

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

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: _____

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LV File No. 26-19459BN

February 27, 2026

J.D. Dillard
County Planner
Lowndes County, Georgia
327 N. Ashley Street, 2nd Floor
Valdosta, Georgia 31601
Via E-Mail to: jdillard@lowndescounty.com

RE: Proposed Rezoning of Lowndes County, Georgia Tax Map Parcel Numbers 0135 038, 0135 039, 0135 105, and 0135 118 (collectively the “Property”)

Dear Mr. Dillard:

Our firm represents Willton, LLC, a Georgia limited liability company (“Willton”), in connection with the above referenced zoning matter. The enclosed rezoning application (the “Application”) is being submitted to rezone the Property from its current Low Density Residential (R-1) and Highway Commercial (C-H) zoning classifications to Suburban Density Residential (R-10) and Highway Commercial (C-H) for the purpose of developing a residential subdivision on the Property. Rezoning the Property to R-10 and C-H is appropriate to provide for the development of additional housing and other accommodations that will benefit the citizens of Lowndes County, Georgia.

The proposed rezoning is compatible with the Greater Lowndes Comprehensive Plan (the “Plan”). The Plan classifies the two (2) southern parcels (0135 039 and 0135 105) as Suburban Character Area and the two (2) northern parcels (0135 038 and 0135 118) as Community Activity Center Character Area. Willton has proposed to rezone the majority of the Property to R-10, which is permitted within the Suburban Character Area. Though a portion of the Property sought to be rezoned to R-10 is located in the Community Activity Center Character Area and R-10 zoning is not explicitly permitted in the Community Activity Center Character Area, Willton’s proposed development of the Property is directly in line with the development strategy of Community Activity Centers which promotes residential development that reinforces the town center through

locating higher density housing options near the town center. Willton has also proposed to rezone a portion of the Property located within the Suburban Character Area to C-H. Similarly, though C-H zoning is not explicitly permitted in a Suburban Character Area, the purpose of such rezoning is in line with the development strategy of Suburban Character Areas, which promotes mixed-uses and the blending of residential development with retail business and services. In addition, the portion of the Property proposed to be rezoned C-H lies directly on a state highway which will readily accommodate proposed uses for C-H zoning.

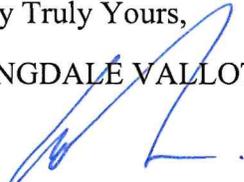
Please find enclosed herewith the following items associated with Willton's Application:

1. Unified Land Development Code Application;
2. Vesting Deeds;
 - a. Parcel Nos. 0135 038 and 0135 118: Limited Warranty Deed from Thadrick M. Heaney and Dolores Griffin Powers a/k/a Dolores J. Powers, as grantors, to Willton, LLC, as grantee, dated January 22, 2026 and recorded in Deed Book 7214, Page 275 of the Lowndes County, Georgia deed records.
 - b. Parcel Nos. 0135 105 and 0135 039: Limited Warranty Deed from Densol M. Griffin, as grantor, to Willton, LLC, as grantee, dated January 4, 2024 and recorded in Deed Book 7038, Page 640 of the Lowndes County, Georgia deed records.
3. Boundary Drawing;
4. Proposed Rezoning Plat;
5. Preliminary Subdivision Plat;
6. List of Adjacent Property Owners; and
7. Check in the amount of \$819.24.

Please let us know if you need any additional information or if there are any additional fees. If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

LANGDALE VALLOTTON, LLP



William C. Nijem, Jr.

SYMBOL LEGEND	
	PROPERTY LINE
	ROAD CENTERLINE
	SETBACK
	EASEMENT
	RIGHT OF WAY

LOT REQUIREMENT NOTES:

PROPOSED ZONING: R-10 & C-H
 WATER PROVISION: LOWNDES COUNTY WATER SYSTEM VIA WHITE WATER RD
 SEWER PROVISION: LOWNDES COUNTY SEWER SYSTEM VIA WHITE WATER RD
 NUMBER OF LOTS: 265 EA
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH: 80 FT
 MAX. IMPERVIOUS SURFACE: 50%

GENERAL NOTES:

SUBDIVISION NAME: CEDAR SUBDIVISION
 LOCATION: LOWNDES COUNTY, GA
 TAX PARCEL: 0135 038, 0135 039, 0135 105, 0135 118, & 0169 002
 CURRENT ZONING: R-1, C-H, & C-G

