

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 ¼ 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.

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 nearby existing school campus (Lowndes Middle), the adjacent undeveloped Board of Education owned property, and some of the previously imposed conditions that have already been resolved or are under GDOT guidelines, and therefore recommends approval of the request for R-10 zoning with the following conditions:

- 1. All new lots shall front interior roads.
- 2. 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’.
- 3. No manufactured homes or mobile homes.
- 4. No two-family or duplex residences.
- 5. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) along the southern border instead of ¼ acre lots.

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

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____

John Owens
14 Murray Blvd.
Lakeland, GA 31635

October 1, 2025

Lowndes County Board of Commissioners
327 N. Ashley St., 2nd Floor
Valdosta, GA 31601

To whom it may concern:

The purpose of this rezoning request is to rezone the subject property from R-10 with conditions to R-10 without conditions in order to allow for development use of the property as a single-family residential subdivision consistent with surrounding land uses and the adopted future land use map.

This rezoning will enable the property owner to develop and build a 41-lot single-family residential subdivision consistent with the by-right uses permitted under the R-10 zoning classification.

The proposed rezoning aligns with the adopted land use plan, which designates the area for Suburban Density Residential. The surrounding area is predominantly zoned R-A, R-10, or other single-family residential classifications. Rezoning to R-10 without conditions will maintain the existing residential pattern and character of the neighborhood.

The subject property will be served by existing public infrastructure, including water, sewer, and road access and no additional public facility improvements are required to support the proposed use.

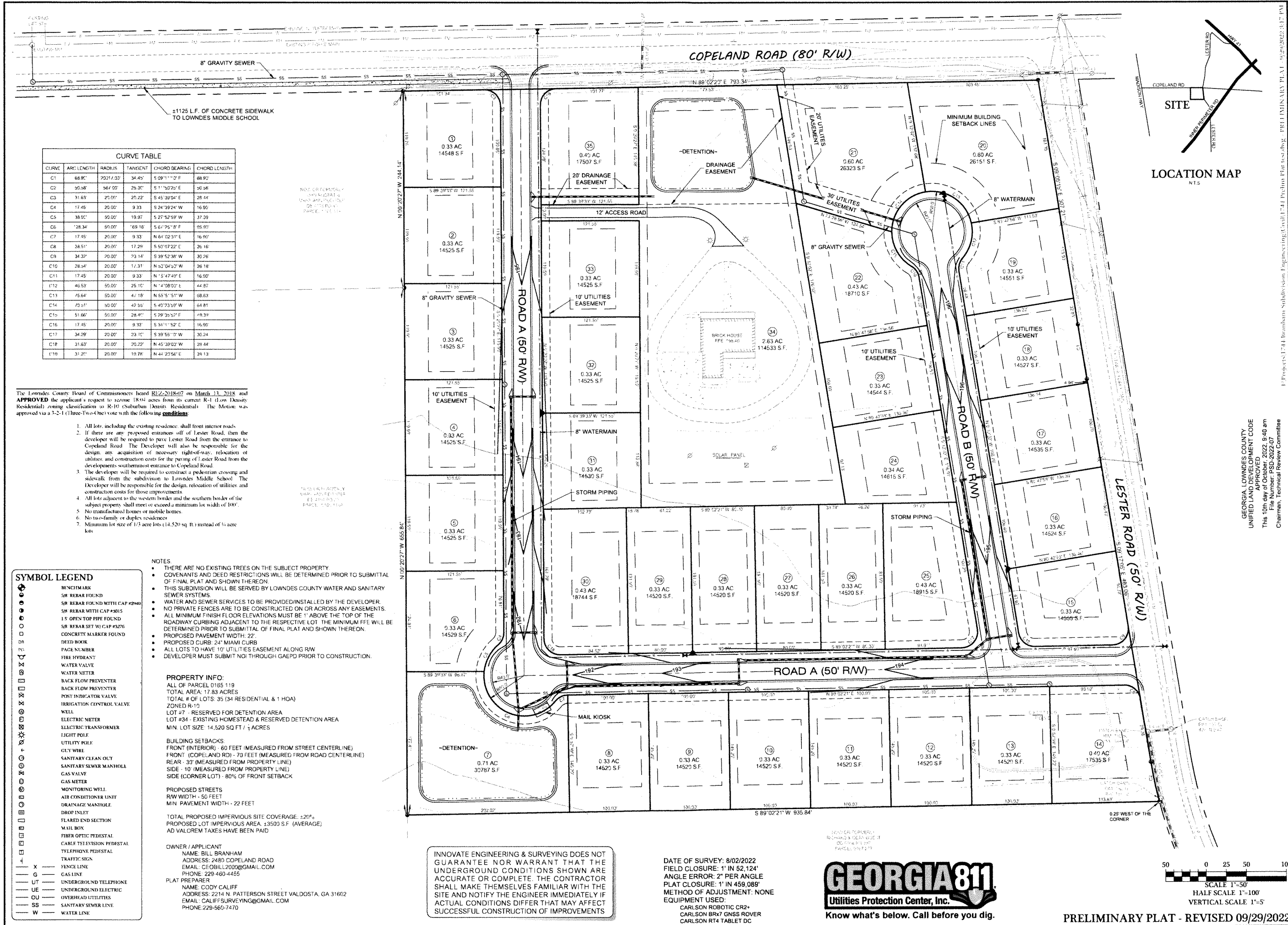
We respectfully request approval of this rezoning application to R-10 without conditions, as it is consistent with the comprehensive plan, compatible with adjacent land uses, and appropriate for the character of the surrounding neighborhood.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'JOHN OWENS', with a stylized flourish at the end.

