

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-09

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-2026-09 Cameron Place
4554 Bemiss Rd, ~10.2ac,
E-A to P-D & C-G, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from and E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. The general motivation in this case is for the applicant to develop 91-units of townhomes and amenities on ~7.5acres and multiple commercial lots on ~2.5ac. The subject property possesses road frontage on Bemiss Road, a State Highway, and is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend P-D and C-G zonings.

For reference, the minimum buffer area between C-G/P-D and R-21/R-A is thirty (30) feet, and includes 4 shade trees and 25 shrubs per 100 linear feet, but may be reduced to fifteen (15) feet with 3 shade trees and 19 shrubs per 100 linear feet with the installation of a 6' to 8' opaque fence. Existing trees, which are four (4) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention.

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 Corridor Overlay Standards, and therefore recommends approval of the request for P-D and C-G zoning as depicted on the proposed site plan, and with the following condition:

1. All Commercial Lots on the subject property fronting Bemiss Road may be subdivided in accordance with Table 4.01.01(G), provided that they comply with 4.02.01(C)(2-5) regarding interconnectivity, parking, and signage

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

4.00.01 Site Design Standards for the Corridor Road (COR) Overlay District

A. Description

The Corridor Road (COR) **Overlay District** shall be defined as the corridor of land extending 400 feet in depth from the outer most edge of the existing **right-of-way** of roads designated for corridor overlays on the Lowndes County Zoning Map. The **COR Overlay District** applies to unincorporated lands within the legal jurisdiction of the Lowndes County Board of Commissioners.

B. Purpose

1. The purpose of the **COR Overlay District** is to provide for a superior environment along a major transportation corridor through the application of an **Overlay District**. The **Overlay District** regulations are intended to supplement the regulations of the underlying districts and to provide for harmony and compatibility of **development** over the length of the corridor.
2. This district is established to protect the public investment in a major highway and ensure that this can continue to serve its primary function of moving volumes of traffic safely. Provisions of the **COR Overlay District** are therefore intended to expedite the free flow of traffic and reduce the hazards arising from unnecessary points of ingress and egress and cluttered roadside **development**.
3. The **Overlay District** is intended to enhance the value of adjacent lands by preserving land, extending the useful life of the highway, avoiding **development** patterns that conflict with the roadside and the surrounding area, and reducing the risks of creating blighted **development**. Insuring the attractiveness of roadside **uses** will contribute to and enhance trade, tourism, capital investment, and the general welfare.

C. The following standards shall apply within the **COR Overlay District**:

1. Lot width

Properties fronting a designated corridor road shall be required to have a minimum **lot width** of 250 feet.

2. Traffic Circulation and Access

a. Urban Section

- i. **Median cuts** along a designated corridor shall be permitted at a minimum spacing of one (1) for every one-half (1/2) mile or 2,640 feet. Establishing the location of the **median cuts** shall be done on a first come, first served basis.
- ii. **Curb cuts** along a designated corridor road shall be permitted at a minimum spacing of one (1) for every one-quarter (1/4) mile or 1,320 feet. Like **median cuts**, establishing the location of the **curb cuts** shall be done on a first come, first served basis.

- b. **Rural Section.** The minimum spacing of median **cuts** and curbs **cuts** along rural sections of a designated corridor shall follow the standards published by ASHTO.

3. Interconnectivity

- a. Unless a pre-existing hardship is present, a minimum of a 24-foot wide ingress/egress **easement** will be required for all properties fronting a designated corridor road. The purpose of this **easement** shall be for inter-connectivity and sharing of **curb cut** access among these properties, any required landscaping, parking spaces along the roadway as necessary, two-way traffic flow, and any other required provisions that may be necessary.
- b. Circulation drives shall interconnect all **lot** access points with all vehicle parking, loading, servicing, and like areas and **structures**, in order to create an on-site circulation network which, together with any service drives abutting the **lot**, will provide a safe and convenient means for **lot** servicing and fire protection. Table 4.02.01(A) provides the standards to determine connectivity:

Table 4.02.01(C)(3). Interconnectivity within the Corridor Road Overlay District.