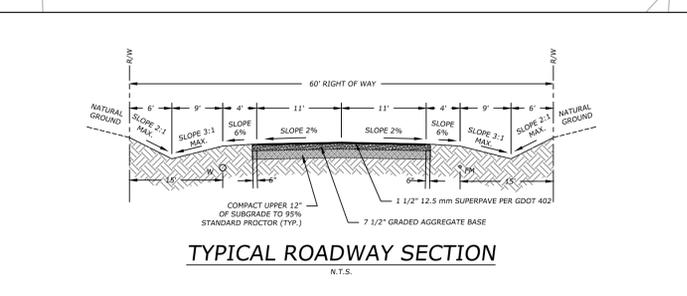
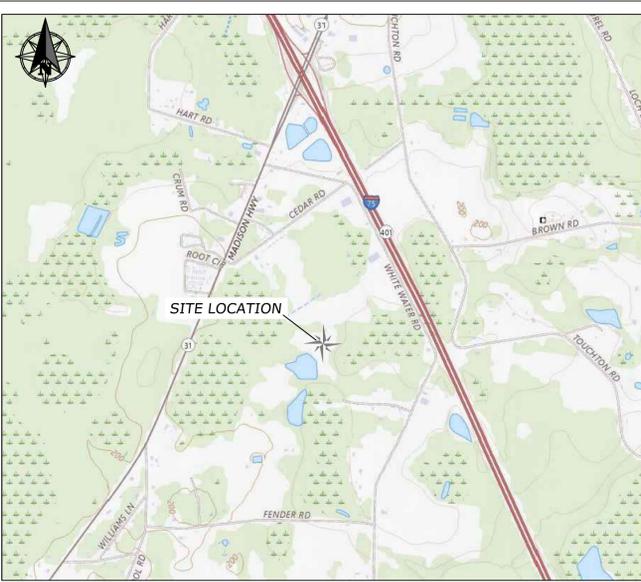
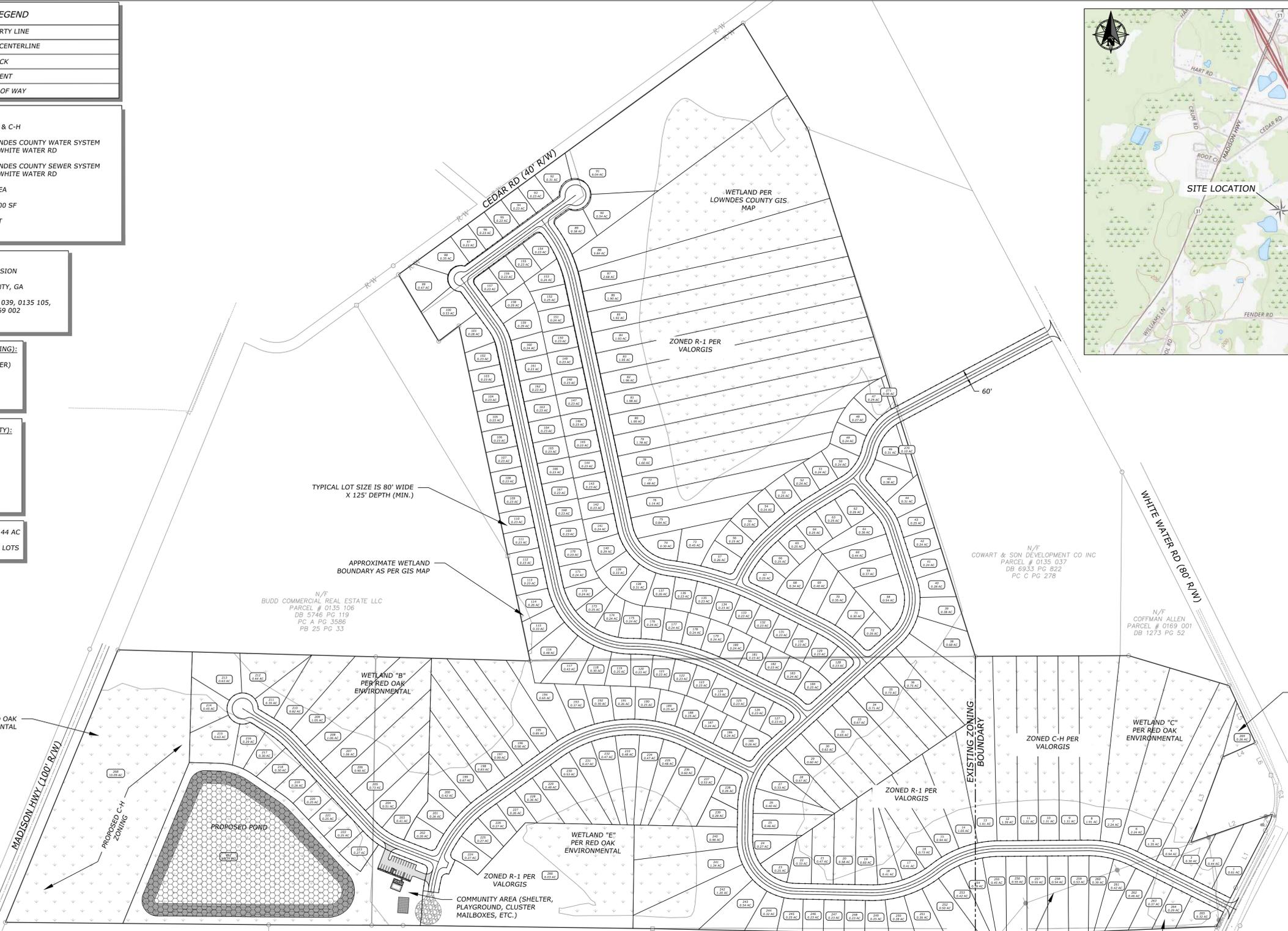
BUILDING SETBACK NOTES (R-10 ZONING):

