

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 23, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-05 Cole Davis

~22ac US HWY 84W.

C-H to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on ~22 acres property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks.

The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. Nearby developments are predominantly multi-tenant commercial and industrial operations ranging from 8,000-42,000 buildings, with the Agri Supply Company to the East having the largest footprint at 60,000sf and ~30' in building height. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

In addition to the site plan notes, per Section 4.06.02, Industrial Uses not allowed in C-H Zoning and the Outdoor Storage of materials and equipment are prohibited in P-D zonings. Note 10 on the applicant's site plan requires any outdoor storage of materials to be fully screened from view from adjacent properties and the public right-of-way. Landscaping and Buffering standards shall apply, in addition to any trees planted for mitigation per 4.07.07(H).

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, potential light and noise concerns, the aesthetic appearance and construction type, the allowable uses in C-H zonings, and the details and scale of the proposed development, and therefore recommends approval of the request for P-D zoning per the site plan.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

INNOVATE!

Engineering & Surveying

January 29, 2026

RE: Letter of Intent
Planned Development Overlay
84 Business Park

Acquisition South, LLC intends to develop a multi-tenant commercial site on their property located along US Highway 84 West. The +21.78-acre property is identified as Map 0059, Parcel 090. It is currently zoned C-H. They intend to rezone with a P-D overlay.

The property has limited road frontage along US 84 and is bordered on the south end by railroad tracks. Because of the unique configuration of the lot, the proposed P-D overlay will allow Acquisition South the flexibility of developing individual commercial and warehousing buildings based on market needs. The development will conform with Section 4.06.00 requirements.

Acquisition South understands they must bring the entire site into full compliance with the standards identified on the concept plan enclosed once the development has been completed.

Please accept and approve this P-D application.