Road Frontage	Connectivity
Less than 500 feet	<ul style="list-style-type: none"> • Both adjoining properties
Between 500 feet and 1,000 feet	<ul style="list-style-type: none"> • At least 1 adjoining property and • All adjoining lots with less than 500 ft. road frontage
Greater than 1,000 feet	<ul style="list-style-type: none"> • All adjoining lots with less than 500 ft. road frontage

4. Parking

Parking within the Corridor Road **Overlay District** shall conform to the provisions established in Section 6.01.03 and shall also include the following standards:

- a. For every four (4) or fewer rows of parking spaces delineated, one (1) raised **parking lot island** shall be provided along the length of each row, thereby creating separated **parking areas** to aid in safe and orderly **use** of the **lot** and confine vehicular movement to marked drives.
- b. Such islands shall also be constructed at the ends of the rows of parking spaces or at other locations where circulation drives intersect.
- c. Such islands shall act as traffic barriers and conform to the following specifications:

Table 4.02.01(C)(4). Parking lot islands within the COR Overlay District.

Design Feature	Standard
Height of island	<ul style="list-style-type: none"> • Minimum six (6) inches from parking lot surface
Length of island	<ul style="list-style-type: none"> • Equal to length of the parking row
Width of island	<ul style="list-style-type: none"> • Eight (8) feet if landscaped • Six (6) feet if not landscaped • Forty (40) feet at end of parking rows to form an “T” configuration

- d. Circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on, and out of the property and through **parking lot** areas.

5. Signs

All **Signs** within the Corridor Road **Overlay District** shall conform to the provisions established in Section 5.04.00 and shall also include the following standards:

- a. Freestanding **signs** shall be mounted on a permanent foundation, and shall be limited to a maximum 150 square feet in area, and a maximum thirty-five (35) feet in **height**.
- b. All freestanding **signs** shall have a landscaped area at the base of the **sign** which is a minimum of three (3) feet wide on each side, and at least the length of the **sign**.
- c. The **sign** area landscaping shall consist of a dense vegetative ground cover or a minimum one (1) shrub per three (3) linear feet of landscaped area on each side of the **sign**.
- d. Landscaped areas containing shrubs greater than three (3) feet in **height** shall be located a minimum of twenty (20) feet from the intersection of two (2) **street** rights-of-way lines, or the intersection of a **street right-of-way** line with a driveway pavement edge.
- e. **Sign** area landscaping shall be maintained in good condition at all times.

Beverley Thaxton
P.O. Box 741
Watkinsonville, GA 30677
beverlythaxton@yahoo.com

March 3, 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 EA to P-D and CG in order to allow for development use of the property as single-family townhomes and commercial development consistent with surrounding land uses and the adopted future land use map.

This rezoning will enable the property owner to develop and build a 84-lot single-family residential subdivision and 2.56 acres CG zoning consistent with the by-right uses permitted under the P-D and CG zoning classifications.

The proposed rezoning aligns with the adopted land use plan, which designates the area for Suburban Density Residential. The surrounding area is predominantly zoned P-D, R-21, R-A and other single-family residential classifications. Rezoning to P-D and CG will maintain the existing development pattern and character of the neighborhood and Bemiss Road Corridor.

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.