John Owens



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68.92'	20317.03'	34.45'	S 09°11'00" E	68.92'
C2	50.58'	561.00'	25.30'	S 11°50'26" E	50.58'
C3	31.65'	21.00'	20.22'	S 45°30'54" E	28.44'
C4	17.45'	20.00'	9.33'	S 24°39'24" W	16.90'
C5	38.02'	50.00'	19.37'	S 27°52'59" W	37.39'
C6	28.34'	50.00'	16.16'	S 61°25'18" E	25.97'
C7	17.45'	20.00'	9.33'	N 64°02'31" E	16.90'
C8	28.51'	20.00'	17.29'	S 50°07'22" E	26.16'
C9	34.30'	20.00'	23.14'	S 39°52'38" W	30.26'
C10	28.34'	20.00'	17.31'	N 62°04'52" W	26.18'
C11	17.45'	20.00'	9.33'	N 5°47'49" E	16.90'
C12	46.53'	50.00'	25.10'	N 4°08'03" E	44.87'
C13	75.64'	50.00'	47.18'	N 55°51'51" W	68.63'
C14	70.51'	50.00'	47.55'	S 40°23'59" W	64.81'
C15	51.66'	50.00'	28.47'	S 29°35'52" E	49.39'
C16	17.45'	20.00'	9.33'	S 31°11'52" E	16.90'
C17	34.29'	20.00'	23.10'	S 39°55'01" W	30.24'
C18	31.63'	20.00'	20.22'	N 45°39'03" W	28.44'
C19	31.20'	20.00'	19.76'	N 44°23'56" E	28.13'

The Lowndes County Board of Commissioners heard REZ-2018-07 on March 13, 2018 and APPROVED the applicant's request to rezone 18.04 acres from its current R-1 (Low Density Residential) zoning classification to R-10 (Suburban Density Residential). The Motion was approved via a 3-2-1 (Three-Two-One) vote with the following conditions:

- All lots, including the existing residence, shall front interior roads.
- 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.
- 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.
- 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'.
- No manufactured homes or mobile homes.
- No two-family or duplex residences.
- Minimum lot size of 1/3 acre lots (14,520 sq. ft.) instead of 1/4 acre lots.

SYMBOL LEGEND

- BENCHMARK
- 8" REAR FOUND
- 5" REAR FOUND WITH CAP #240
- 5" REAR WITH CAP #3015
- 15" OPEN TOP PIPE FOUND
- 8" REAR SET W/ CAP #3276
- CONCRETE MARKER FOUND
- DEED BOOK
- PAGE NUMBER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- WELL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- GLY WIRE
- SANITARY CLEAN OUT
- SANITARY SINK MANHOLE
- GAS VALVE
- GAS METER
- MONITORING WELL
- AIR CONDITIONER UNIT
- DRAINAGE MANHOLE
- DROP INLET
- FLARED END SECTION
- MAIL BOX
- FIBER OPTIC PEDESTAL
- CABLE TELEVISION PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGN
- FENCE LINE
- GAS LINE
- UT - UNDERGROUND TELEPHONE
- UE - UNDERGROUND ELECTRIC
- OU - OVERHEAD UTILITIES
- SS - SANITARY SEWER LINE
- W - WATER LINE

