

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-15

DATE OF MEETING: September 29, 2025

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-2025-15 Stewart Circle
~13.6ac, 3923, 4025 & 4051 Stewart Circle
C-C & R-1 to C-H, County Utilities

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) to C-H (Highway Commercial) zoning, in order to unify the zoning for the property to be developed with a mixture of commercial uses.

In 2004, a 3acre portion was rezoned to R-1 for development of a single-family dwelling, while the remainder of the property remained Agriculture Use (A-U) and Neighborhood Commercial (C-N), before changing to R-1 and C-C in 2006 with the adoption of the ULDC. Code Enforcement has had issues with previous owners regarding junk vehicles, illegal dumping, property maintenance, and tree removal permitting, however, the current property owners are aware and have mitigated the issues while working through the proper development processes.

The subject property is within the Urban Service Area and US 41 Corridor Overlay, and Community Activity Center and Institutional Activity Center Character Areas, which recommend C-H zoning. Primary access is off Stewart Circle, and there are existing drives and proposed easements connecting to the Val North Commercial complex. There is a large, ~5.6ac wetland area centrally located on the property, which will require additional engineering design and environmental assessment once development begins.

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 and lot sizes, the availability of County Utilities, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for C-H zoning.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

Letter of Intent for Rezoning Application

I respectfully request the Lowndes County Board of Commissioners to rezone the subject property located on **Stewart Circle** from **C-C (Community-Commercial)** and **R-1 (Residential Single-Family)** to **C-H (Highway Commercial)**.

The purpose of this request is to allow the property to be developed for **highway-oriented commercial uses such as retail, office, and service businesses**. The C-H district, as defined in the Lowndes County Unified Land Development Code (ULDC), is intended for commercial activities that serve both local residents and the traveling public, which makes it a more appropriate zoning classification for this site than the existing combination of C-C and R-1.

The subject property is well-suited for this rezoning for the following reasons:

- **Location & Access** – The property is located on Stewart Circle with convenient access to major corridors including **[HWY 41/I-75]**, making it ideal for highway commercial uses.
- **Surrounding Development** – Nearby parcels include both commercial and residential uses. Rezoning to C-H will provide a logical transition between these development types while encouraging investment in the area.
- **Utilities & Infrastructure** – Lowndes County water and sewer service is available or nearby with adequate capacity. Other utilities and infrastructure are either in place or can be extended to support development.
- **Future Development Alignment:** The Stewart Circle property is consistent with the County's Comprehensive Plan and appears to lie within a **Community Activity Center (CAC)**, supporting its use for highway-oriented commercial development.
- **Community & Economic Benefit** – The proposed rezoning will support additional commercial opportunities in the County, create jobs, expand the local tax base, and provide convenient services to residents and highway travelers.

For these reasons, I respectfully request approval of this rezoning application from **C-C and R-1** to **CH**.

Thank you for your time and consideration. I look forward to working with Lowndes County to ensure the property is developed in a manner consistent with the ULDC and the County's growth objectives.

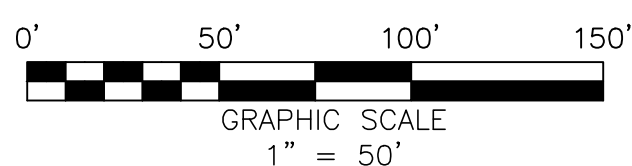
Respectfully submitted,

Kevin Hollis
Edward Jennings LLC
PO Box 5437 Valdosta, Ga 31603
kvn2741@gmail.com
229-563-2837

RODNEY GENE TENERY, JR., RLS/RF

RESERVED FOR THE CLERK
OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.



SURVEY EQUIPMENT USED

☒ LEICA 1203 TOTAL STATION 3 SEC.

☒ GEMAX ZOOM 90 TOTAL 2" STATION

☒ 3005W TOPCON TOTAL STATION 5 SEC.

