



GLPC AGENDA ITEM # 8

AUGUST 25, 2025

Rezoning Request by Andrew Duren File #: VA-2025-08

Andrew Duren is requesting to rezone 3.27 acres from “conditional” Community Commercial (C-C)(c) to regular Community Commercial (C-C) with no conditions. The subject property is located at 417 Brookfield Road which is along the east side of the road at the Brookfield and Murray Road three-way intersection. The property is currently vacant and the applicant is proposing to develop it as a planned complex of four (4) commercial buildings which total approximately 40,000 square feet. The largest of these proposed buildings (20,000-sf) will be for the applicant’s local flooring company, which will include a showroom, offices, and storage space. The applicant has the property under contract for purchase from the current owner (Staten Plantation LLP), pending the outcome of this rezoning request.

The subject properties are located within an **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning.

This property was annexed and rezoned 21 years ago (file # VA-2004-05) from county C-H, to city C-C(c) after some very contentious public hearings with opposition from nearby residential properties. According to the meeting minutes, the main issues were traffic and the potential range of uses that C-H or C-C might offer. City Council’s solution to this was a unanimous compromise vote to allow C-C zoning, but to place the condition that this property be allowed to have C-N uses only. [The existing daycare property to the south (Brookfield Academy) was part of that same annexation/rezoning request in 2004, and it was approved with C-C(c) zoning, but that the only use allowed is a daycare center.] Since 2004, the subject property has continued to remain undeveloped, and under the same current ownership. The main hindrances to development would appear to have been the existing 100’ GA Power easement traversing the middle of the property, as well as the restrictive zoning conditions. Also since 2004, it should be noted that the range of allowable uses in C-N zoning has slowly changed over the years, particularly with the implementation of the LDR in 2009 and all the Use Table amendments since then. Attached is a copy of the current Use Table comparison for these zoning districts.

The surrounding land use pattern is dominated by a mixture of commercial and high-density residential uses, as well as some still-vacant lands. The surrounding zoning pattern reflects the same general mixture as the land use, with zonings ranging from C-H, to C-C, to R-P, to PRD residential. However, when focusing on just the street frontages along Brookfield and Murray Roads, it is the commercial type zoning and land uses that dominate even more.

The applicant’s proposed primary use of the property as a flooring business, is allowed in C-N zoning with a Conditional Use Permit (CUP) approval, and is allowed as a Permitted Use in C-C zoning. The applicant’s choice in this matter was to either request CUP approval, or attempt to rezone the property to regular C-C. Because of the general land use and zoning patterns of this area, the long tenure of this property being undeveloped, and because staff finds the current C-C(c) zoning of the property to be rather awkward, it was staff’s recommendation to the applicant that they seek the Rezoning option. Staff is very supportive of this request.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Planning Analysis & Property Information

Applicant:	Drew Duren		
Owner:	Staten Plantation LLP (Gray Murray etal)		
Request:	Rezone from “conditional” Community Commercial (C-C)(c) to regular Community Commercial (C-C).		
Property General Information			
Size & Location:	One (1) parcel comprising 3.27 acres located along the east side of Brookfield Road at the Murray Road intersection.		
Street Addresses:	417 Brookfield Road		
Tax Parcel ID:	Map # 0109D Parcel: 098	City Council District:	4 <i>Councilman Howard</i> 5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C(c)	Vacant commercial
	Proposed:	C-C	Mixed commercial development
Adjacent Property:	North:	PRD-10	Single-family residential neighborhood
	South:	C-C(c)	Commercial daycare center
	East:	PRD-6	Single-family residential neighborhood
	West:	C-C, R-P	Vacant commercial land, “Latitude 30” apt complex
Zoning & Land Use History	The subject property has been zoned C-C(c) since 2004. It was previously zoned C-H in Lowndes County .		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Grass	
	Wetlands:	There are no NWI wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Brookfield Road.		
Transportation:	Brookfield Road (Collector) Murray Road (Collector)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.7 miles to the NW		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools..

