



GLPC AGENDA ITEM # 5
MARCH 30, 2026

Rezoning Request by Alpha Britton
File #: VA-2026-01

Mr. Alpha Britton is requesting to rezone 0.32 acres from Community Commercial (C-C) to Single-Family Residential (R-6). The subject property is located at 195 Johnson Lane, which is along the north side of the street, approximately 125 feet west of North Oak Street. The subject property is currently vacant and the applicant is proposing to construct a single-story residential duplex to be used for himself and his family members.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-6 zoning. The property is also located within the local Historic District. Approval of the proposed new construction is currently scheduled to be reviewed by the Historic Preservation Commission (HPC) at their April 6th meeting (file # HPC-2026-29).

The property is located between residential and commercial zoning districts with a mix of surrounding land uses. Parcels located along North Oak Street to the north and south are zoned Community Commercial (C-C) and Highway Commercial (C-H), and contain various commercial uses. Properties located west of the subject property are zoned R-6 and contain single-family residential dwellings. This mix of land uses reflects the property's location between an established residential neighborhood and a nearby commercial corridor.

Rezoning the property to R-6 to allow for the construction of an owner-occupied duplex is not expected to create any significant zoning conflicts, as the proposed residential use is compatible with the adjacent R-6 residential properties to the west. It is noted that a very small vacant parcel (0.04 acres) is located to the southwest of the subject property which remains commercially zoned. Although it is dimensionally unbuildable on its own, this small parcel should be considered for rezoning in the future to further align with the surrounding residential area and reduce the appearance of spot zoning. However, the applicant does not own or control this parcel, and its current zoning does not adversely affect the requested rezoning for the subject property or vice versa.

A portion of Sugar Creek runs through the rear of the property. However, proposed development of the duplex is not expected to have any impacts on the creek as it is located in the very rear of the parcel and away from the proposed building area. Overall, the proposed rezoning would allow the property to transition from a commercial use to a residential use that is compatible with the nearby residential neighborhood, while still remaining consistent with the Neighborhood Activity Center designation in the Comprehensive Plan.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend **approval** to the City Council.

Planning Analysis & Property Information

Applicant:	Alpha Britton		
Owner:	Alpha Britton		
Request:	Rezone from Community Commercial (C-C) to Single-Family Residential (R-6)		
Property General Information			
Size & Location:	One parcel consisting of 0.32 acres located along the north side of Johnson Lane, approximately 125 feet west of North Oak Street		
Street Address:	195 Johnson Lane (newly assigned)		
Tax Parcel ID:	Map # 0118C Parcel: 017	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C	Vacant Lot
	Proposed:	R-6	Residential duplex
Adjacent Property:	North:	R-6 / C-C	Sugar Creek drainageway, mostly vacant lands
	South:	C-H	Church, abandoned house
	East:	C-C	Single-family residence (vacant)
	West:	R-6	Vacant lot, residential neighborhood
Zoning & Land Use History	The subject property has been zoned R-6 for more than 35 years, and it has been a vacant lot for more than 20 years..		
Neighborhood Characteristics			
Historic Resources:	The property is located within the local Historic District and any new development on the property will require Certificate of Appropriateness (COA) approval from the Historic Preservation Commission (HPC). The nearest contributing historic resource is the First Antioch Missionary Baptist Church located 1 block to the east.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No depicted NWI wetlands on or near the property	
	Flood Hazards	Located upstream from the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Johnson Lane as well as along North Oak Street nearby.		
Transportation:	Johnson Lane (substandard local street – 22' right-of-way)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 0.50 miles to the south		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents’ day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Goals and Policies:

POLICY 3.10 ---- The community’s anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community’s character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

GOAL 5: LAND USE ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

POLICY 5.2 ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 5.4 ---- Efforts should be made to ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes
Staff:	Yes.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It will not have any adverse affects.
Staff:	No, this rezoning should not have any adverse effects on use of adjacent properties
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No, the property is currently vacant.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	None.

<i>Staff:</i>	No, the proposed rezoning will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the Comprehensive Plan encourages guided infill and the request is compliant with the Neighborhood Activity Center (NAC) character area.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
<i>Applicant:</i>	My building on the property will greatly enhance the surrounding area. Hopefully, it will also encourage others to build in the area and strengthen the economy of the area.
<i>Staff:</i>	Yes, there is a single-family residential neighborhood to the west of the subject property.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None. After checking with the Engineering and Planning Departments respectively.
<i>Staff:</i>	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
<i>Applicant:</i>	No
<i>Staff:</i>	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments

