

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-16

DATE OF MEETING: October 27, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

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

REZ-2025-16 Copeland Road Subdivision
~18ac, 2480 Copeland Road
R-10w/Conditions to R-10, County Utilities

HISTORY, FACTS AND ISSUES:

This request seeks to remove several of the Conditions that were placed on the property as a result of REZ-2018-07¹, which ultimately approved for R-10 by a vote of (3-2-1) with the following Conditions:

1. All lots, including the existing residence, shall front interior roads.
2. If there are any proposed entrances off of Lester Road, then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the developments southernmost entrance to Copeland Road.
3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities, and construction costs for those improvements.
4. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'.
5. No manufactured homes or mobile homes.
6. No two-family or duplex residences.
7. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) instead of 1/4 acre lots.

The subject property is within the Urban Service Area, Valdosta Airport (VLD) Overlay, a drastic groundwater recharge area, and Suburban Character Area, which recommend R-10 zoning. The subject property possesses road frontage on Copeland Rd and Lester Rd, a county-maintained major collector and local road respectively, with proposed access from Copeland Rd only.

¹ REZ-2015-17 and REZ-2016-23 were both previously denied by the LCBOC (October 13th 2015; 3-0-1 vote and January 10th 2016; 4-0-1 vote (Both Abstentions Commissioner Marshall)). Within both of those cases, the TRC recommended for approval with conditions (Frontage and Paving). The GLPC recommended for denial in the 2015 case by a 5-1 vote (Hall) and voted for approval in the 2016 case by a 6-2 vote (Raker and Willis). Previous public hearings included both those speaking for and against the case. Those speaking against the case have provided petitions with multiple signatures. Between both public hearings opposition to the case seemed to focus on the proposed increase in density, adding to the traffic congestion in the area associated with Lowndes Middle School, and other effects of additional population in the area e.g., noise, decreased privacy, etc.