Goals and Policies:

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes, the property directly across Brookfield Road is currently zoned C-C with no restrictions.
Staff:	Yes. The proposed use is compatible with the adjacent land use patterns.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It would not adversely affect the existing uses, but rather may attract more development to the vacant parcels currently zoned C-C in the NW quadrant of the intersection of Brookfield Road and Murray Road.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	This lot has remained vacant since 2004 when uses were restricted.. Rezoning to C-C without restricted use will provide economic growth.
Staff:	No. The de facto "C-N" zoning on the property has not yielded any development on this property after sitting vacant for 21 years.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No, simply removing the conditions of the current zoning and allowing the property to truly be zoned C-C will not create anymore burden on the existing streets or public facilities than a development constructed on the property as is.

Staff:	No adverse impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	C-C zoning is a permitted zoning district in the Neighborhood Activity Center Character Area per the Greater Lowndes 2030 Comprehensive Plan.
Staff:	Yes. The proposed C-C zoning is compliant in the NAC Character Area.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	Eliminating the condition, which limits the uses to C-N, will allow for the proposed building supplies store and contractor office to be developed without the need for a Conditional Use Permit (CUP).
Staff:	Yes, the development trends in this immediate area have been for commercial development, as evidenced on lands to the west and north..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Currently, the lot is vacant with no trees or wetlands, nor is it in a floodplain. The proposed rezoning will only be removing conditions placed on the property so there will not be any adverse impacts on the natural environment.
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No, this will remove conditions placed on the subject property so that zoning will match the commercial property along Brookfield and Murray.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< None >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments

Engineering: No comments at this time

Fire: The Fire Dept has no comments regarding the proposed rezoning

Landscape: No comments (R-6 zoning is exempt from Landscape).

Police: < No comments received >

Public Works: No issues or concerns

Utilities: < No comments received >

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey
Conceptual site plan
Zoning use comparison chart (2 pages)

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 417 Brookfield Rd Valdosta, GA 31602 0109D 098
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Andrew Duren to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a C-C zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Bill Culbreth

dotloop verified
07/11/25 12:56 PM EDT
FW0M-0YPS-KNDP-HPFN

Bill Culbreth

07/11/2025

Signature(s)

PRINT name(s)

Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 11th day of July, 2025.

My commission expires 3/7/27.

Catherine Smith
Notary Public

(seal)