Respectfully submitted,



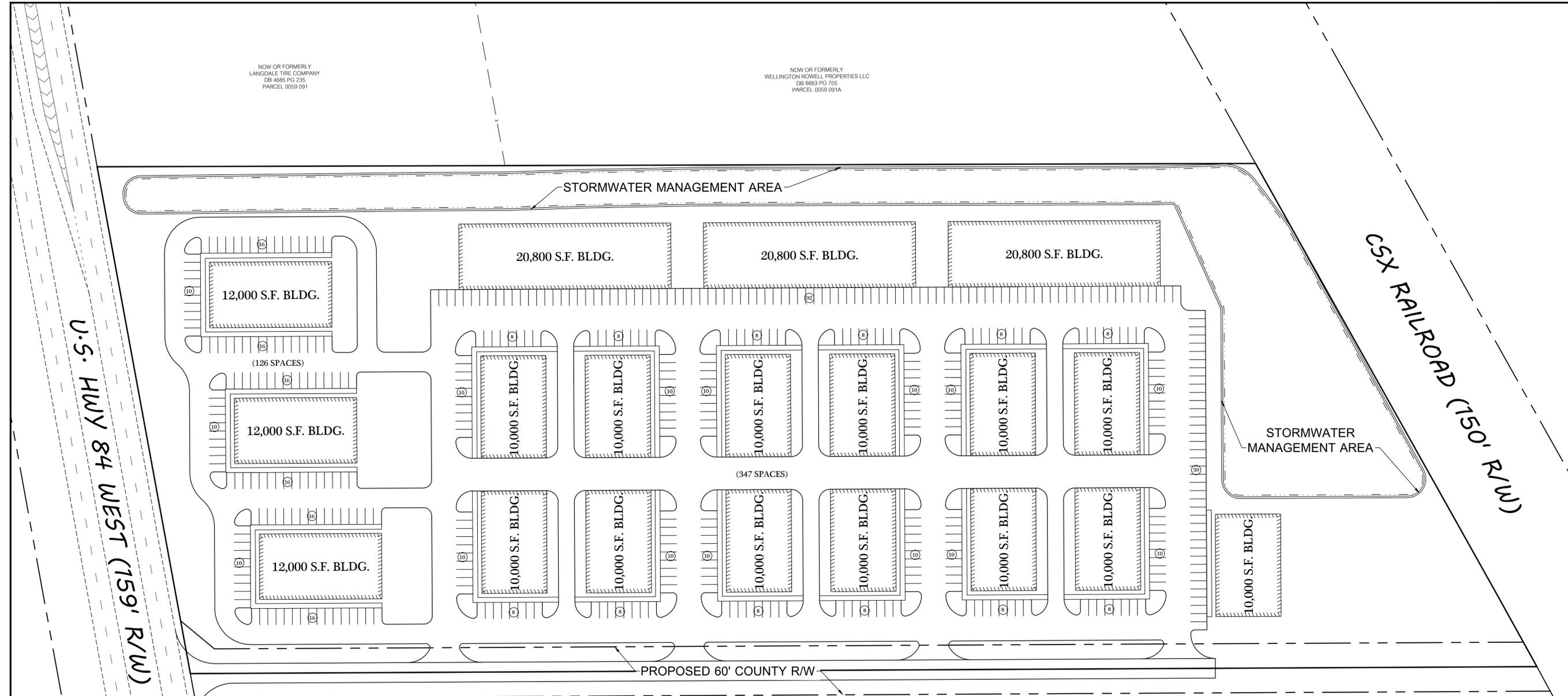
William D. Kent, PE

Enclosures

NOW OR FORMERLY
LANGDALE TIRE COMPANY
DB 4685 PG 235
PARCEL 0059 091

NOW OR FORMERLY
WELLINGTON ROWELL PROPERTIES LLC
DB 6663 PG 705
PARCEL 0059 091A

NOW OR FORMERLY
LINDER INDUSTRIAL MACHINERY COMPANY
DB 7047 PG 265
PARCEL 0059 090A



OWNER: AQUISITION SOUTH, LLC.

ZONING:
CURRENT: C-H
PROPOSED: P-D

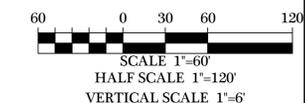
PIN: MAP 0059 PARCEL 090

TOTAL ACREAGE: 21.77 AC.

OPEN SPACE: 6.47 AC. (281,833 S.F.) = 30%

NOTES:

- INDIVIDUAL BUILDINGS MAY BE SUBDIVIDED INTO SINGLE PARCELS. LOT CONFIGURATION WILL BE DETERMINED BASED ON ACTUAL BUILDING FOOTPRINT CONSTRUCTED.
- AT THE TIME THIS DEVELOPMENT IS COMPLETED, AND ALL LOTS HAVE BEEN DEVELOPED, ANY PORTIONS OF LOTS THAT HAVE NOT BEEN DEVELOPED WILL BE CONVERTED TO COMMON AREA.
- EACH BUILDING SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
- ALL INTERNAL DRIVE AISLES SHALL INCLUDE A 24' ACCESS EASEMENT.
- 473 PARKING SPACES ARE DEPICTED. ALL PARKING SHALL BE SHARED. AT THE COMPLETION OF DEVELOPMENT, ADEQUATE PARKING SHALL BE CONSTRUCTED BASED ON THE INDIVIDUAL BUILDING USES AND IN CONFORMITY WITH SECTION 6.01.03.
- DEVELOPMENT SHALL CONFORM WITH SECTION 4.06.00.
- SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- MAXIMUM TOTAL BUILDING SQUARE FOOTAGE SHALL BE 350,000 S.F. WITH NO SINGLE BUILDING EXCEEDING 100,000 S.F.
- MAXIMUM BUILDING HEIGHT SHALL BE 60 FEET FOR ALL BUILDINGS LOCATED WITHIN 120 FEET FROM HIGHWAY 84 AND SHALL BE 45 FEET MAXIMUM FOR ALL OTHER BUILDINGS.
- IF AN INDIVIDUAL USER REQUIRES OUTDOOR STORAGE, IT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
- THE DEVELOPMENT SHALL HAVE A BUFFER CONSISTENT WITH 4.07.06 ADJACENT TO THE ASHWOOD MOBILE HOME PARK.
- THE DEVELOPMENT SHALL HAVE A 24' INGRESS/EGRESS EASEMENT TO THE EAST FOR FUTURE DEVELOPMENT.



CONCEPTUAL LAYOUT

DATE	REVISIONS	DESCRIPTION

PLANNED DEVELOPMENT FOR
84 BUSINESS PARK
LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.