FRONT: 30 FT (24 FT @ CORNER)
 SIDE: 10 FT
 REAR: 30 FT

EASEMENT NOTES (DRAINAGE & UTILITY):

FRONT (TYP): 10 FT
 SIDE (TYP): 10 FT
 REAR (TYP): 20 FT
 SIDE (2 UTILITIES): 30 FT
 REAR (2 UTILITIES): 30 FT

TOTAL SITE ACREAGE: 184.44 AC
 PRELIMINARY LOT TOTAL: 269 LOTS



- GENERAL NOTES:**
- FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 6 INCHES OVER 10 FEET.
 - FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, OR DETENTION PONDS, THE FOLLOWING SHALL BE PROVIDED:
 - A BENCH MARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER OF EVERY LOT.
 - A HIGHWATER MARK, BASE FLOOD ELEVATION OR HYDRAULIC ANALYSIS PERFORMED SHALL ESTABLISH THE 100 YEAR FLOOD ELEVATION ESTABLISHED.
 - A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT IN QUESTION A MINIMUM OF 2 FEET ABOVE THE ESTABLISHED 100 YEAR ELEVATION.
 - A MINIMUM OF TWO SOIL BORINGS ON OPPOSITE SIDES OF THE PROPOSED FOUNDATION SHALL BE COMPLETED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
 - IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER WHO WAS RESPONSIBLE FOR DEVELOPMENT OF THE SUBDIVISION CONSTRUCTION PLANS AND INSTALLED.
 - BEFORE ANY INSPECTIONS ARE PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR MUST CERTIFY THAT THE PROPOSED FINISHED FLOOR IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.

DATE	DESCRIPTION
03/17/26 <td>DATE</td>	DATE
25100 <td>PROJECT</td>	PROJECT
	CRD FILE
	DATE

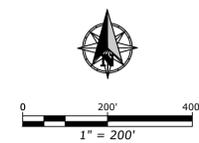
PRELIMINARY LAYOUT FOR:
CEDAR SUBDIVISION
 LOCATED IN L.L. 70 & 115 OF THE 11TH L.D.
 OF LOWNDES COUNTY, GA.