Fire: Fire Dept has no comments or concerns

Engineering: No comments or concerns

Landscape: No comments

Public Works: < No comments received >

Police: < No comments received >

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Floodplain Location Map
- Boundary Survey
- Conceptual Site Plan
- Building Elevations
- Zoning Districts Comparison Chart
- Comprehensive Plan – NAC description

VA-2026-01 Zoning Location Map

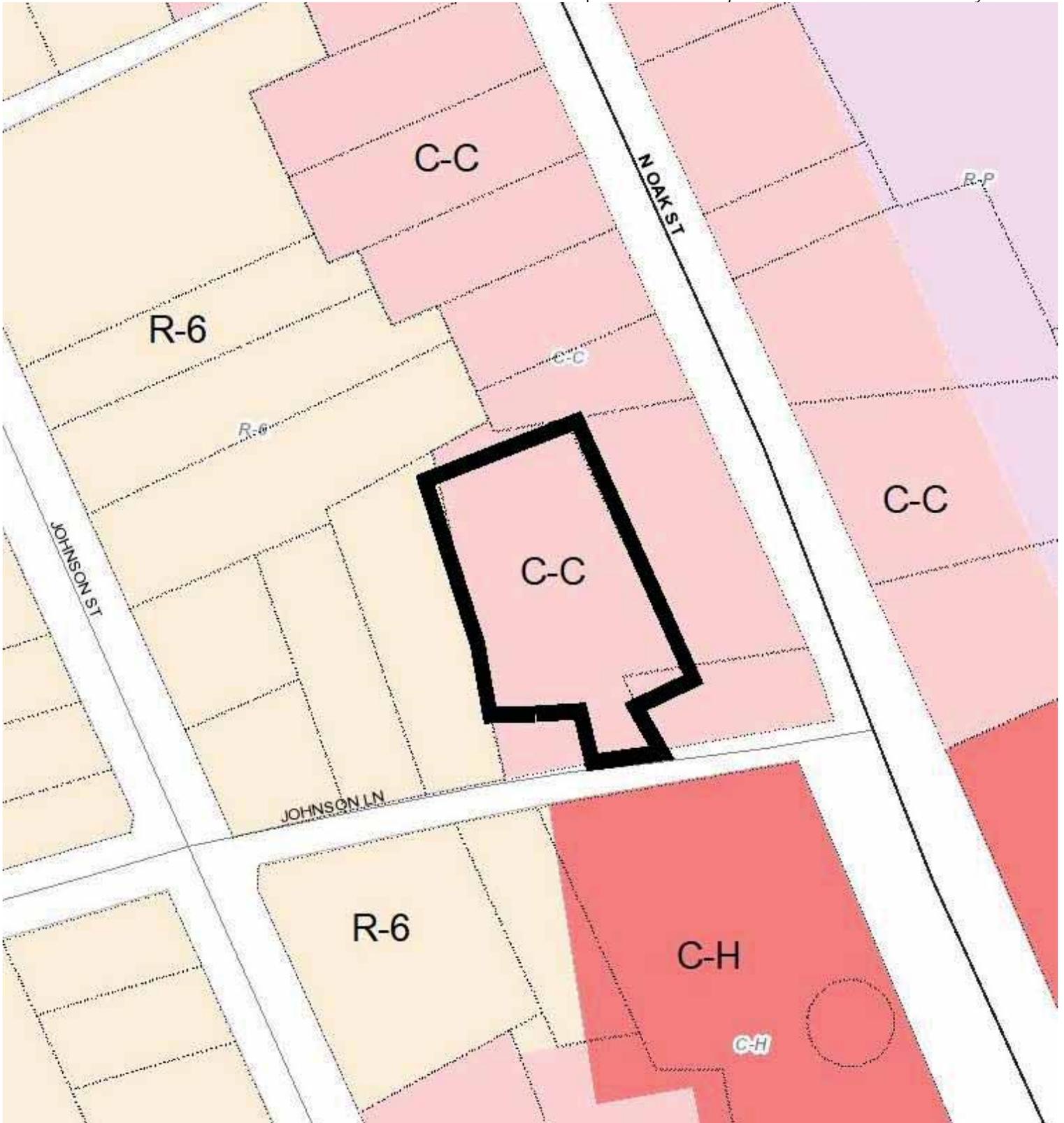


Alpha Britton
Rezoning Request

** Johnson Lane
Tax Parcel: # 0118C 017

Current Zoning = C-C