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

NOT FOR CONSTRUCTION

DATE: 09/16/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 OF 1

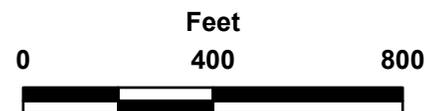
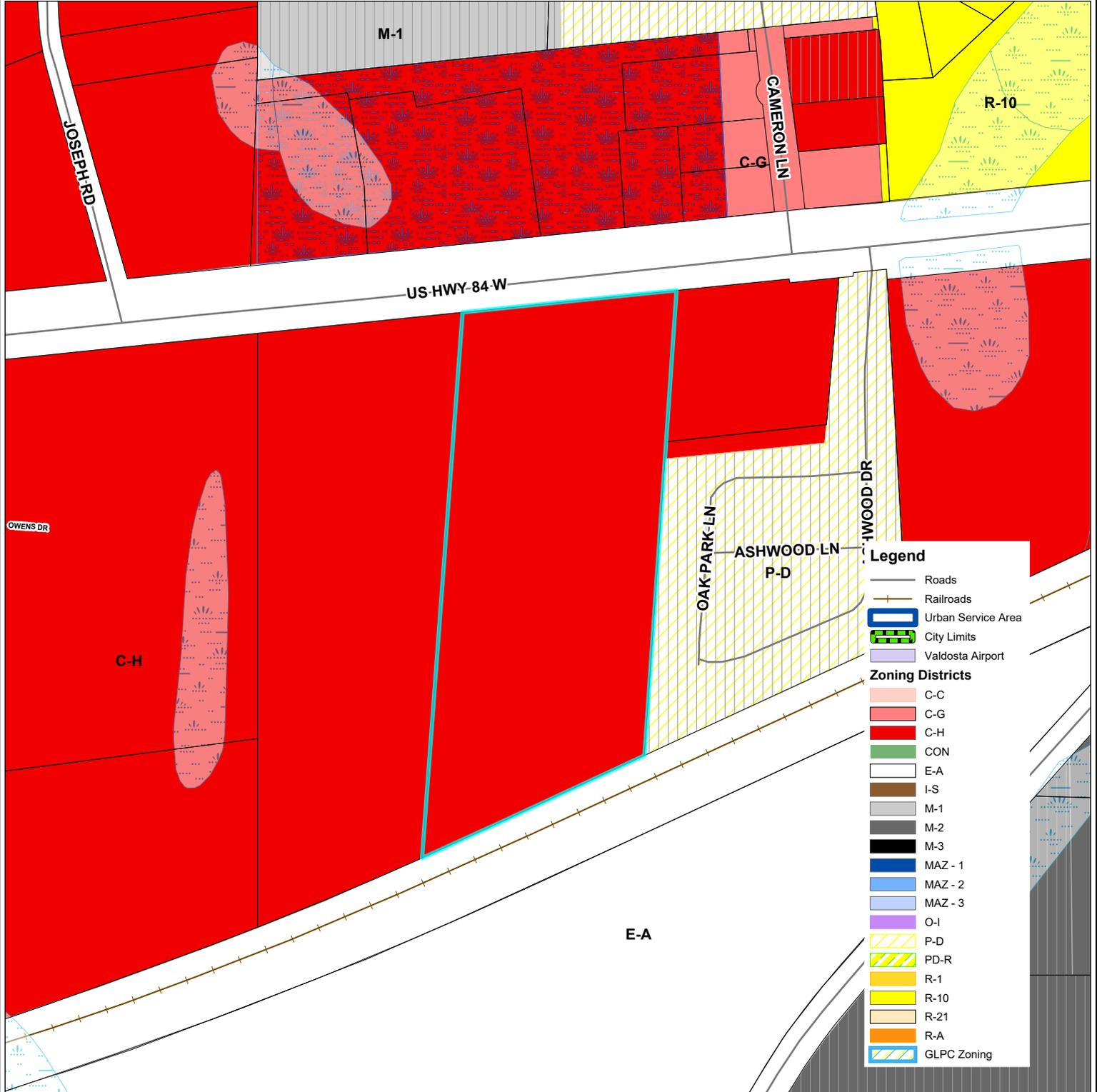
PROJECT NUMBER 1925

