

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-06

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-2026-06 Val Del MHP

~34ac Val Del Road

P-D and R-A to P-D, County Utilities

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on ~34 acres property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning; and the development will be governed by sections 4.03.26 and 4.06.00 of the ULDC.

The original MHP along Val Way and Del Circle contained ~30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into a ~155 lot layout, including recreation space and common areas in accordance with ULDC 4.03.26 and 4.06.00 standards.

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 property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan, however, the applicant has requested to table this case until a more complete site plan can be prepared.

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

RECOMMENDATION: Option 2/3

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

INNOVATE!

Engineering & Surveying

January 29, 2026

RE: Letter of Intent
Planned Development Overlay
Val-Del Mobile Home Community

APS Valdel, LLC intends to redevelop their mobile home community site on their property located along Val Del Road. The ± 33.79 -acre property is identified as Map 0071, Parcel 040. It is currently mixed zoning of R-A and P-D. They intend to rezone the entire property to P-D.

A master plan of a portion of the property was developed in 1998. That plan did not address the existing mobile home park facing Val Del Road. Since that time, individual parcels have been combined into the single parcel, but with mixed zoning. It is intended to bring the entire parcel under the P-D zoning, and to master plan the ultimate build-out of the project.

The property is bisected with a drainage feature and wetlands. Also, since 1998, Lowndes County water and sewer facilities are readily available for connection. It is our understanding Val Del Road is to be widened and improved soon allowing the homeowners better access in and out of the development. The parcel currently has 4 drives onto Val Del Road. For security purposes, APS Valdel desires to limit entry and exit to 2 drives.

Because of the unique configuration of the lot, the proposed P-D overlay will allow APS Valdel the flexibility of developing individual homesites based on market needs. The development will conform with Section 4.03.26 and 4.06.00 requirements.

APS Valdel 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

LAND DISTRICT 11
LAND LOT 8
LAND DISTRICT 11
LAND LOT 9
LAND LOT CORNER
LAND LOT LINE
LAND DISTRICT 12
LAND LOT 9

NOW OR FORMERLY
EMANUEL & JENNETTA CHRISTIE
DB 2769 PG 222
PARCEL #0071 046

- NOTES:**
1. LOT LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY. LOTS WILL NOT BE SUBDIVIDED OR SOLD INDIVIDUALLY. PROPERTY WILL REMAIN SINGLE OWNERSHIP.
 2. AT THE TIME THE DEVELOPMENT IS COMPLETED, ANY PORTIONS OF LOTS THAT HAVE NOT BEEN DEVELOPED WILL BE CONVERTED TO OPEN SPACE AND/OR COMMUNITY RECREATION AREA.
 3. EACH HOME SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
 4. INTERNAL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND WILL BE PRIVATELY MAINTAINED.
 5. EACH HOME SHALL HAVE 2 PARKING SPACES IN COMPLIANCE WITH SECTION 6.01.03.
 6. DEVELOPMENT SHALL CONFORM WITH SECTION 4.03.26 AND 4.06.00.
 7. SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
 8. ALL EXTERIOR HOMES SHALL BE PLACED A MINIMUM OF 30' FROM OUTER PROPERTY BOUNDARY.
 9. THE COMMUNITY IDENTIFICATION SIGN SHALL CONFORM WITH 4.03.26K.
 10. THERE SHALL BE A NON-ENCROACHMENT EASEMENT ALONG VAL-DEL ROAD WITH THE EXCEPTION OF THE DRIVE ENTRANCES.

OWNER: APS VALDEL, LLC.

PIN: MAP 0071 PARCEL 040

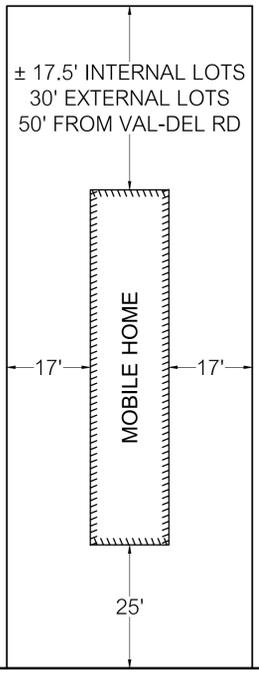
ZONING:
CURRENT: R-A & P-D
PROPOSED: P-D

TOTAL ACREAGE: 33.79 AC.

PROPOSED UNITS: 156

COMMUNITY RECREATION SPACE: 32,000 S.F.