** Map NOT to scale Map Data Source: VALOR GIS February 2026



VA-2026-01 Future Development Map

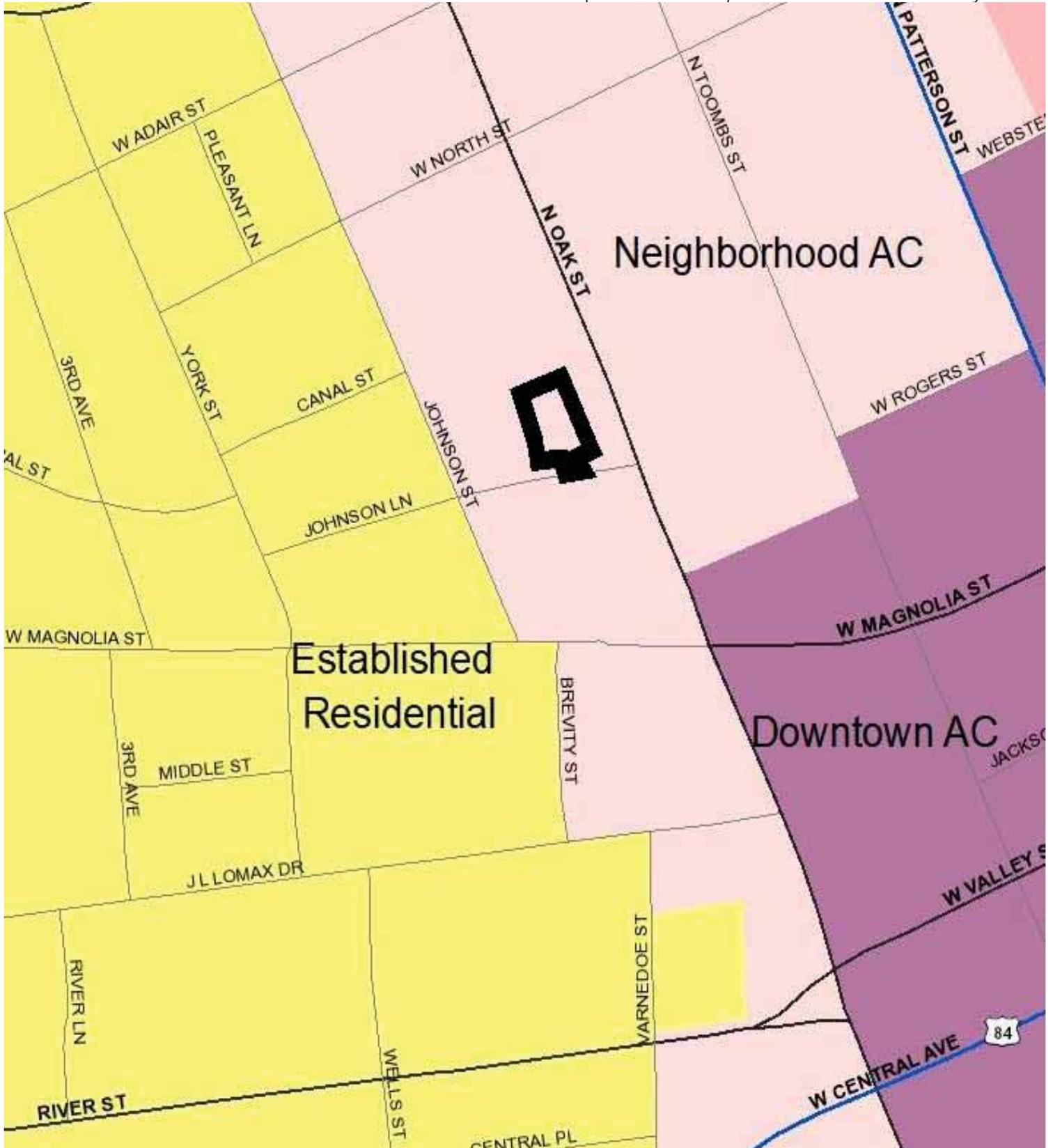


Alpha Britton
Rezoning Request

** Johnson Lane
Tax Parcel: # 0118C 017

Character Area = Neighborhood Activity Center

** Map NOT to scale Map Data Source: VALOR GIS February 2026



VA-2026-01 Aerial Location Map