- NOTES:
- THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.
 - COVENANTS AND DEED RESTRICTIONS WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
 - THIS SUBDIVISION WILL BE SERVED BY LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS.
 - WATER AND SEWER SERVICES TO BE PROVIDED/INSTALLED BY THE DEVELOPER.
 - NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
 - ALL MINIMUM FINISH FLOOR ELEVATIONS MUST BE 1' ABOVE THE TOP OF THE ROADWAY CURBING ADJACENT TO THE RESPECTIVE LOT. THE MINIMUM FFE WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
 - PROPOSED PAVEMENT WIDTH: 22'
 - PROPOSED CURB: 24" MIAMI CURB
 - ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG R/W
 - DEVELOPER MUST SUBMIT NOI THROUGH GAEPD PRIOR TO CONSTRUCTION.

PROPERTY INFO:
ALL OF PARCEL 0185 119
TOTAL AREA: 17.83 ACRES
TOTAL # OF LOTS: 35 (34 RESIDENTIAL & 1 HOA)
ZONED R-10
LOT #7 - RESERVED FOR DETENTION AREA
LOT #34 - EXISTING HOMESTEAD & RESERVED DETENTION AREA
MIN. LOT SIZE: 14,520 SQ FT / 1/3 ACRES

BUILDING SETBACKS:
FRONT (INTERIOR) - 60 FEET (MEASURED FROM STREET CENTERLINE)
FRONT (COPELAND RDI) - 70 FEET (MEASURED FROM ROAD CENTERLINE)
REAR - 30' (MEASURED FROM PROPERTY LINE)
SIDE - 10' (MEASURED FROM PROPERTY LINE)
SIDE (CORNER LOT) - 80% OF FRONT SETBACK

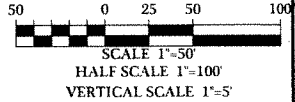
PROPOSED STREETS
R/W WIDTH - 50 FEET
MIN. PAVEMENT WIDTH - 22 FEET

TOTAL PROPOSED IMPERVIOUS SITE COVERAGE: <20%
PROPOSED LOT IMPERVIOUS AREA: 13500 S.F. (AVERAGE)
AD VALOREM TAXES HAVE BEEN PAID

OWNER / APPLICANT
NAME: BILL BRANHAM
ADDRESS: 2480 COPELAND ROAD
EMAIL: CEBILL2000@GMAIL.COM
PHONE: 229-460-4455
PLAT PREPARED BY
NAME: CODY CALIFF
ADDRESS: 2214 N. PATTERSON STREET VALDOSTA, GA 31602
EMAIL: CALIFFSURVEYING@GMAIL.COM
PHONE: 229-560-7470

INNOVATE ENGINEERING & SURVEYING DOES NOT GUARANTEE NOR WARRANT THAT THE UNDERGROUND CONDITIONS SHOWN ARE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE SITE AND NOTIFY THE ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER THAT MAY AFFECT SUCCESSFUL CONSTRUCTION OF IMPROVEMENTS

DATE OF SURVEY: 8/02/2022
FIELD CLOSURE: 1" IN 52,124'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1" IN 459,089'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BR7 GNSS ROVER
CARLSON RT4 TABLET DC



PRELIMINARY PLAT - REVISED 09/29/2022

LOCATION MAP

SITE

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 10th day of October, 2022, 9:40 am
File Number: PSD-2022-07
Chairman, Technical Review Committee