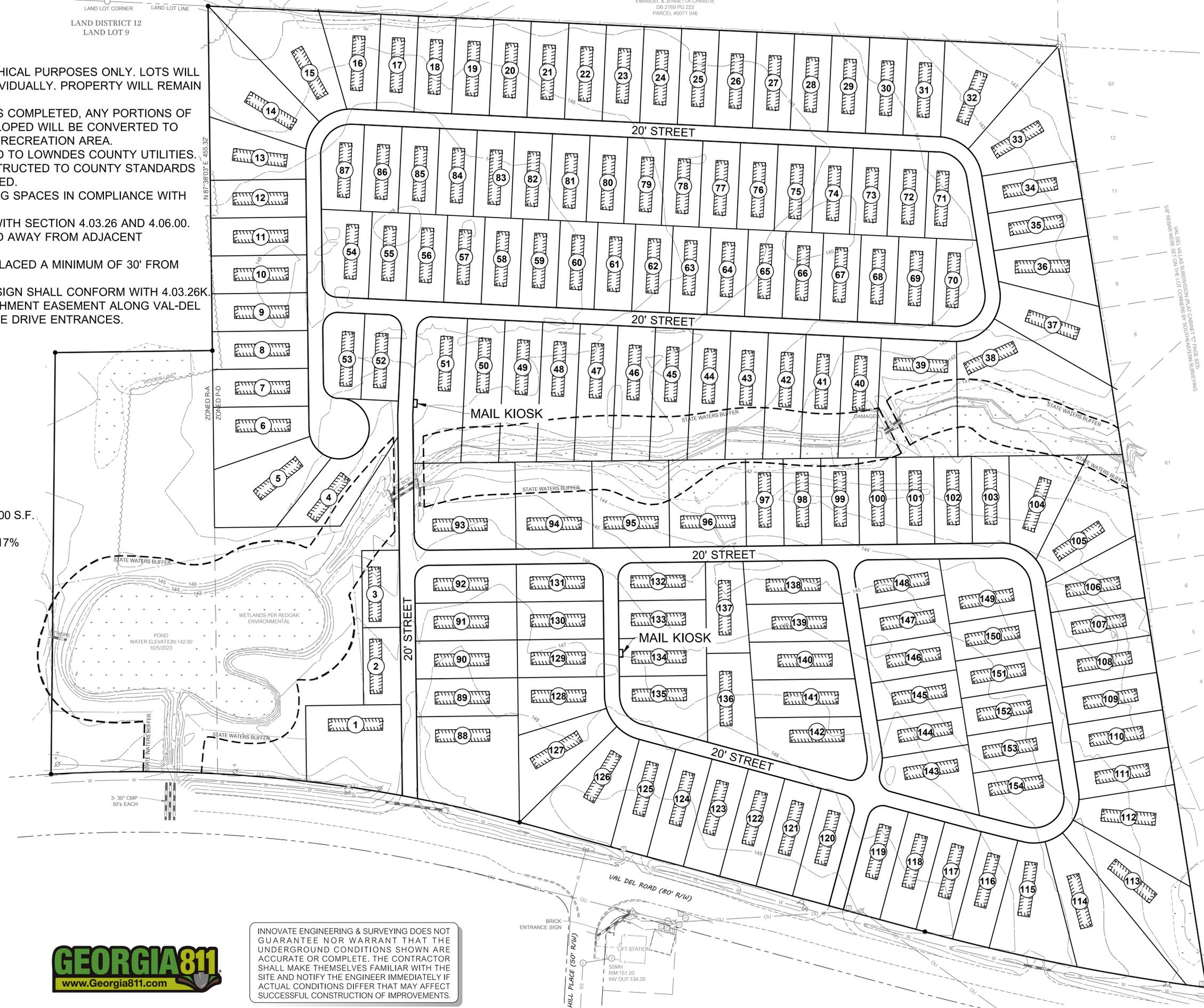
OPEN SPACE: 5.78 AC. (251,890 S.F.) = 17%



TYPICAL HOME SITE
NOT TO SCALE



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.