☒ 200' STEEL W/ MESH TAPE

☒ GTS, AUTO LEVEL

☒ RANGING RANGER DATA COLLECTOR W/
SURVEY PRO SOFTWARE

☒ SURVEYOR II COLLECTOR W/
CARLSON CE 2 SOFTWARE

☒ CHAMPION PRO GNSS RECEIVER

☒ SCEPTER DATA COLLECTOR W/
CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED
FROM ANGLES REFERRED TO
GEORGIA STATE PLANE GRID NORTH - WEST ZONE

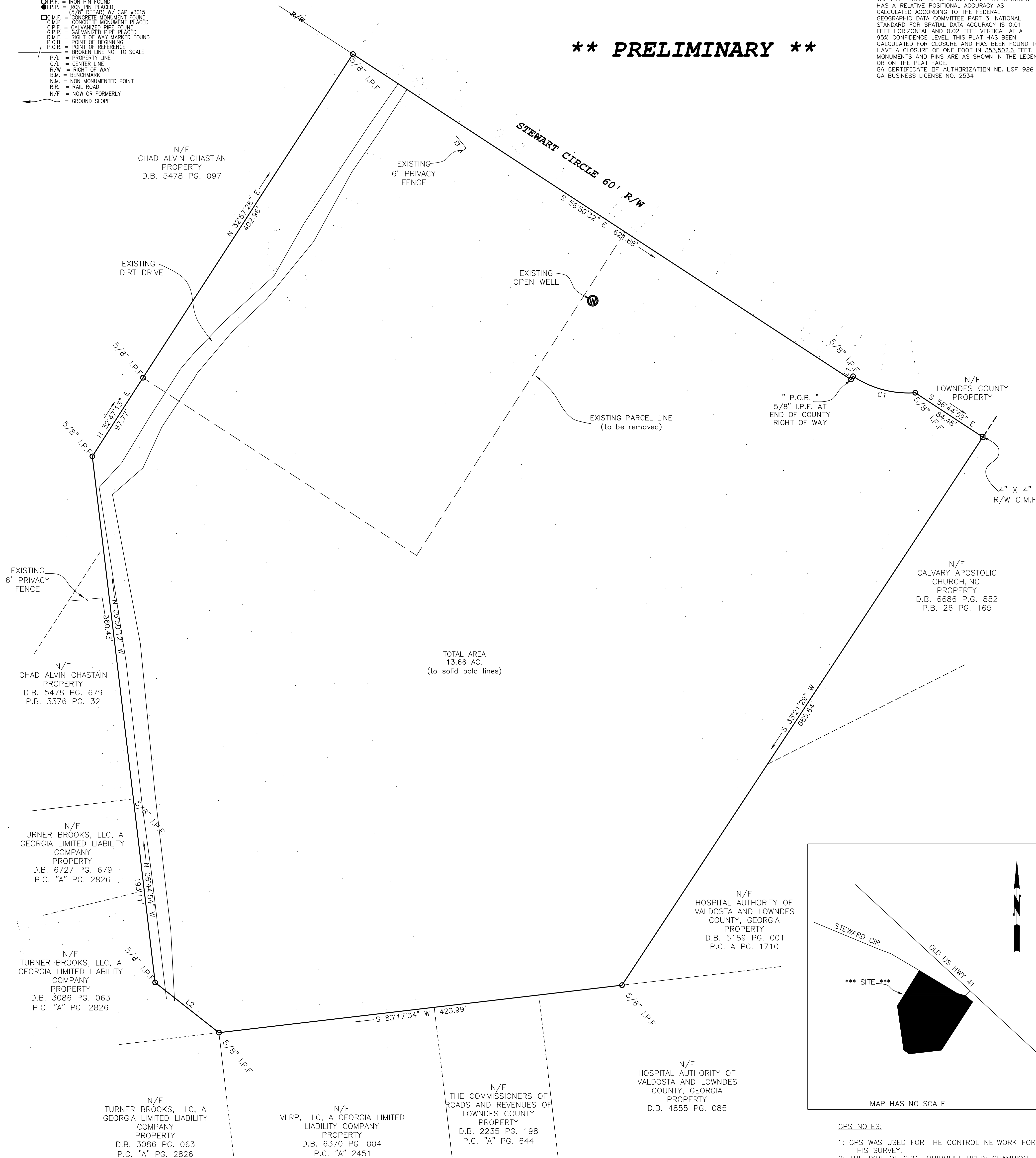
RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