VA-2025-08 Zoning Location Map

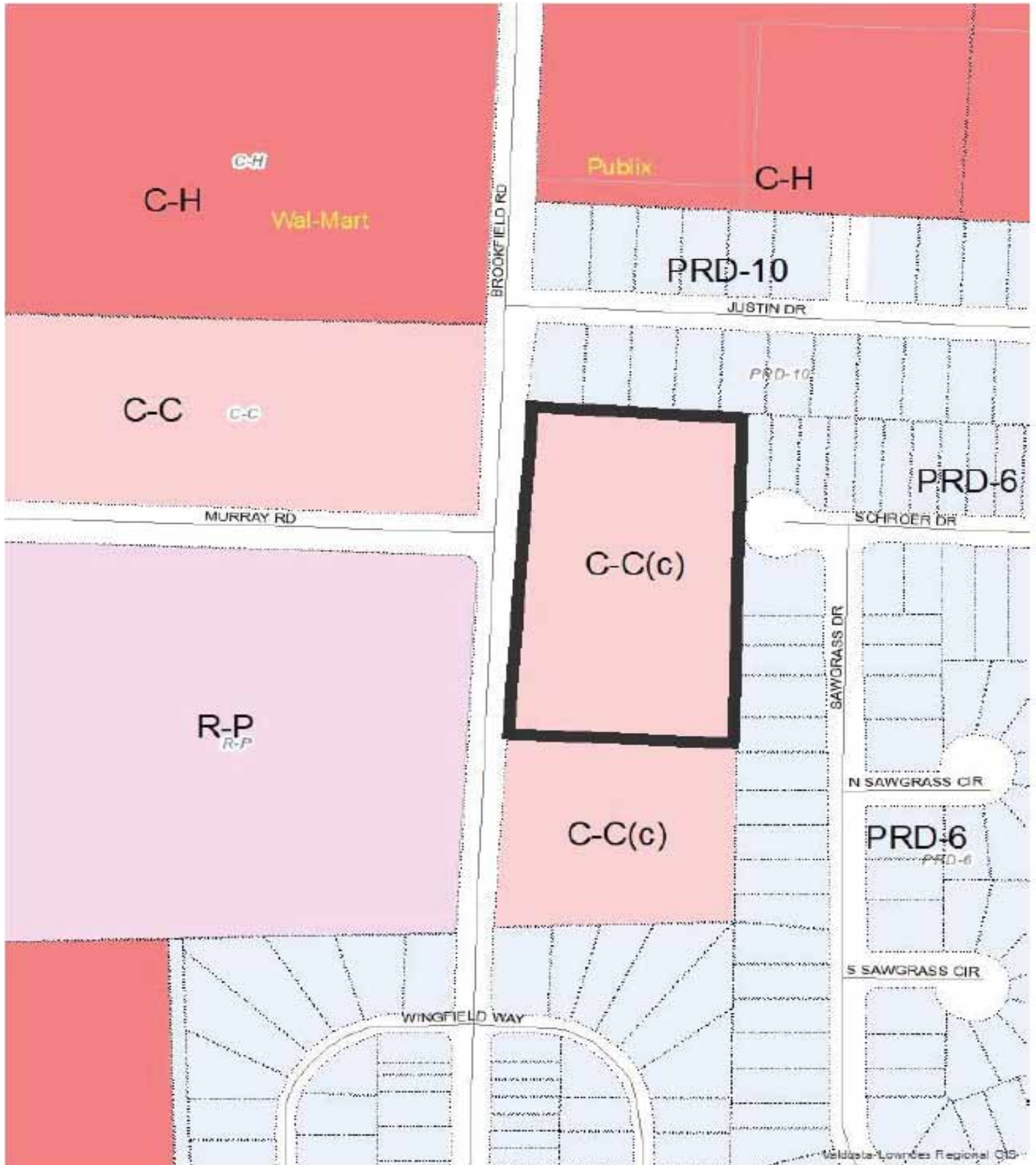


Andrew Duren
Rezoning Request

417 Brookfield Road
Tax Map # 0109D Parcel # 098

Current Zoning = C-C (C-N Uses)