REVISIONS	DESCRIPTION
DATE	

PLANNED DEVELOPMENT FOR
VAL-DEL MOBILE HOME COMMUNITY
LOWNDES COUNTY, GA

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

NOT FOR CONSTRUCTION

LEVEL II CERT. 8141
DATE: 02/16/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET
1 of 1

PROJECT NUMBER
1841

CONCEPTUAL SITE PLAN - H

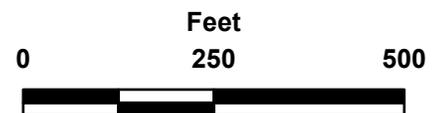
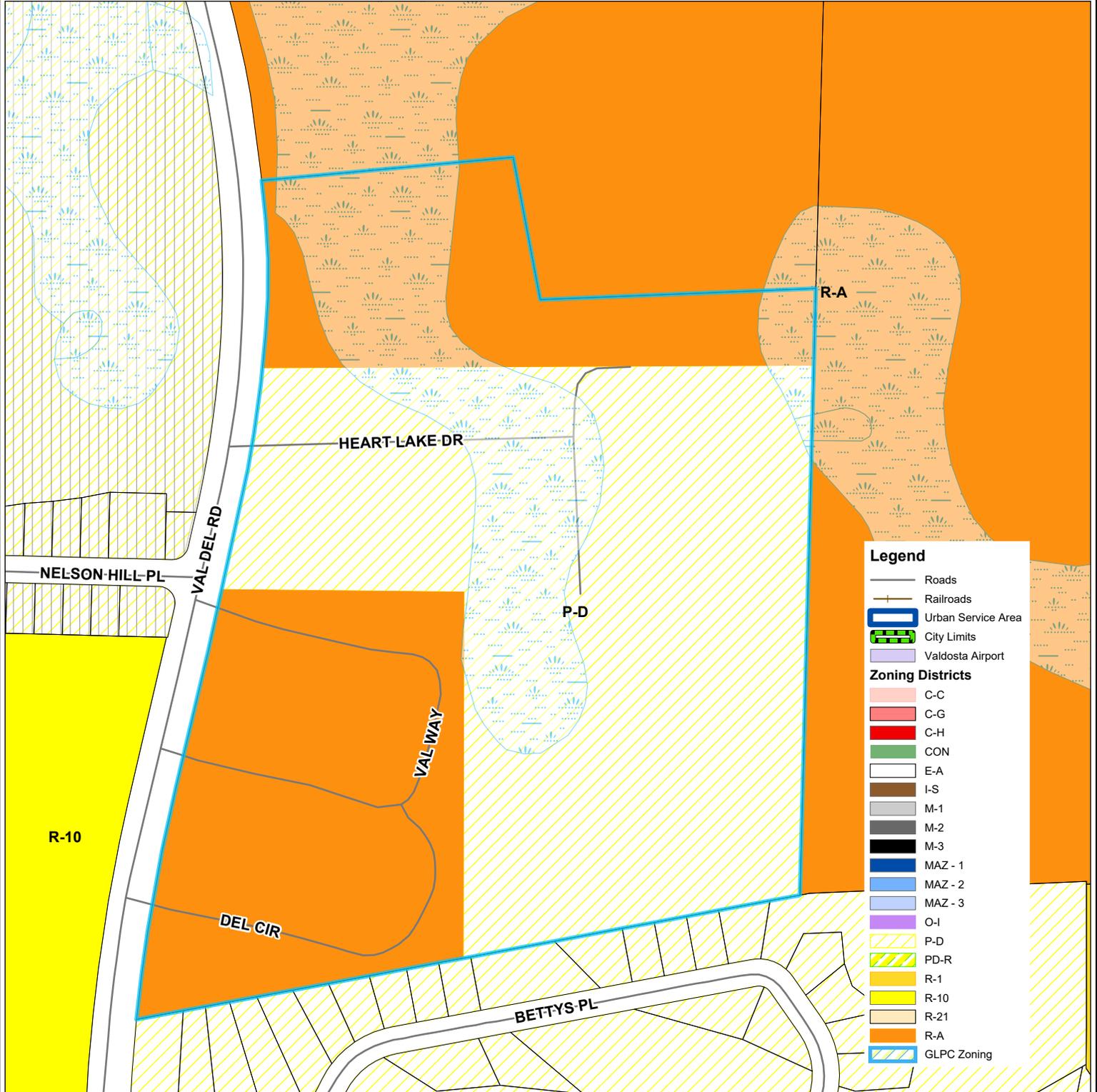
© COPYRIGHT 2006
 THIS DRAWING IS THE PROPERTY OF INNOVATE ENGINEERING & SURVEYING.
 NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN
 OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INNOVATE ENGINEERING & SURVEYING.
 PROJECT: 1841-Val Del MHIC Expansion 1841C00H - Planned Development Conceptual - SITE PLAN - 2/16/2026 2:44 PM