REZ-2026-05

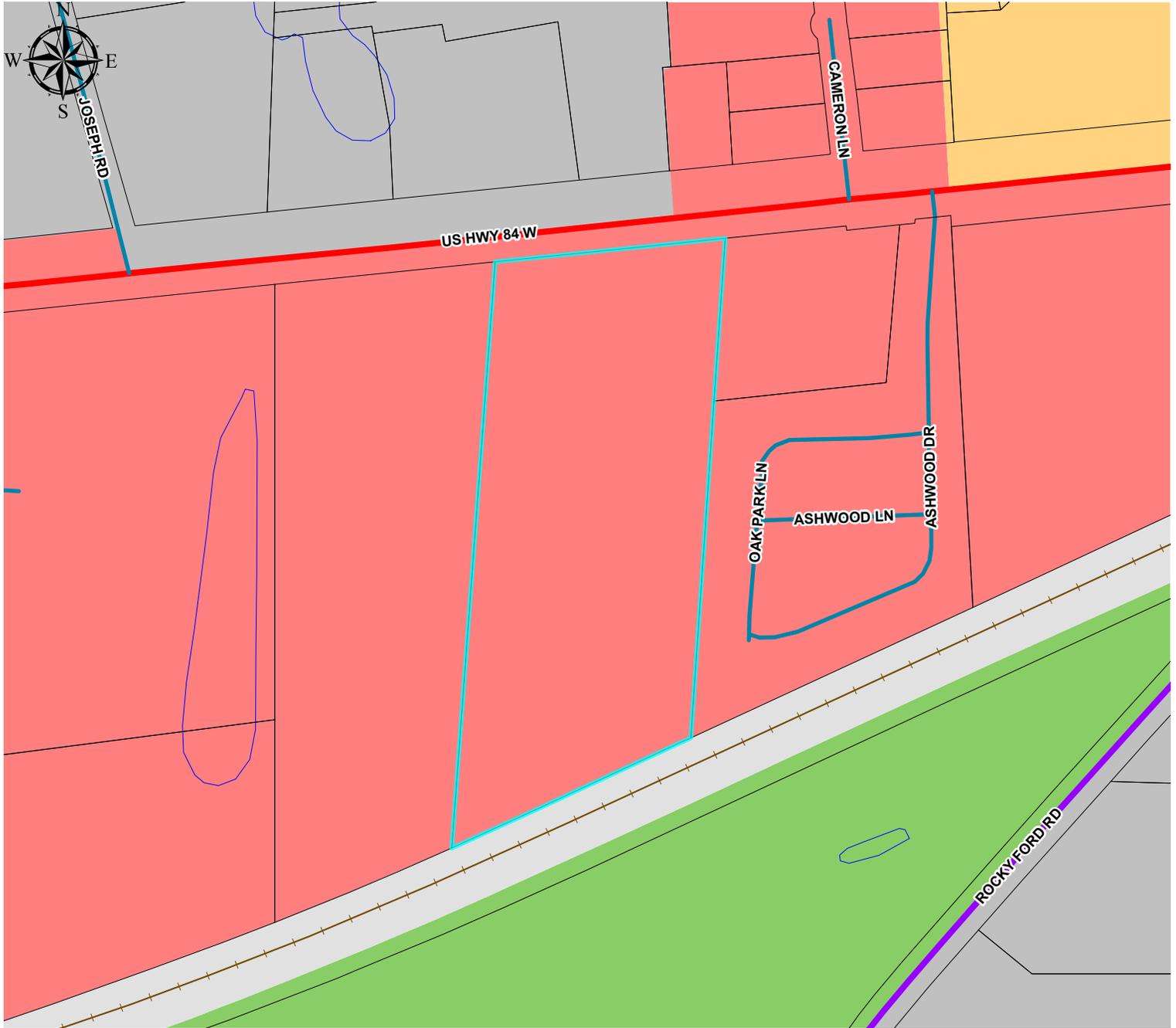
Zoning Location Map

1925 Davis/84
Rezoning Request

CURRENT ZONING: C - H
PROPOSED ZONING: P - D



1925 Davis/84 Rezoning Request



0 150 300 600
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-2026-05

WRPDO Site Map

1925 Davis/84 Rezoning Request

Legend

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