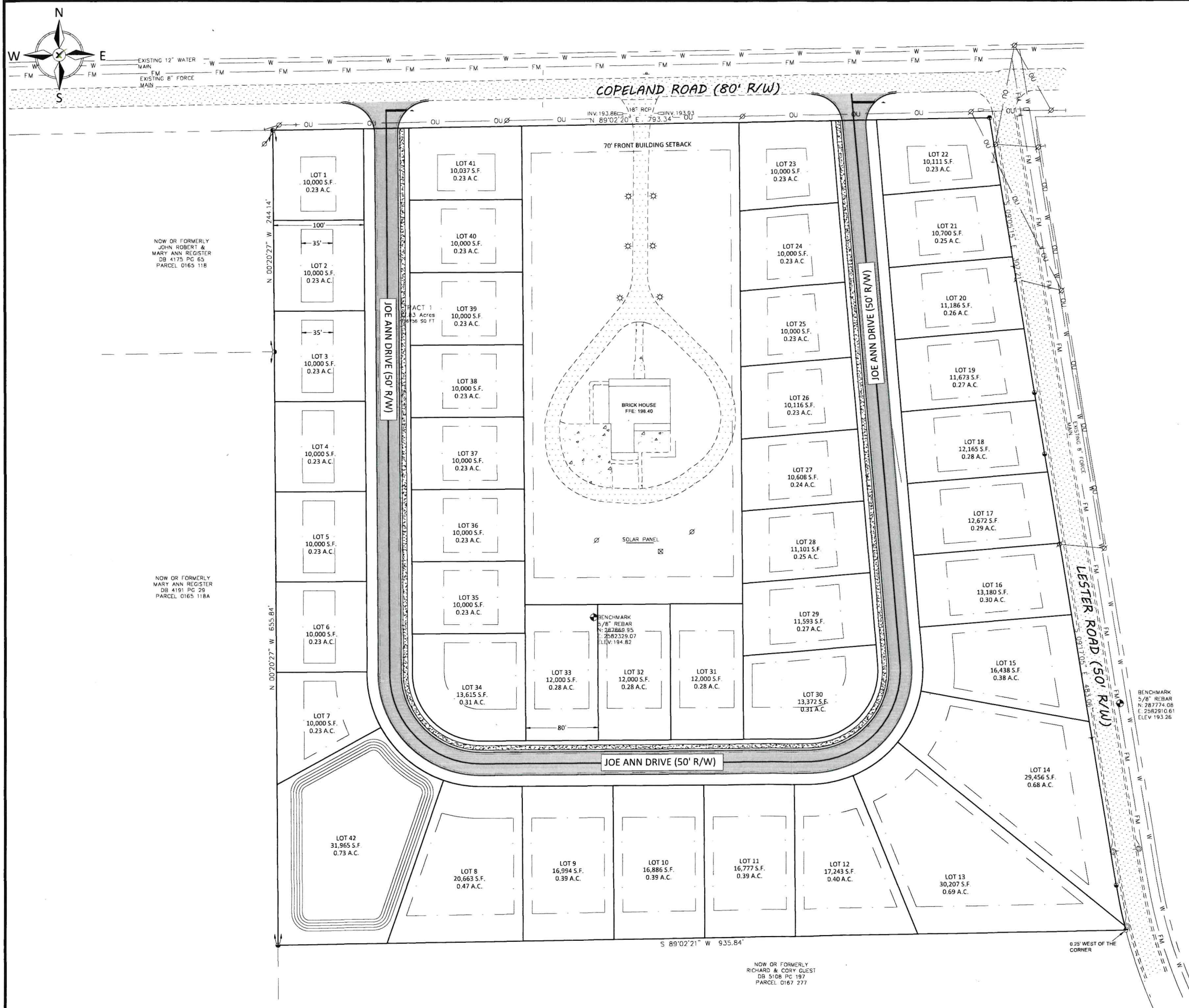
BRANHAM SUBDIVISION
LOWNDES COUNTY, GEORGIA
LAND LOT 111 LAND DISTRICT 11TH

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 • www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602



DATE: 08/11/2022
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET
1 of 1
PROJECT NUMBER
1744



SITE DATA TABLE			
PROJECT ADDRESS		TBD COPELAND ROAD, VALDOSTA, GEORGIA 31601	
PARCEL NUMBER		0165 119 (17.83 ACRES)	
ZONING		SUBURBAN DENSITY RESIDENTIAL (R-10)	
PROJECT AREA		17.83 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	70' (COLLECTOR), 60' (RESIDENTIAL) FROM ROAD CENTERLINE	FRONT	N/A
SIDE	10'	SIDE	N/A
REAR	30'	REAR	N/A

SITE NOTES:

1. THE HORIZONTAL DATA SHOWN IS BASED ON NAD83 GEORGIA WEST. THE VERTICAL DATA SHOWN IS BASED ON NAVD 88(12B).
2. ALL STRIPING AND SIGNS SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR THE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS
3. ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB, EDGE OF ASPHALT, OR EDGE OF BUILDING (WHERE APPLICABLE)
4. HANDICAPPED PARKING AND ACCESSIBLE ROUTES (AT MINIMUM) MEET THE LATEST VERSION OF THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN. NO ACCESSIBLE SIDEWALK SHALL EXCEED FIVE PERCENT (5%) LONGITUDINAL SLOPE OR TWO PERCENT (2%) CROSS SLOPE. THE ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT (2%) SLOPE IN ANY DIRECTION. NO ACCESSIBLE RAMP SHALL NOT EXCEED 12H : 1V GRADE.