** Map NOT to scale Map Data Source: VALOR GIS July 2025



VA-2025-08 Zoning Location Map



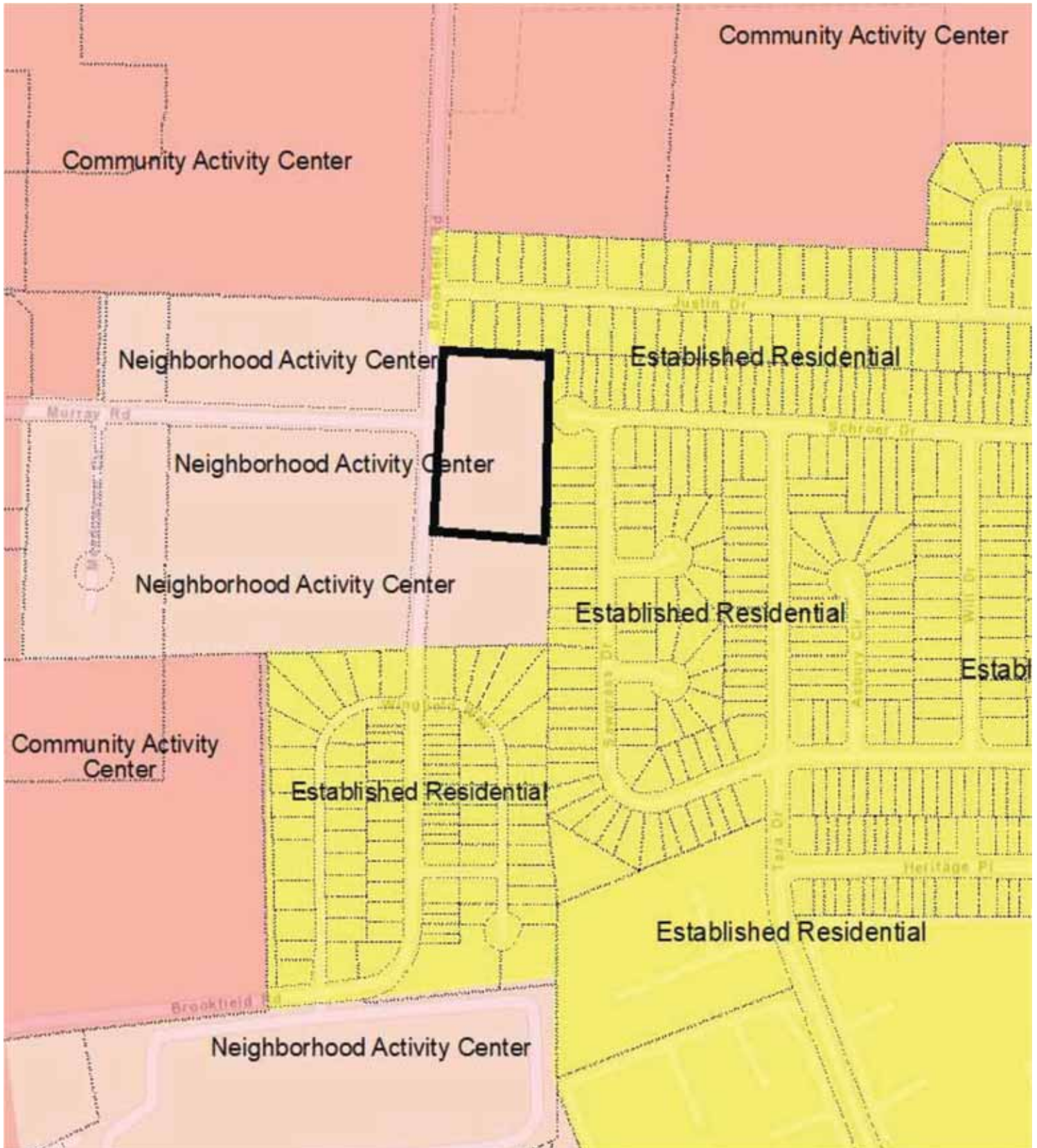
Andrew Duren
Rezoning Request

417 Brookfield Road
Tax Map #0109D Parcel # 098

Character Area = NAC

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



VA-2025-08 Aerial Location Map



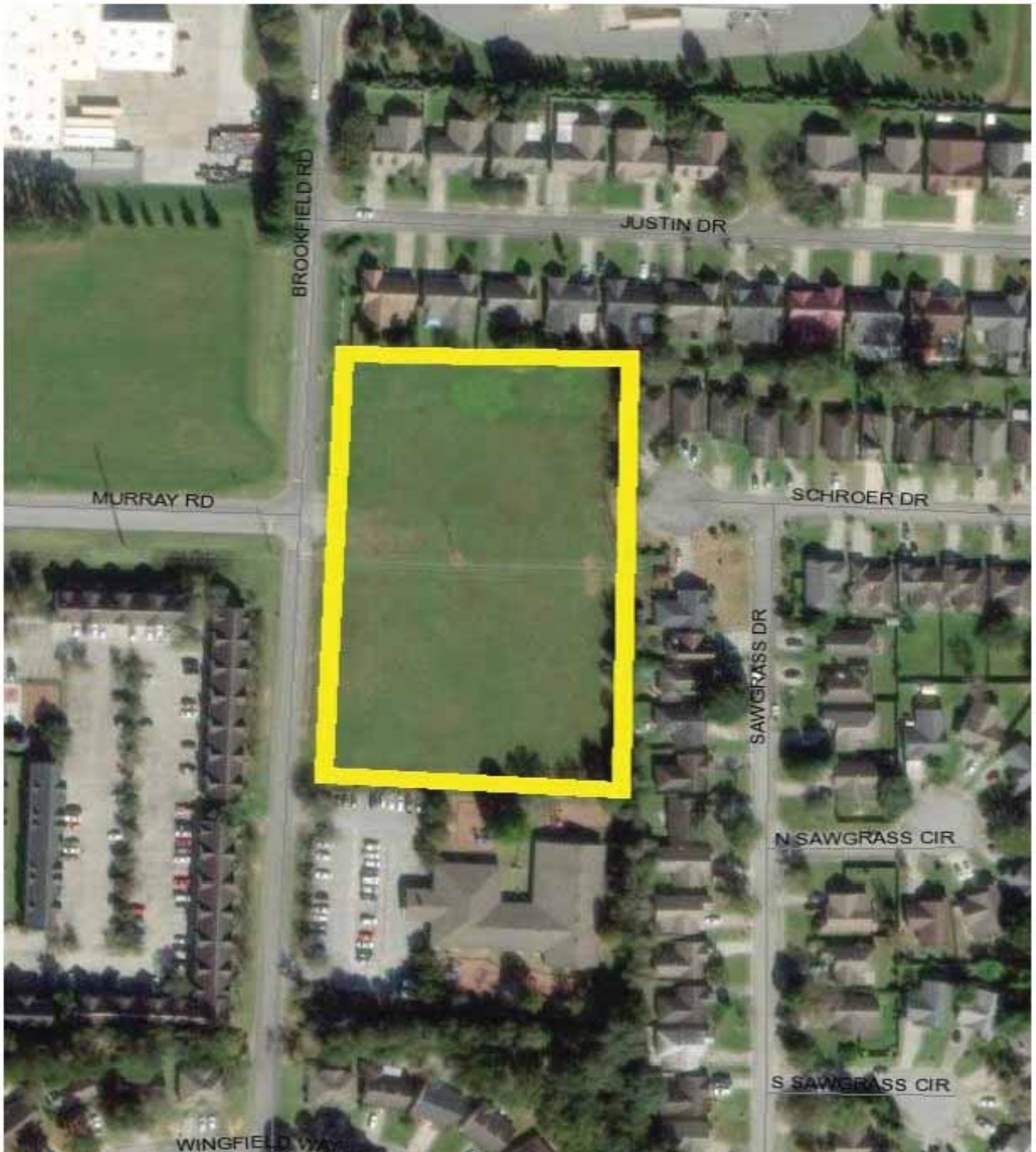
Andrew Duren
Rezoning Request

417 Brookfield
Tax Map # 0109D Parcel # 098

~ 2022 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



BEACH MARK
FROM THE FORMER
AT THE NORTH EAST
INTERSECTION OF
BROOKFIELD ROAD
AND INNER PERIMETER RD.
E.L. 214.07

JUSTIN DRIVE (60' R/W)

FIRE HYDRANT
WATER VALVE

HUNTERS POINT SUBDIVISION PHASE 2 PB 2, PG 146

BLOCK "A" ZONED PRO-6

V60-51
V60-52
V60-53
V60-54
V60-55
V60-56
V60-57
V60-58
V60-59
V60-60

PROP. OF
STANLEY PLANTATION LLC
DB 1924, PG 95
TAX V60 PARCEL 57

ZONED C-C

SAWGRASS PLANTATION SEV. PHASE 8
BLOCK "B"
V61-158
V61-159
V61-160
V61-161
V61-162
V61-163
V61-164
V61-165
V61-166
V61-167
V61-168
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V61-196
V61-197
V61-198
V61-199
V61-200