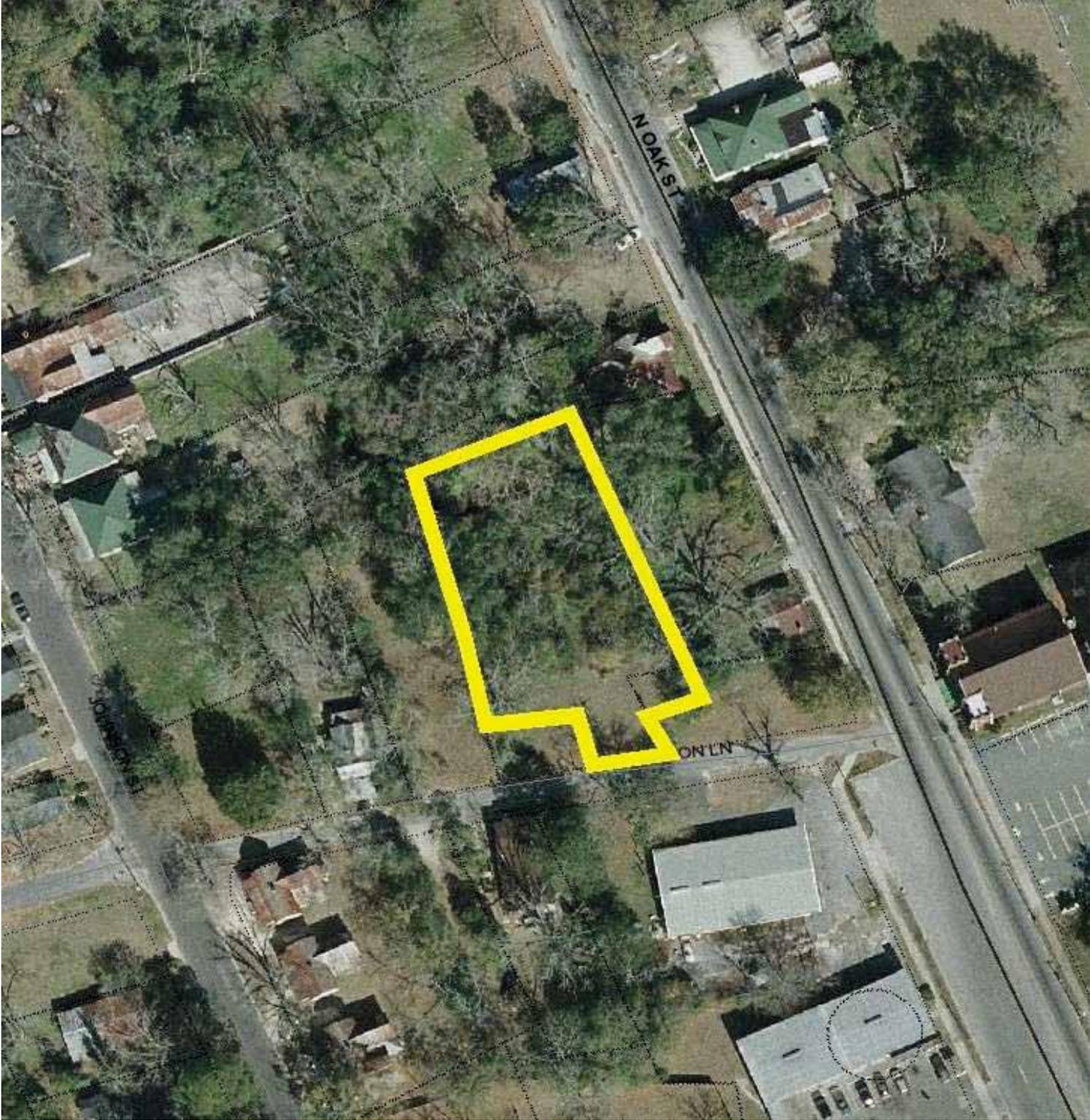


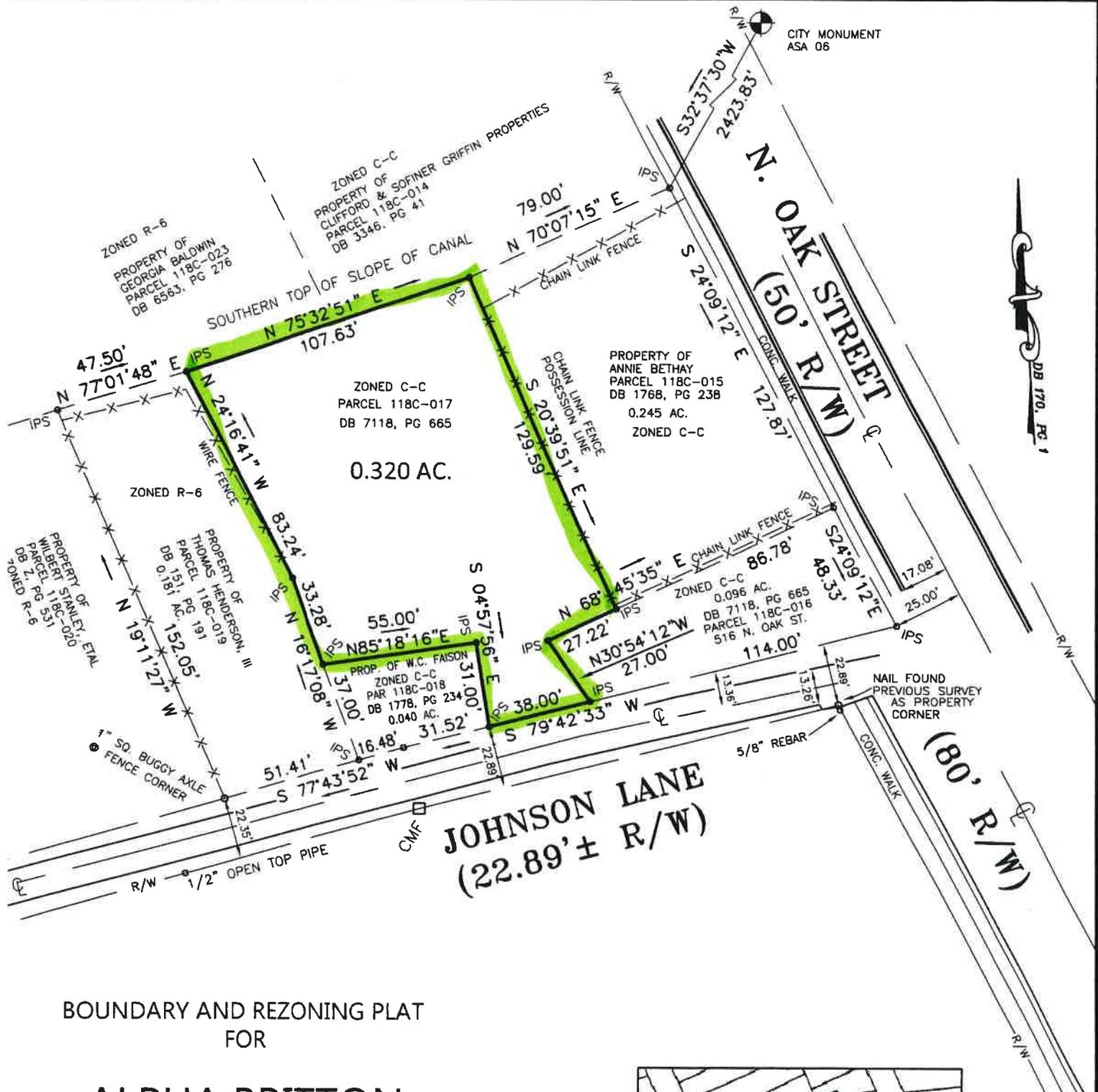
Alpha Britton
Rezoning Request

** Johnson Lane
Tax Parcel: # 0118C 017

2007 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS February 2026





BOUNDARY AND REZONING PLAT
FOR