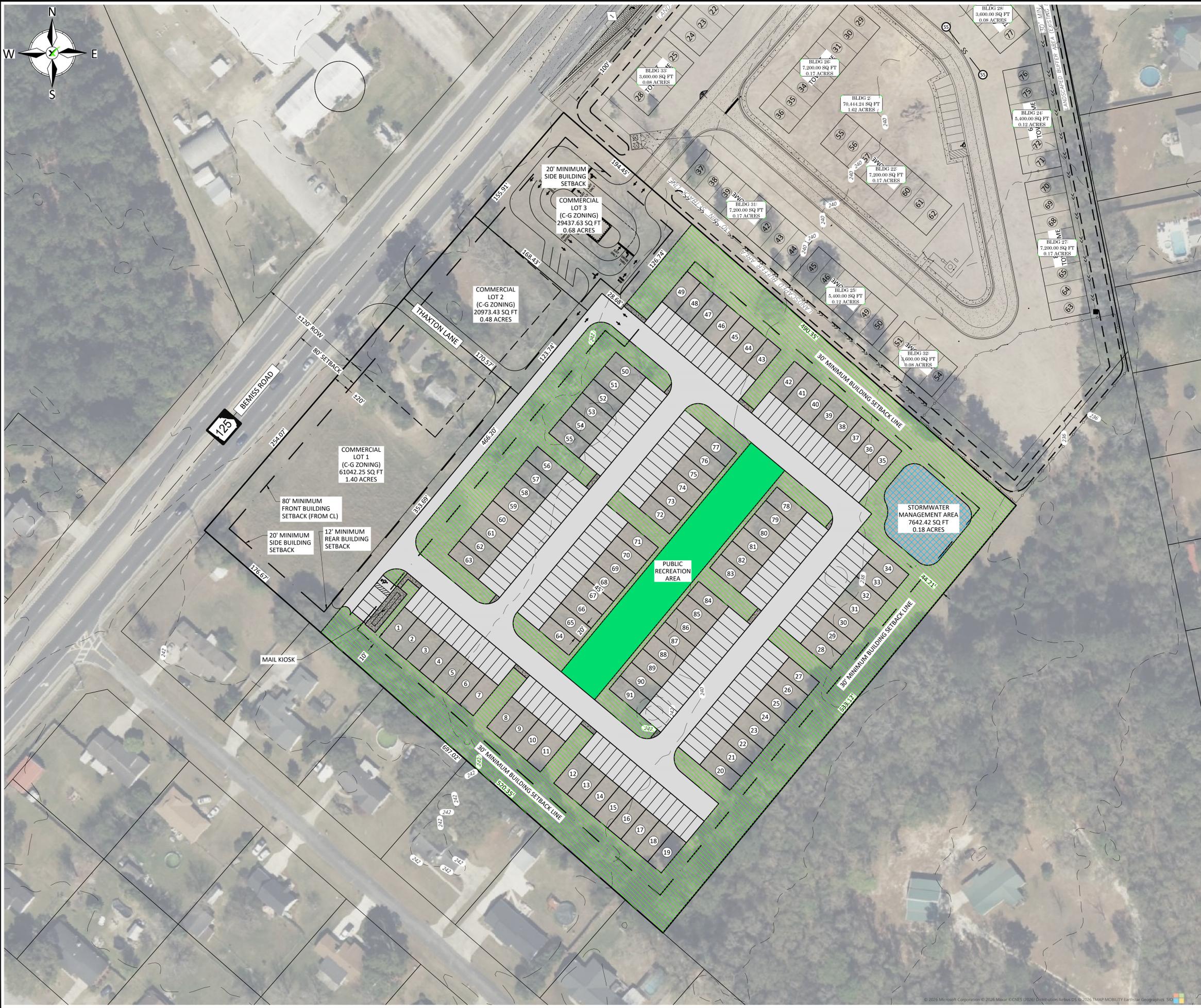
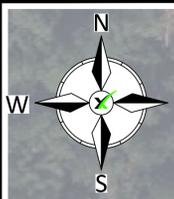
We respectfully request approval of this rezoning application to P-D and CG zoning as it is consistent with the comprehensive plan, compatible with adjacent land uses, and appropriate for the character of the surrounding neighborhood.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Inman', written over a white background.

Matthew Inman, PE
(agent for Beverley Thaxton)



SITE DATA TABLE

PROJECT ADDRESS	4552 BEMISS ROAD, VALDOSTA, GEORGIA 31602		
PARCEL NUMBER	0145D 006 & 0145D 006B (10.01 ACRES)		
ZONING	C-G (PROPOSED) & PD (PROPOSED)		
PROJECT AREA	10.01 ACRES		
C-G BUILDING SETBACKS	PD BUILDING SETBACKS		
FRONT	80' (FROM CL)	FRONT	30'
SIDE	20'	SIDE	30'
REAR	12'	REAR	30'

SUBDIVISION INFORMATION TABLE

TOTAL PROPERTY AREA	7.45	ACRES (100%)
LESS: STORMWATER MANAGEMENT AREAS	0.18	ACRES (2.42%)
LESS: SIDEWALK AND MAIL KIOSK AREAS	0.04	ACRES (0.54%)
NET BUILDABLE AREA	7.23	ACRES
TOTAL NUMBER OF LOTS	91	LOTS
GROSS DENSITY	12.59	LOTS / ACRE
TOTAL LOT AREA	3.24	ACRES (43.49%)
PROVIDED PUBLIC RECREATION AREA	0.39	ACRES (5.24%)
PROVIDED OPEN SPACE	2.53	ACRES (33.96%)
RIGHT-OF-WAY	1.07	ACRES (14.36%)
NET RESIDENTIAL AREA	5.09	ACRES
NET DENSITY	17.88	LOTS / ACRE
LENGTH OF ROAD	1,567 LF	(0.3 mi)

CONCEPTUAL DISCLAIMER:

INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.