SCHROER DRIVE
(50' R/W)

MURRAY ROAD (60' R/W)

PROP. OF
HEINZELT HOLDING INVESTMENTS LLC, PHASE 1
DB 1334, PG 214
TAX V60, PARCEL 73A

ZONED C-C

BROOKFIELD RD. (50' R/W)

BLOCK "A"

LOT 1
3.270 AC.

DB 1924, PG 95
TAX MAP 1090, PARCEL 9
ZONED C-C CONDITIONAL
31 DAY C-H USES

N 89°51'00" E

LOT 2
2.000 AC.

A PORTION OF
DB 1924, PG 95
TAX MAP 1090, PARCEL 9
ZONED C-C

FIRE HYDRANT

WATER VALVE

WATER VALVE

WATER VALVE

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SAWGRASS DR. (50' R/W)

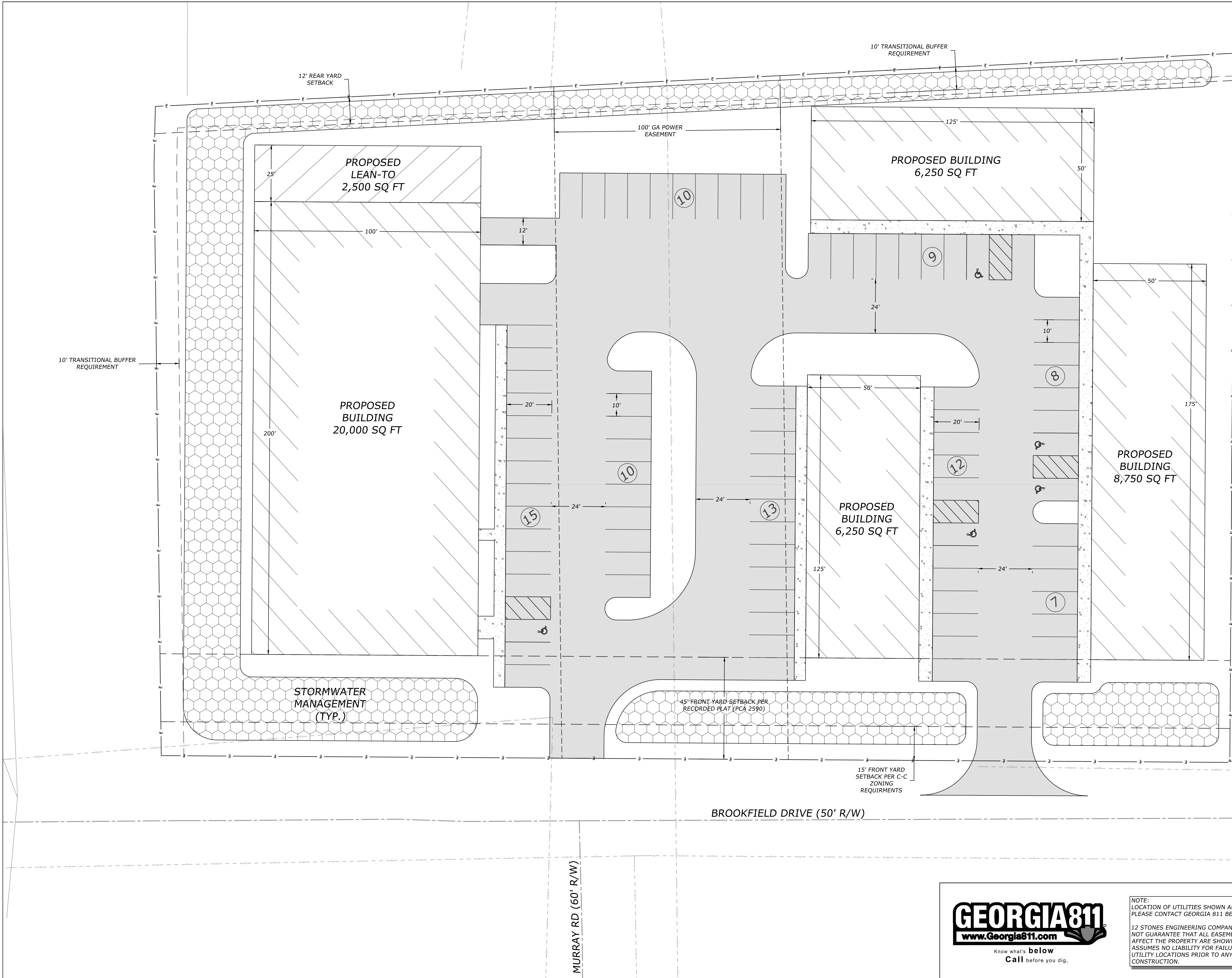
Survey

VA-2025-08

Zoning District Comparison Chart

Development Standards	C-N	C-C	C-H
Minimum Lot Area (square feet)	6,000	4,000	4,000
Minimum Lot Width (feet)	60	60	60
Minimum Building Setbacks: Front, Side, Rear (feet)	15 8 25	15 0 12	25 0 12
Maximum Impervious Surface (% of total lot area)	70 %	75 %	75 %
Maximum Dwelling Unit Density (# units per acre)	8	60 <i>bedrooms / acre</i>	----
Land Use	P - Permitted Use CUP - Conditional Use --- - not permitted		
Dwellings: single-family detached, loft apartment, live-work unit, caretaker quarters, accessory dwelling, boarding/rooming house	P	P	P
Dwellings: multi-family	C	P	---
Fraternity / Sorority House or Fraternal Facility *	C	C	---
Halfway House, Transitional Housing Facility, Social Assistance	C	C	C
Home Business	P	P	P