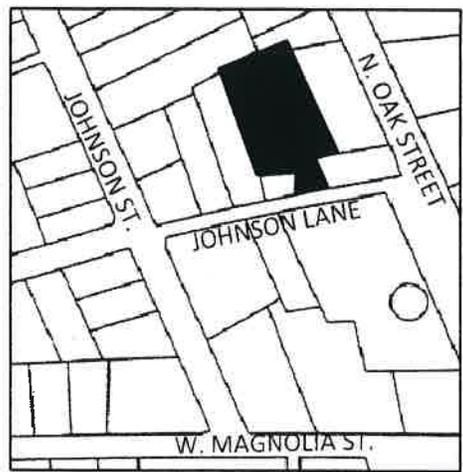
ALPHA BRITTON

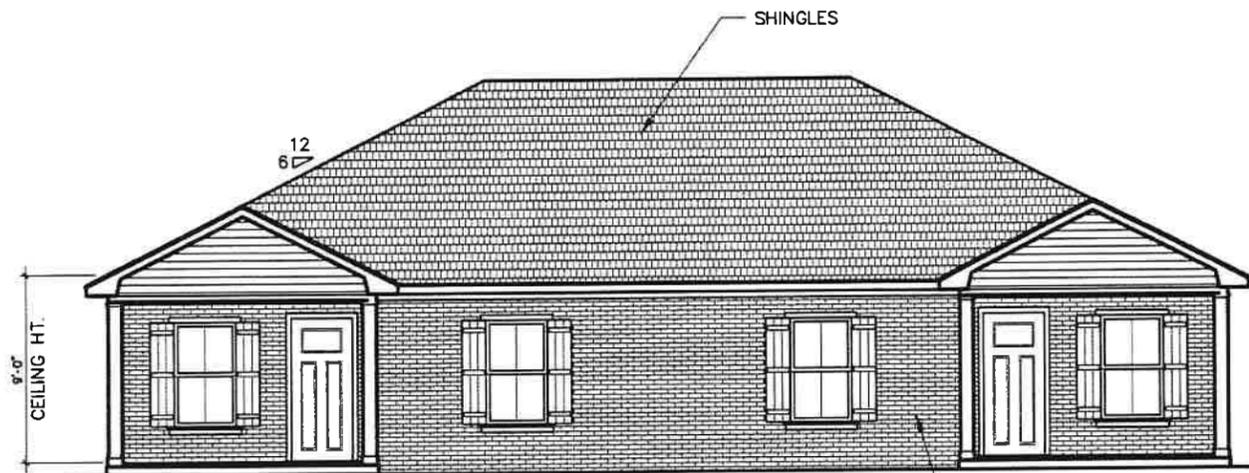
IN LAND LOT 61 OF THE 11TH LAND DISTRICT,
VALDOSTA, LOWNDES COUNTY, GEORGIA

SURVEY DATE: FEBRUARY 9, 2026
PLAT DATE: FEBRUARY 13, 2026

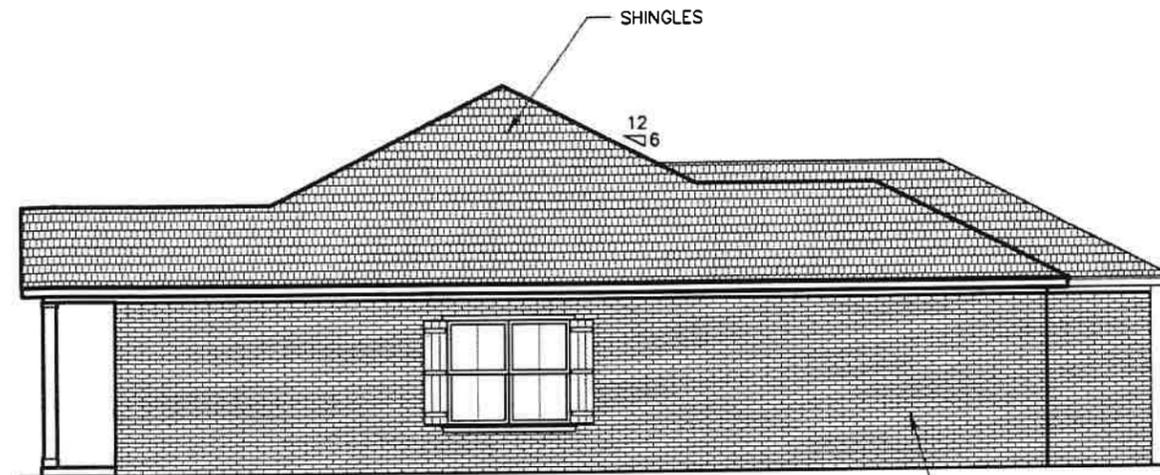


GRAPHIC SCALE : 1 INCH = 40 FT.

