

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-08

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 30, 2026

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON:

REZ-2026-08 Cedar Subdivision  
White Water Rd., Cedar Rd. & Madison Hwy, ~184 ac,  
R-1, C-G, & C-H to R-10 & C-H, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-1 (Low Density Residential), C-G (General Commercial), and C-H (Highway Commercial) zonings to R-10 (Suburban Density Residential, and C-H zonings. The general motivation in this case is for the applicant to develop ~265 single family homes, and future commercial acreage. The subject properties possess road frontage on Madison Hwy, a State Highway, White Water Road, a County Collector, and Cedar Road, a local County maintained road. The properties are within the Urban Service Area, Valdosta Airport Overlay, and Community Activity Center and Suburban Character Areas, which recommend C-H and R-10 zoning districts.

The subject properties are also within groundwater recharge areas, and there are multiple wetland areas throughout. Some wetlands have been delineated and may be impacted if approved by the Army Corps of Engineers via their jurisdictional determination process.

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, lot sizes, and zoning patterns, the availability of County utilities, the potential environmental impacts, and therefore recommends approval of the request for C-H and R-10 zoning as depicted on the conceptual site plan with one condition:

1. Any vehicular ingress/egress off of Cedar Rd. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/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 the section mentioned above.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_