REZ-2026-06

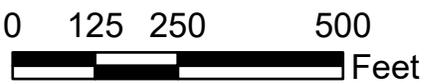
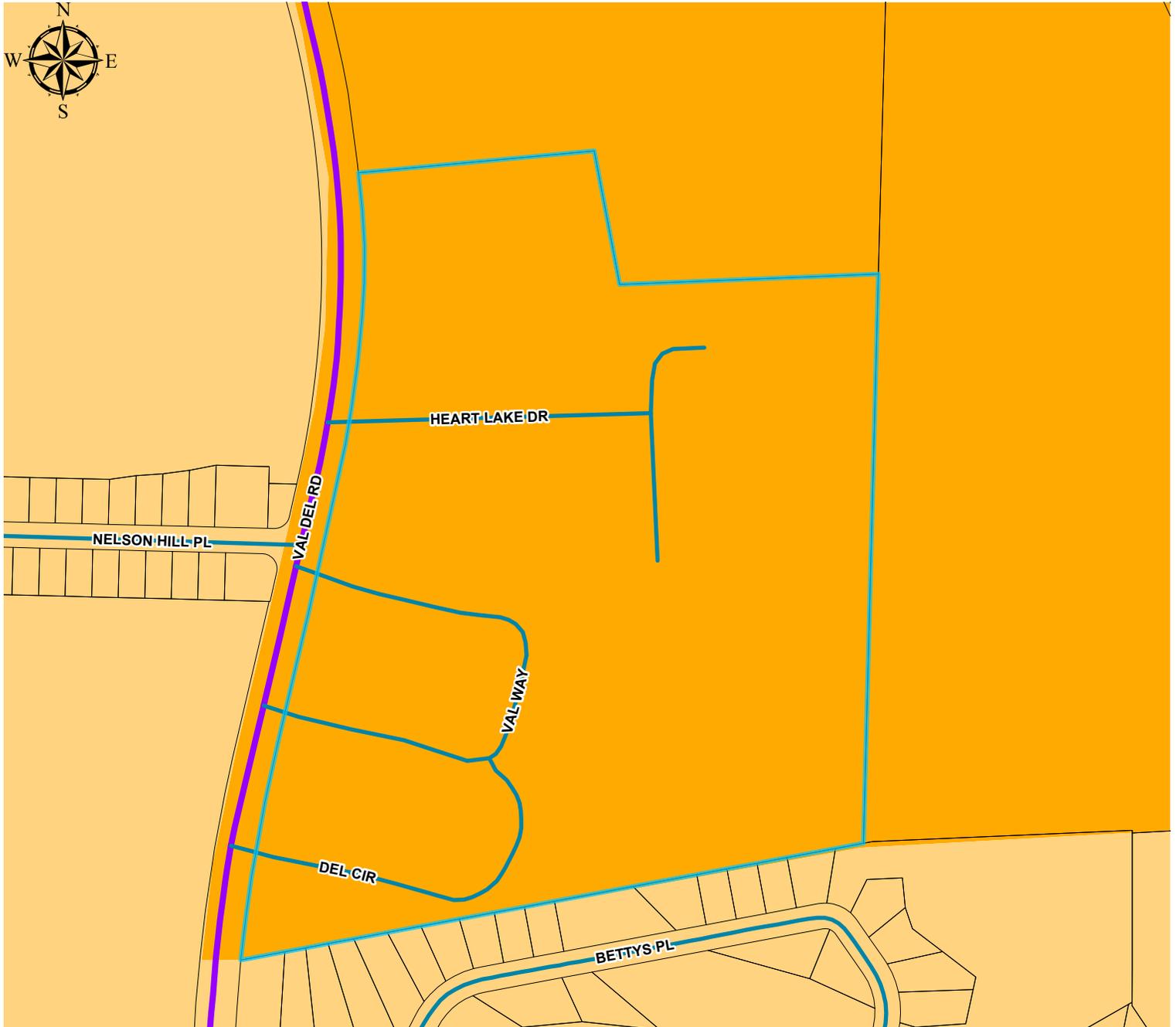
Zoning Location Map

Val Del Mobile Home Rezoning Request

CURRENT ZONING: R - A and P - D
PROPOSED ZONING: P - D



Val Del Mobile Home 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

Val Del Mobile Home Rezoning Request

Legend

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