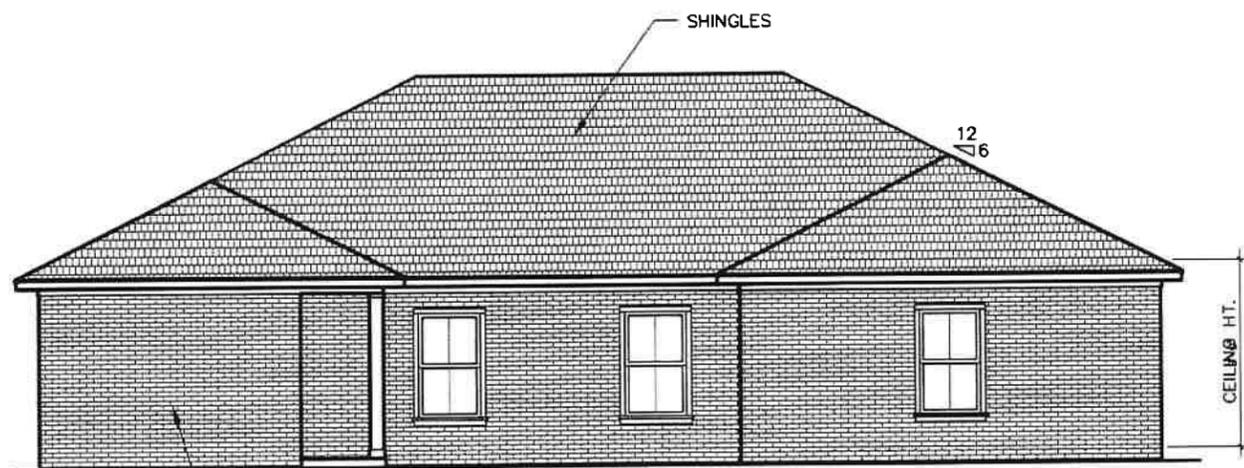




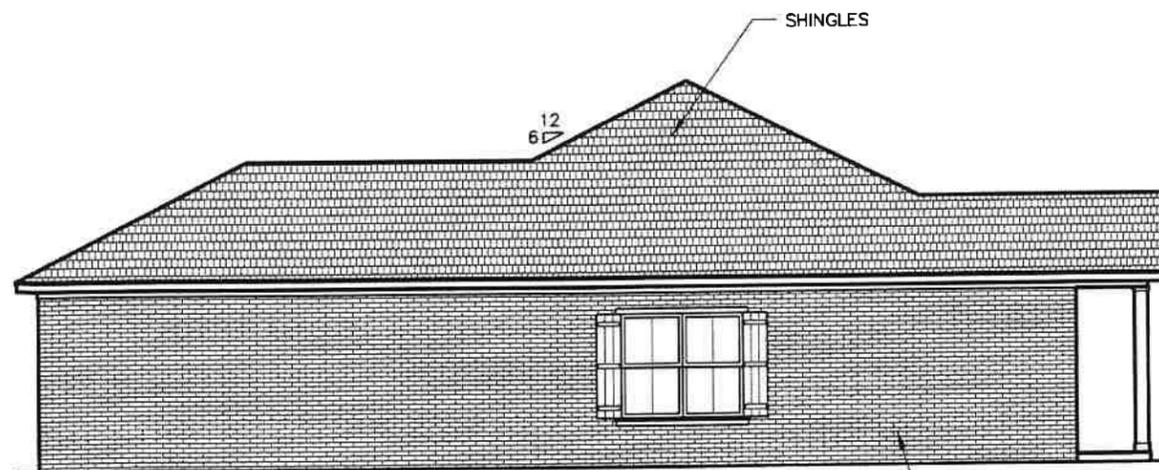
Front Elevation
Scale: 1/4"=1'-0"



Right Side Elevation
Scale: 1/4"=1'-0"



Rear Elevation
Scale: 1/4"=1'-0"



Left Side Elevation
Scale: 1/4"=1'-0"

JAMES D. CONE
ARCHITECT
 1804 FLUM STREET WADSWORTH, GA 31101 TELE (229) 247-8378 E-mail JDMW_C@AOL.COM

New Duplex
 For
Alpha Britton
 195 Johnson Lane
 Valdosta, Ga.

DRAWN _____
 CHECKED _____
 JOB NUMBER 26-21
 DATE Mar 12, 2004
 REVISIONS _____
 THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR BLENDED WITHOUT PERMISSION AND CREDIT.
DRAWING NUMBER
A-1.1
 SHEET 1 OF 1

Zoning District Comparison Chart

Development Standards	R-6	C-C
Minimum Lot Area (square feet):	6,000 9,000 (duplex)	4,000
Minimum Lot Width (feet)	60	60
Minimum Building Setbacks: Front, Side, Rear (feet)	20 8/15 20	15 0/10 12
Maximum Impervious Surface (% of total lot area)	n/a	75 %
Maximum Dwelling Unit Density (# units per acre)	7.2 / 4.8	60 bedrooms/acre
Land Use	P - Permitted Use CUP - Conditional Use --- - not permitted	
Dwellings: single-family detached	P	P
Dwellings: accessory dwelling unit	C	P
Dwellings: caretaker, live-work unit, loft dwelling, multi-family	---	P
Boarding House, Rooming House, Park (passive)	P	P
Fraternity / Sorority House or Fraternal Facility *	C	C
Halfway House, Transitional Housing Facility	---	C
Home Business, Cemetery/Mausoleum, Community Center, Church	C	P
Civic/Social Club or Organization, Private Lodge	---	P
Library, Museum	C	P
Hospital, Nursing Home	---	P
Botanical Garden, Zoo	---	C
Personal Care Home – Family (2-3 persons)	P	P
Personal Care Home – Family (4-6 persons)	C	P
Personal Care Home – Group (7-15 persons), Congregate (16+)	---	P
School: pre-K – grade 12, private residential boarding	C	C
School: college/university, professional, technical/trade, other	---	P
** Professional Offices..... (incl medical office)	---	P
Amusement (indoors/outdoors): Arcade, Billiards, Bowling, Skating, Mini-golf, other producing little noise	---	P
Animal Care: Boarding, Grooming, Kennel, Training, Taxidermist	---	C
Animal Care: Veterinary office/clinic/hospital	---	P
Appliances or Electronics: store, maintenance/repair	---	P
Art Gallery or Store, Auction House	---	P
Automotive: gas station, parts store, tires	---	P
Automotive: car wash, repair/maintenance - minor, rental	---	C
Bail Bonding Services	---	C
Building Contractor Office: residential, general, specialty	---	P
Building Contractor Office: heavy, utilities	---	C
Bus Station, Transit Facility, Tour Operator	---	C