Cemetery, Mausoleum, Hospital, Library Museum	C	P	P
Church or Place of Worship, Community Center, Park (passive)	P	P	P
Civic/Social Club or Organization, Private Lodge	P	P	P
Personal Care Home – Family (2-3 persons), Group (7-15 persons)	P	P	P
Personal Care Home – Congregate (16+), Nursing Home	C	P	P
School: pre-K – grade 12, private residential boarding	C	C	C
School: college/university, professional, technical/trade, other	C	P	P
Zoo or Botanical Garden	C	C	P
** Professional Offices..... (incl medical office)	P	P	P
Amusement (indoors): Arcade, Billiards, Bowling, Skating	C	P	P
Amusement (outdoors): Mini-golf, other producing little noise	---	P	P
Amusement (outdoors): Go-karts, batting cage, other producing noise	---	C	C
Animal Care: Boarding, Grooming, Kennel, Training, Taxidermist	---	C	P
Animal Care: Veterinary office/clinic/hospital	C	P	P
Appliances or Electronics: store, maintenance/repair	---	P	P
Art Gallery or Store, Auction House	P	P	P
Automotive: gas station	C	P	P
Automotive: parts store, tires	---	P	P
Automotive: minor repair/maintenance, car wash, rental	---	C	P
Automotive: major repair/maintenance (body shop)	---	---	P
Bail Bonding, Building Contractor Office: heavy construction, utilities	C	C	P
Building Contractor Office: residential, general, special trades	C	P	P
Bus Station, Transit Facility, Tour Operator, Courier Service	---	C	P