REVISIONS

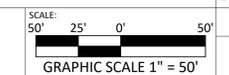
No.	DATE	DESCRIPTION
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2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

CONCEPTUAL SITE PLAN

CAMERON PLACE AT BEMISS

LOWNDES COUNTY, GEORGIA

PROJECT NO. 26-25203
DATE: 03/24/2026
DRAWN BY: BJM
CHECK BY: BMI



SHEET NO. 1

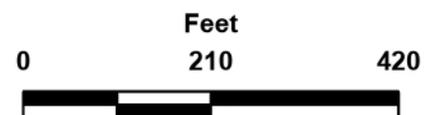
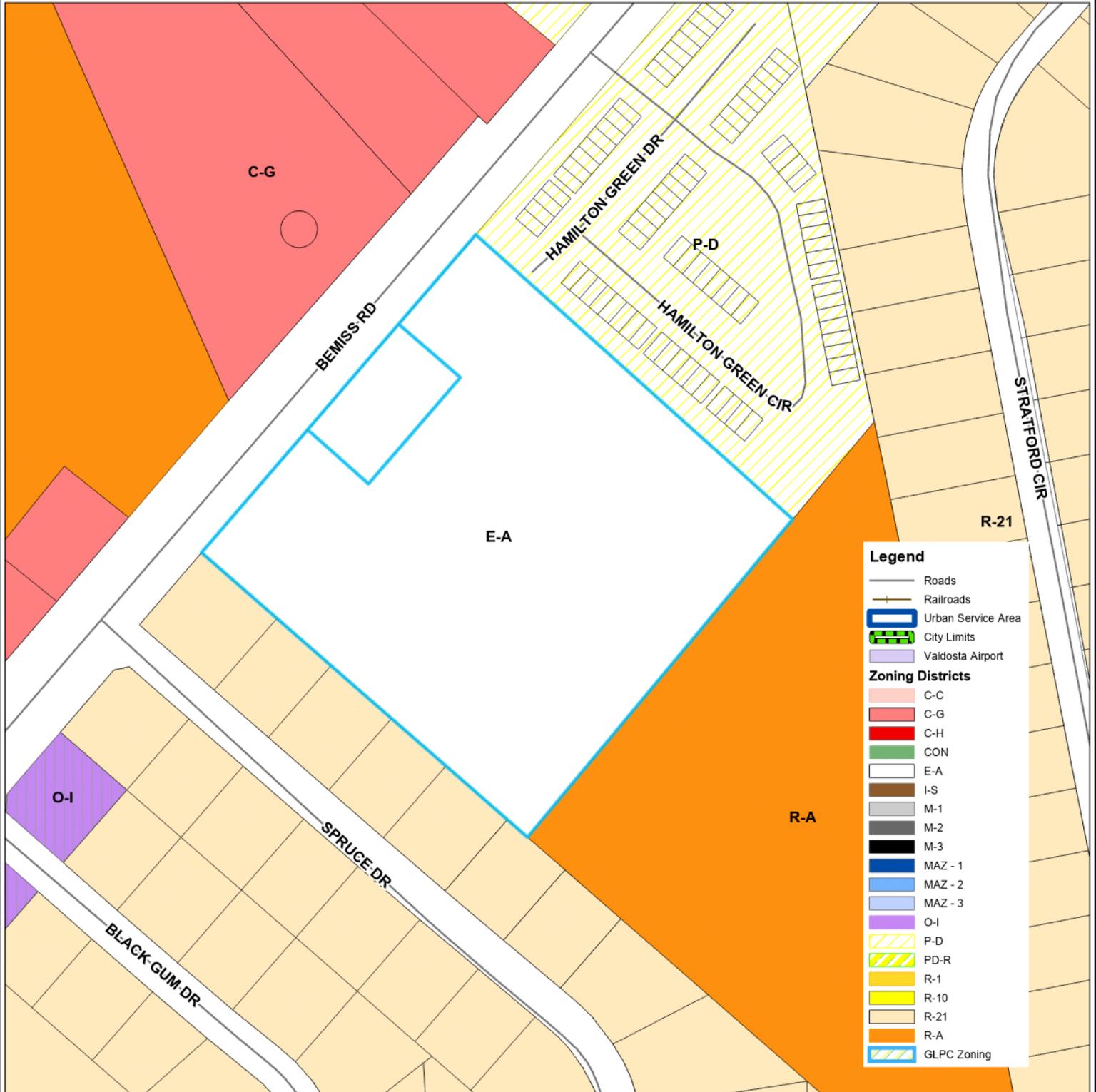
STOKER UTILITIES