Land Use	R-6	C-C
Business Office (administrative), Business Support – security	---	P
Cleaning Services: janitorial, outdoor, pool, laundry, drycleaner	---	P
Clothing/Accessories store: jeweler, shoes, luggage, repair	---	P
Courier Service	---	P
Daycare Facility; family size (6 or less children/adults)	P	P
Daycare Facility; group size (7-18 children/adults)	C	P
Daycare Facility; (19 or more children/adults)	---	P
Drug Rehabilitation Center	---	C
Drug Store, Pharmacy, Pet Store, Printing/Publishing	---	P
Event Center or similar place of Public Assembly	---	C
Financial Institution: bank, brokerage, collections, title pawn	---	P
Food Service: Restaurant, Nightclub/Lounge, Caterer	---	P
Food Service : Brewpub	---	C
Food Store: bakery, grocery, beverages/liquor	---	P
Food Store: farmers market	---	C
Funeral Home, Crematory	---	P
Furniture Store/Repair, Floor Covering store	---	P
Landscaping Service, Pest Control	---	C
Locksmith, Alarm Monitoring Service, Taxi Service, Travel Agency	---	P
Lodging: bed & breakfast, hotel	---	P
Lodging: motel	---	C
Medical Clinic/Laboratory, Apothecary	---	P
Movie Cinema, Theatre, Performing Arts/Sports (indoors)	---	P
Performing Arts & Spectator Sports (outdoor): stadium, drive-in	---	C
Personal Services: barbershop, salon, massage, tattoo, spa	---	P
Recreation Center, indoors (fitness center, etc)	---	P
Recreation Center; outdoors (tennis, pool etc..)	---	C
Rental Center: small equipment, general	---	P
Retail Sales – general or specialty: bookstore, department store, florist, gifts/novelties, hobby, office supplies, convenience store	---	P
Studio: dance, photography, gymnastics, martial arts, music, radio	---	P
Temporary Shelter, Social Assistance, Food Bank	---	C
Used Merchandise Store: antiques, consignments, thrifts	---	P
Used Merchandise Store: pawnshop	---	C
Manufacturing: microbrewery	---	C
Warehousing & Storage: mini-warehouses, self-storage	---	C
Utility Substations	C	P

MAZ-2
MAZ-3

Development Strategy

In addition to protecting the Base in future growth and development plans, Lowndes County recently adopted three additional zoning districts to regulate uses around and adjacent to the Base. These districts were developed in conjunction with planners at the Base to ensure their highest compatibility. Additionally, MAFB personnel will be included in all growth and development decisions for properties located within the MAZ. As growth and development continues to occur in our rapidly growing community, the enforcement of the MAZ will ensure MAFB remains a viable economic engine for our community.

Quality Community Objectives:

- Local Preparedness
- Economic Prosperity

Implementation Measures:

- **Identify Areas of Planning Coordination with Other Governments and Public Entities** - Local governments should strive to maintain consistency, regarding goals, objectives, plans and programs, with other local governments, agencies and authorities.
- **Establish Processes for Joint Decision-Making About Facilities and Infrastructure** - Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure



Neighborhood Activity Center Character Area

(Lowndes County and the Cities of Hahira, Remerton, and Valdosta)



Environmental Resource (E-R)
Single-family Residential (R-6)
Multi-family Residential (R-M)
Residential Professional (R-P)
Office-Professional (O-P)
Neighborhood Commercial (C-N)
Single-Family Residential (R-6S)

Description

A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Predominant Land Uses

Commercial, Residential, Offices, and Services.

Permitted Zoning:

Community Commercial (C-C) / General Commercial (C-G) (When property located along a Collector or Arterial roadway)
Planned Development (P-D)

City of Remerton Permitted Zonings:
Office/Retail

Multi-Family Residential (R-6)
Office Institutional (O-I)

Multi-Family Residential
Light Industrial

Development Strategy

Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to-day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating builds at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Quality Community Objectives:

- Sense of Place
- Economic Prosperity
- Local Preparedness

Implementation Measures:

- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Bicycle Facility Standards (DCA Model Code 2-6)** - Ensuring safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.
- **Mixed-Income Housing** - Mixing the middle-class with the poor in affordable developments, and creating viable communities by providing increased maintenance and security, as well as the social services needed to sustain the mix.