CERTIFY THAT ALL MEASUREMENTS ARE CORRECT
AND WERE PREPARED FROM AN ACTUAL SURVEY OF
THE PROPERTY MADE UNDER MY DIRECT SUPERVISION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A RELATIVE POSITIONAL ACCURACY AS
CALCULATED ACCORDING TO THE FEDERAL
GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL
STANDARDS FOR SPATIAL DATA ACCURACY IS 0.01
FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A
95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO
HAVE A CLOSURE OF ONE FOOT IN 35,502.6 FEET.
MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND
OR ON THE PLAT FACE.
GIVEN UNDER MY HAND AND AUTHORIZATION ON LSF 926
GA BUSINESS LICENSE NO. 25334.

**** PRELIMINARY ****

LEGEND

IRON PIN FOUND
IRON PIN PLACED
(5/8" REBAR) W/ CAP #3015
= CONCRETE MONUMENT FOUND
= CONCRETE MONUMENT PLACED
= GALVANIZED PIPE FOUND
= GALVANIZED PIPE PLACED
= RIGHT OF WAY MARKER FOUND
= POINT OF BEGINNING
= POINT OF REFERENCE
= BROKEN LINE NOT TO SCALE
= PROPERTY LINE
= CENTER LINE
= RIGHT OF WAY
BENCHMARK
NON MONUMENTED POINT
= RAIL ROAD
= NOW OR FORMERLY
= GROUND SLOPE



GENERAL NOTES:

1: NO UNDERGROUND UTILITIES WERE VERIFIED
OR FIELD LOCATED ON THE PROPERTY DEPICTED
ON THIS SURVEY PLAT. PRIME CONSULTING
SOLUTIONS DOES NOT GUARANTEE THAT ALL
EASEMENTS THAT MAY AFFECT THIS PROPERTY
ARE SHOWN ON THIS PLAT.

2: ACCORDING TO FLOOD INSURANCE
RATE MAP NO. 13185C0115E,
DATED: SEPTEMBER 26, 2008
THIS PROPERTY IS LOCATED
IN FLOOD ZONE " X ".

3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A
COMBINATION SURVEY OF THAT PROPERTY
DESCRIBED IN DEED BOOK 2852 AT PAGE 256
SHOWING ERIC CARLTON AS THE GRANTEE. PRIME
CONSULTING SOLUTIONS, INC. WAS ENGAGED TO
PERFORM THIS SURVEY BY COLEMAN HOLLIS.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT,
OR PLAN FOR FILING:

