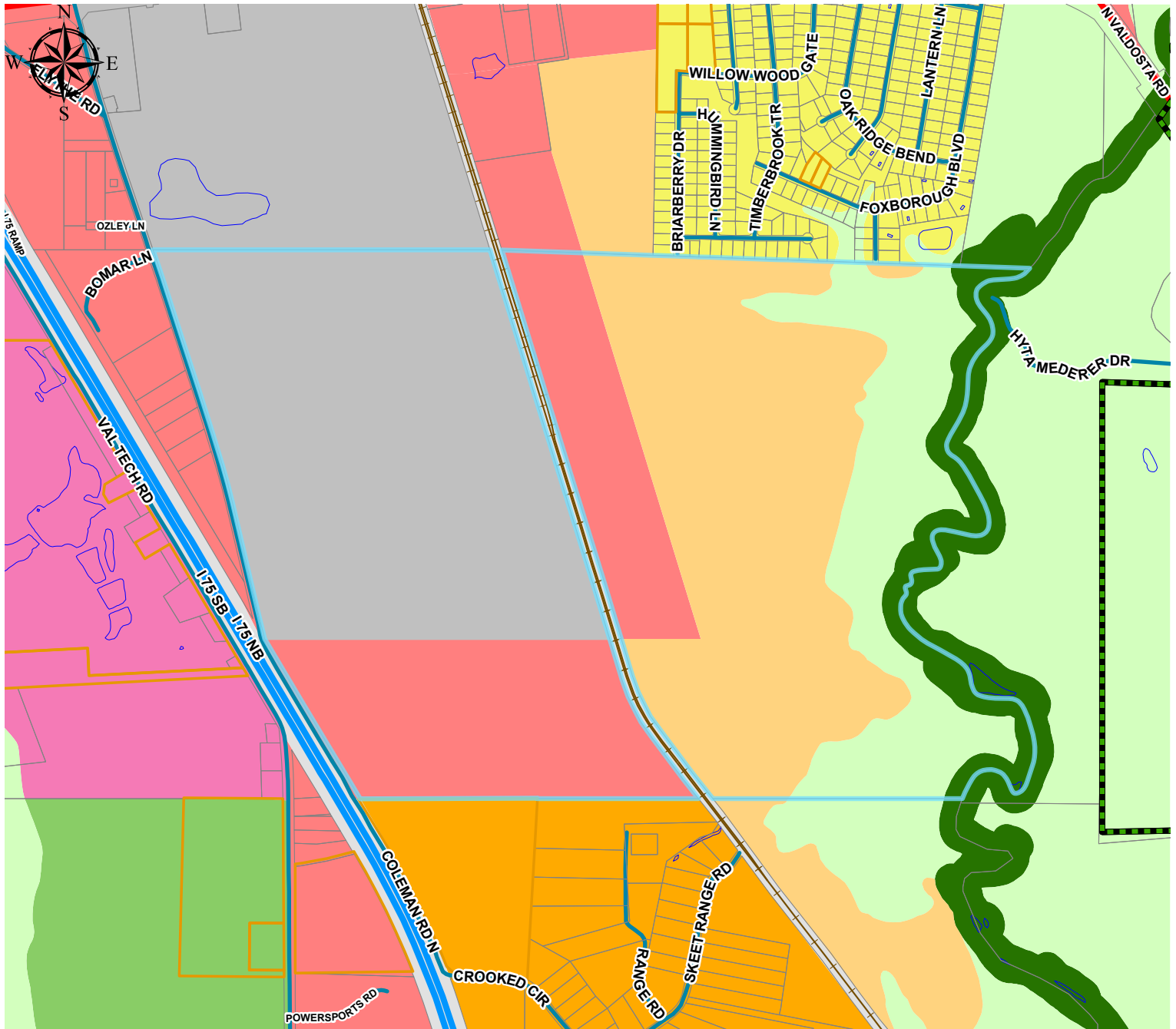
CURRENT ZONING: C - C, R - 1, CON
PROPOSED ZONING: M - 1, CON



REZ-2025-11

Future Development Map

Langdale Capital Assets Rezoning Request



0 625 1,250 2,500 Feet

Roads

Functional Classification

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

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- 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



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

REZ-2025-11

WRPDO Site Map

Langdale Capital Assets Rezoning Request

Legend

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