Land Use	C-N	C-C	C-H
Business Office (administrative), Business Support – security	P	P	P
Cleaning Services: janitorial, outdoor, pool, laundry, drycleaner	---	P	P
Cleaning Services: laundromat, drycleaners	P	P	P
Clothing/Accessories store: jeweler, shoes, luggage, repair	P	P	P
Daycare Facility; family size, group size (1-18 children/adults)	P	P	P
Daycare Facility; (19 or more children/adults)	C	P	P
Drug Rehabilitation Center, Event Center (or other public assembly)	C	C	C
Drug Store, Pharmacy, Florist, Gift Shop, Funeral Home	P	P	P
Financial Institution: bank, brokerage, collections, title pawn	P	P	P
Food Service: Restaurant, Nightclub/Lounge, Caterer	P (a)	P	P
Food Service: Caterer, Liquor Store	---	P	P
Food Store: bakery, grocery	P	P	P
Food Store: farmers market	C	C	C
Furniture Store/Repair, Floor Covering store	C	P	P
Landscaping Service, Pest Control	---	C	P
Locksmith, Alarm Monitoring Service, Taxi Service	C	P	P
Lodging: bed & breakfast	P	P	P
Lodging: hotel	---	P	P
Lodging: motel	---	C	P
Medical Clinic/Laboratory, Apothecary	P	P	P
Movie Cinema, Theatre, Performing Arts/Sports (indoors)	---	P	P
Performing Arts & Spectator Sports (outdoor): stadium, drive-in	---	C	C
Personal Services: barbershop, salon, manicure	P	P	P
Personal Services: massage, tattoo, sauna/spa	C	P	P
Pet Store, Printing/Publishing	C	P	P
Recreation Center, Sports (indoors): fitness center	---	P	P
Recreation Center, Sports (outdoors): tennis, pool	---	C	P
Rental Center: small equipment Travel Agency	P	P	P
Retail Sales – general or specialty: bookstore, hobby, office supplies, convenience store	P	P	P
Retail Sales – dept store, shopping center	C	P	P
Studio: photography, dance, gymnastics, martial arts, music, radio	P	P	P
Used Merchandise Store: antiques,	P	P	P
Used Merchandise Store: consignments, thrifts Utility Substation	C	P	P
Used Merchandise Store: pawnshop	---	C	P
Used Merchandise Store: flea market	---	---	C
Manufacturing: microbrewery	---	C	C
Manufacturing - light: appliances/machinery, other Wholesale/Whse	---	---	C
Warehousing & Storage: mini-warehouses, self-storage	---	C	P



ZONING AND SETBACK INFORMATION:	
ZONING= C-C (CONDITIONAL TO C-N USES)	
FRONT BUILDING SETBACK: 45 FT (PLAT PCA 2590)	
SIDE BUILDING SETBACK: 0 FEET	
REAR BUILDING SETBACK: 12 FEET	
ALLOWABLE IMPERVIOUS AREA: 75%	
IMPERVIOUS AREA PROPOSED: 62.8%	
PARKING SPACES:	
BLDG SUPPLIES SQ. FT.	5,000 SF (INTERIOR SALES AREA)
REQUIRED SPACES	20 EA (4 PER 1,000 SF OF INSIDE SALES AREA)
OFFICE SPACE (PROFESSIONAL SERVICES)	21,250 SF
REQUIRED SPACES	64 EA (3 PER 1,000 SF OF GFA)
TOTAL SPACES PROVIDED	84 EA

DRAWN BY		CHECKED BY		PROJECT		CDD FILE		DATE	
NVC		JNB		25062				06/25/25	
DATE		DATE		DATE		DATE		DATE	

PRELIMINARY LAYOUT PLAN FOR:
BROOKFIELD DR. DEVELOPMENT
LOCATED IN L.L. 58 OF THE 11TH L.D.
OF LOWNDES COUNTY, GEORGIA

12

STONES

ENGINEERING CO.

2944 DASHER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4060
INFO@12STONES.BIZ

PROJECT: 25062

SHEET
C3.0

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