REZ-2026-09

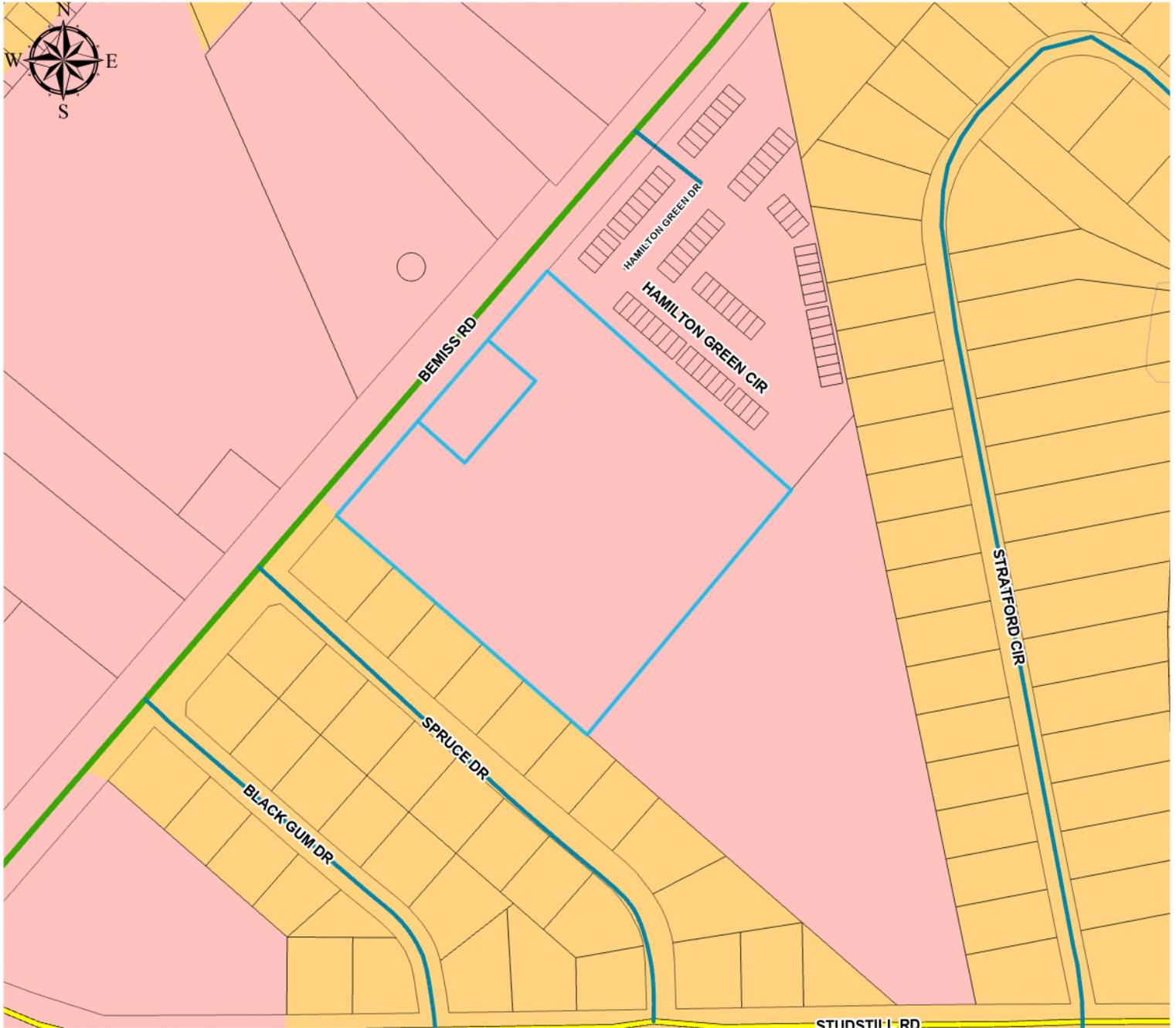
Zoning Location Map

Cameron Place at Bemiss Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: P-D & C-G



CAMERON PLACE AT BEMISS 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

CAMERON PLACE AT BEMISS 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 |