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE DATE
CHAIRMAN, TECHNICAL REVIEW COMMITTEE

LOWNDES COUNTY
DIRECTOR OF ENGINEERING

DATE _____

DATE OF FIELD SURVEY:
11 / 22 / 2024 - 07 / 15 / 2025
DATE OF PLAT:
?? / ?? / 2025

THIS IS A SURVEY OF
LAND PARCEL 004
ON TAX MAP 072



Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

JOB ID# = J-14825

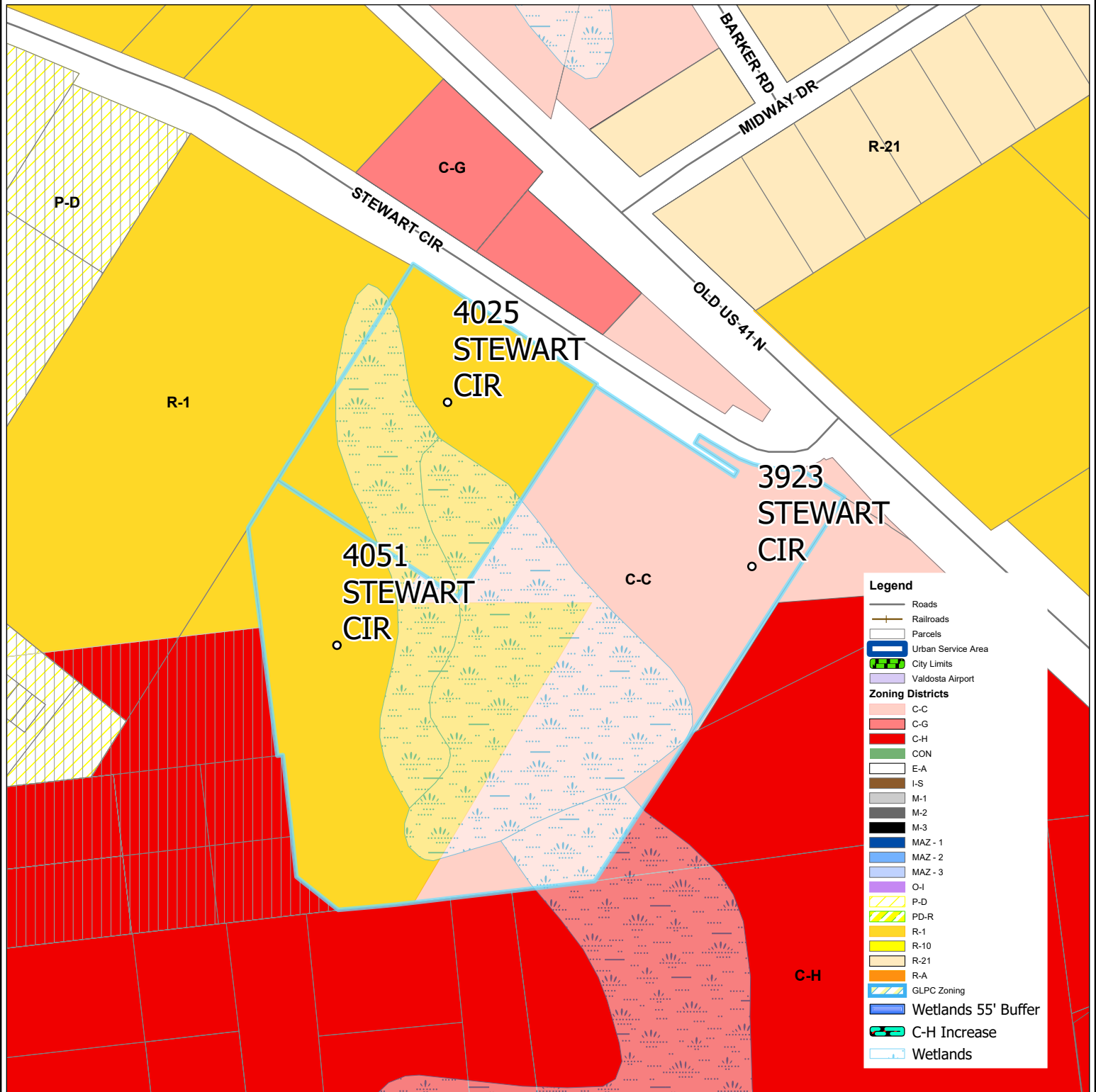
**** PRELIMINARY ****

REZ-2025-15

Zoning Location Map