HATCH LEGEND:

	PROPOSED ASPHALT PAVEMENT		PROPOSED CONCRETE SIDEWALK
	EXISTING ASPHALT PAVEMENT		EXISTING CONCRETE PAVEMENT



REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

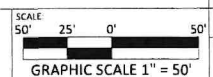
SITE PLAN

COPELAND ROAD SUBDIVISION

VALDOSTA, LOWNDES
COUNTY, GEORGIA

PROJECT NO.	25-25129
DATE:	07/23/2025
DRAWN BY:	BIW
CHECK BY:	JVM

OWNES VINYL SIDING



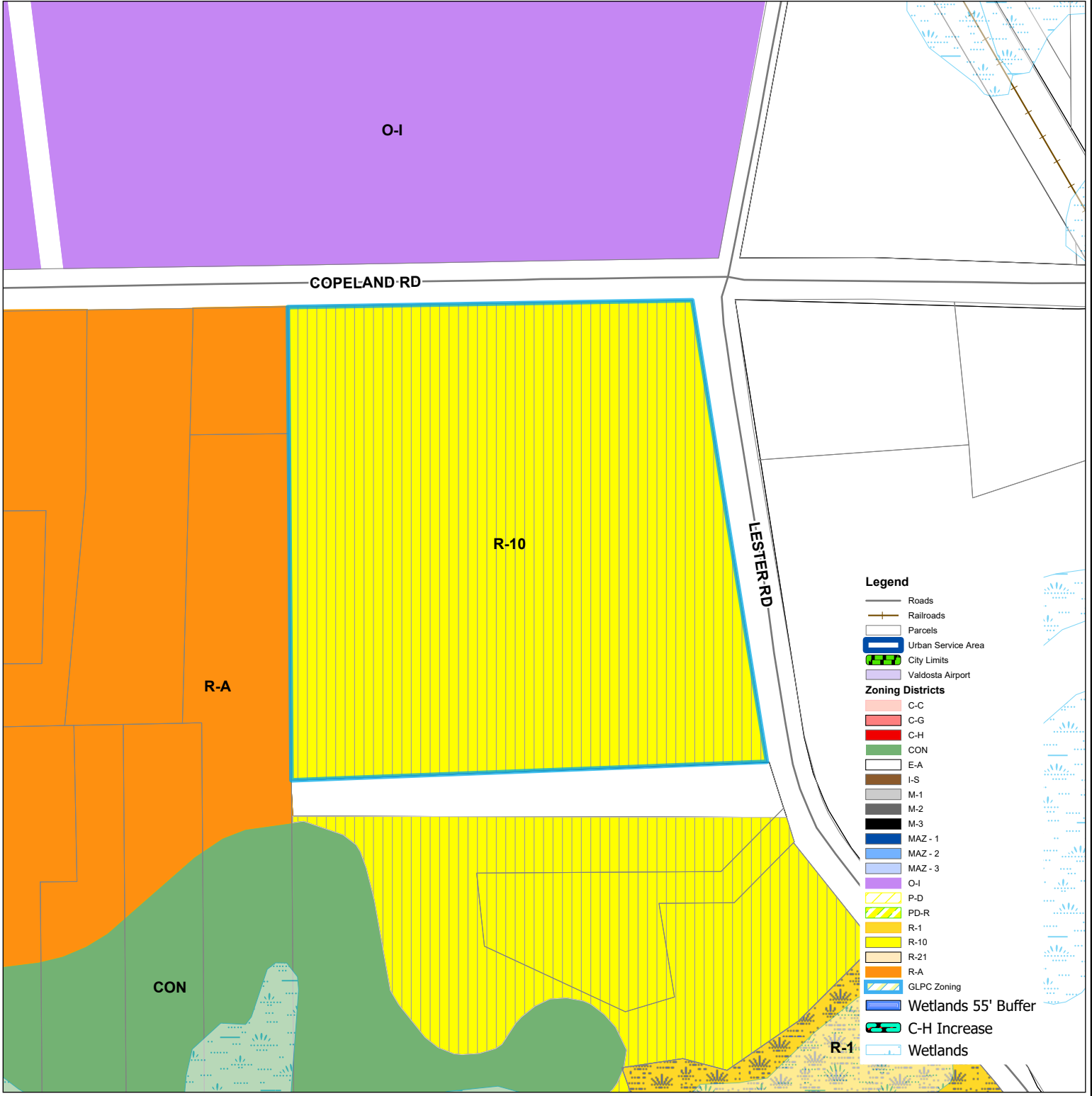