12 STONES ENGINEERING CO.
 2944 DASHER JOHNSON ROAD
 VALDOSTA, GA 31606
 229-474-4060
 INFO@12STONES.BIZ

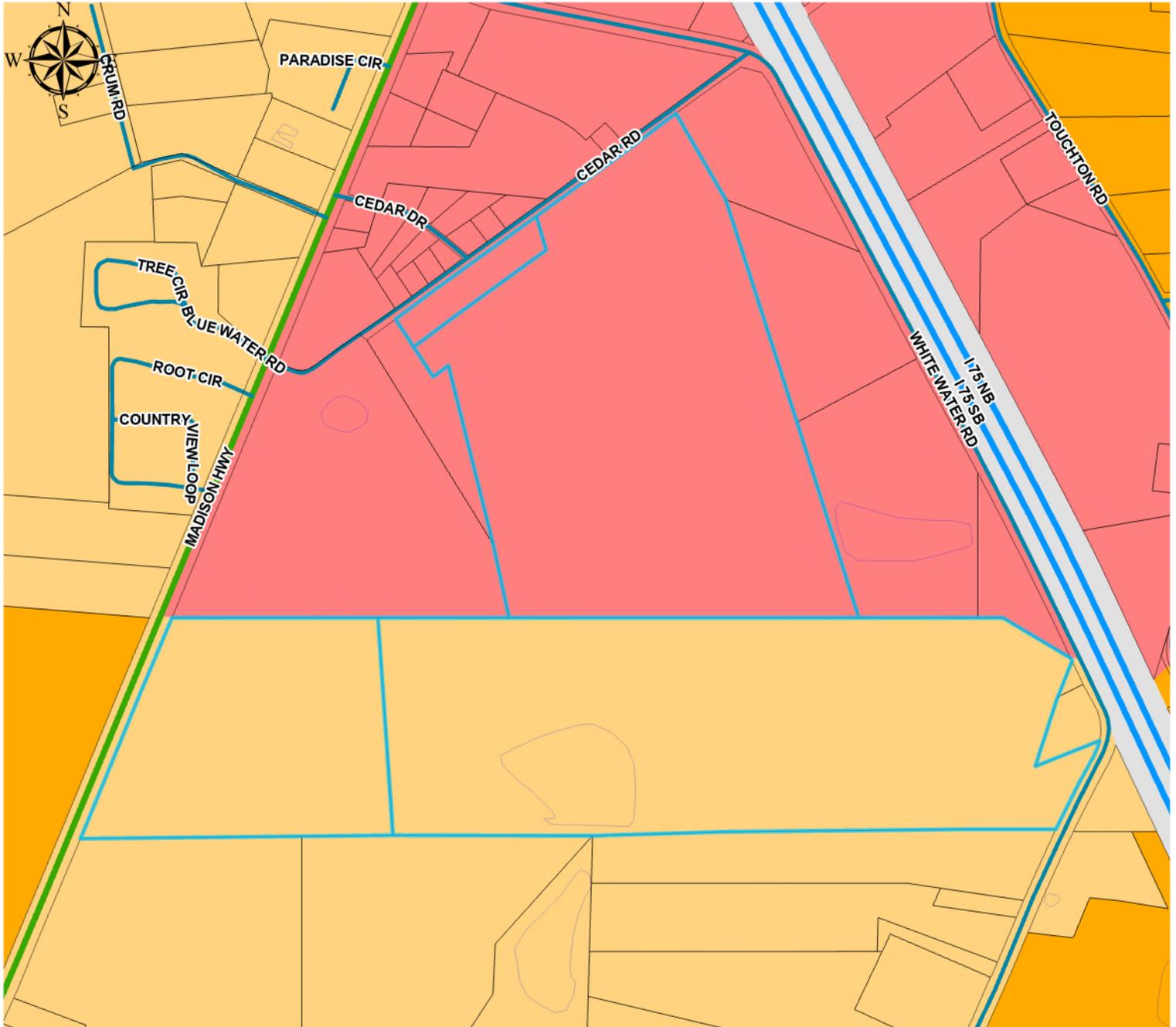
PROJECT: 25100
 SHEET
P1.0

GEORGIA811
 www.Georgia811.com
 Know what's below
 Call before you dig.

NOTE:
 LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.
 PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
 12 STONES ENGINEERING DOES NOT GUARANTEE
 THAT ALL EASEMENTS WHICH MAY AFFECT THE
 PROPERTY ARE SHOWN HEREON AND ASSUMES NO
 LIABILITY FOR FAILURE TO CONFIRM UTILITY
 LOCATIONS PRIOR TO ANY DIGGING OR
 CONSTRUCTION.



CEDAR SUBDIVISION Rezoning Request



0 240 480 960
US 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

CEDAR SUBDIVISION 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 | |