**3923, 4025, 4051 Stewart Circle
Rezoning Request**

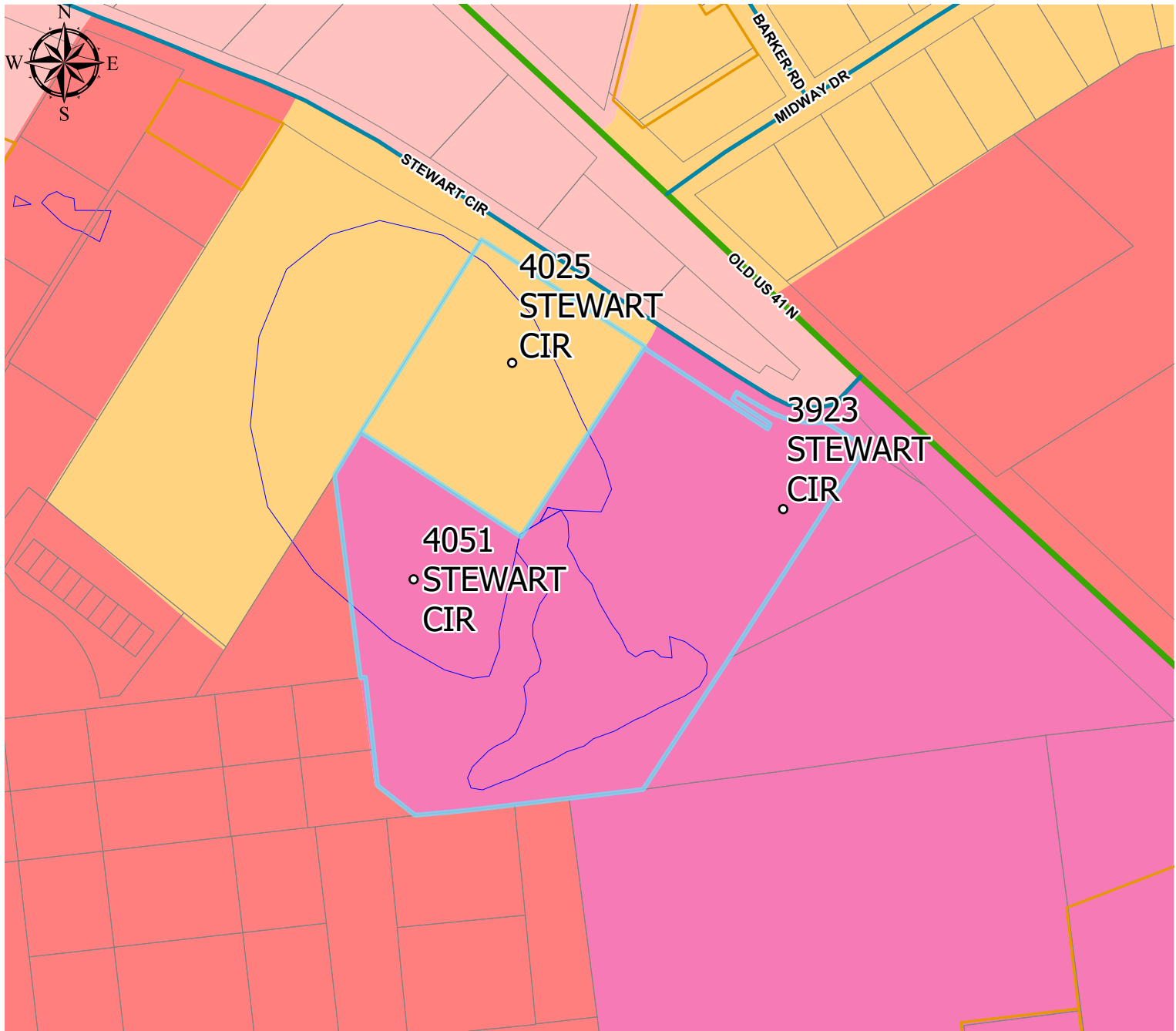
**CURRENT ZONING: R - 1 and C - C
PROPOSED ZONING: C - H**



REZ-2025-15

Future Development Map

3923, 4025, 4051 Stewart Circle Rezoning Request



0 125 250 500 Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

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

REZ-2025-15

WRPDO Site Map

3923, 4025, 4051 Stewart Circle
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	