SHEET NO.
C4.0

REZ-2025-16

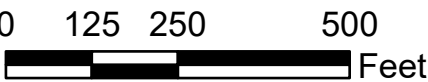
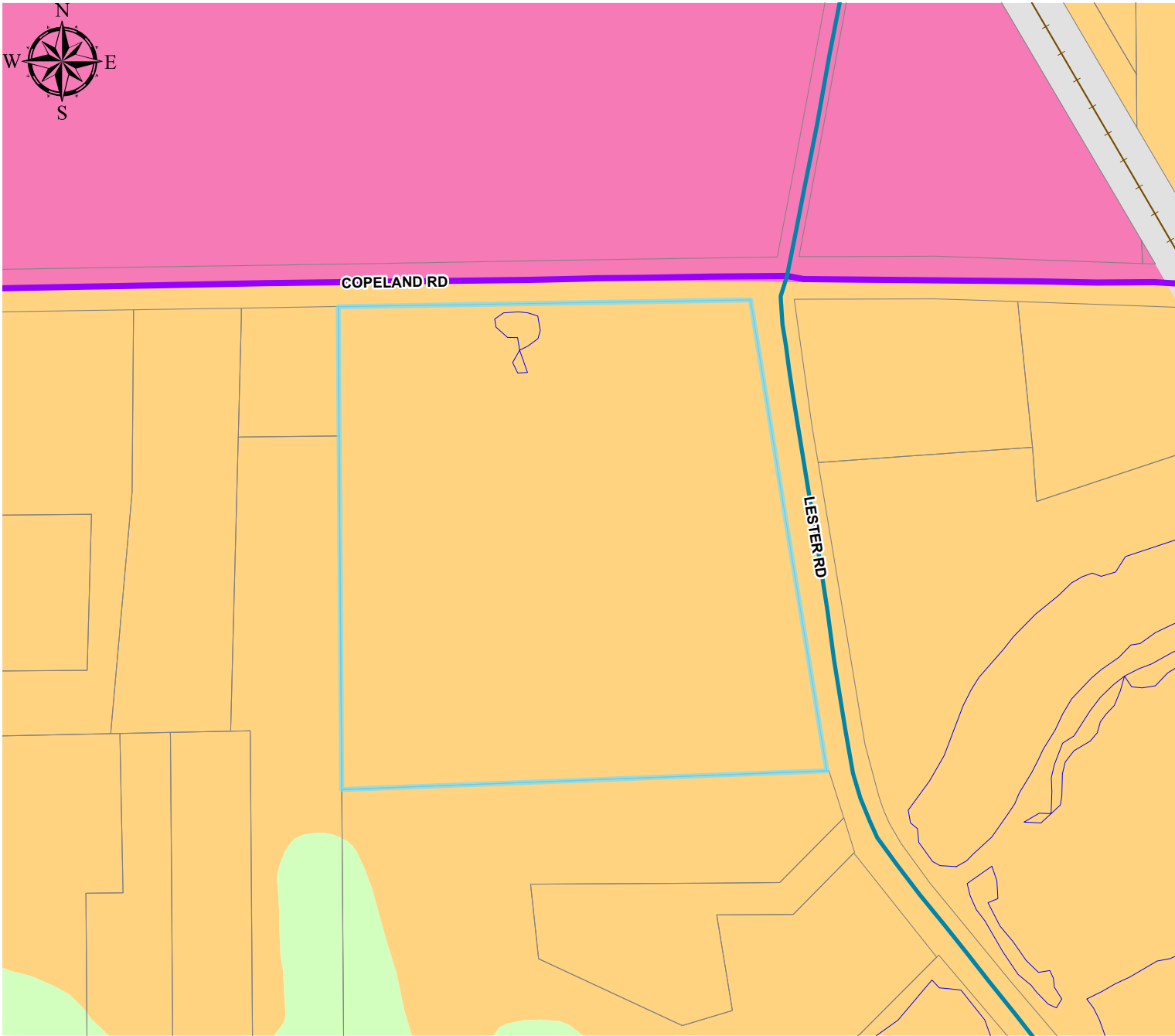
Zoning Location Map

Copeland Road Subdivision
Rezoning Request

CURRENT ZONING: R - 10/Conditions
PROPOSED ZONING: R - 10



Copeland Road Subdivision Rezoning Request



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

Copeland Road Subdivision 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 | |

