



## SUMMARY

**Rezoning Upon Annexation 1.12 acres from R-1 (Single-Family, County) to R-15 (Single-Family, City of Lake Park) Zoning  
P. C. File #: LP-2026-01**

### MEETING DATES:

Greater Lowndes Planning Commission: Work Session April 20, 2026, 5:30 P.M.  
Regular Meeting April 27, 2026, 5:30 P.M.  
Lake Park City Council: May 5, 2026, 6 P.M.

**SUBMITTED BY:** Southern Georgia Regional Commission

**SUBJECT:** Case No. **LP- 2026-01**, Petition by **The City of Lake Park** for a rezoning upon annexation request for 1.12 acres from R-1 (Single-Family Residential, County) to R-15 (Single-Family Residential, City) located at 304 and 402 Long Pond Road, Lake Park, GA. More specifically described as Tax Map No. 0221C Parcels 003 and 002.

### HISTORY:

**The City of Lake Park is annexing a county island due to the Calvary Baptist Church request for a recombination plat of all the churches parcels. The request is initiated by the City of Lake Park to annex approximately 1.12 acres consisting of two tracts currently located within a county island and to apply City of Lake Park Zoning classification R-15 (Single-Family Residential) upon annexation.**

**FUNDS AVAILABLE:** N/A

**PREVIOUS ACTION:** Under the subdivision review, it was requested that the City annex this County island that created a split zoning for Calvary Baptist Church. Annexation will resolve a long-standing inconsistency caused by county islands.

**RECOMMENDATION:** Staff recommends **Approval** of Application no. **2026-01**, Petition by the City of Lake Park to for the rezoning upon annexation of 1.12 acres from R-1(Single-Family Residential, County) to R-15 (Single-Family Residential, City).

**STAFF REPORT**

Application Number: LP-2026-01

**Nature of the Request**

Application No. LP- 2026-01, Petition by The City of Lake Park for a rezoning upon annexation request to rezone and annex 1.12 acres from R-1 (Single-Family Residential, County) to R-15 (Single-Family Residential, City) located at 304 and 402 Long Pond Road, Lake Park, GA. More specifically described as Tax Map No. 0221C Parcels 003 and 002

**Planning Considerations**

- 1) Subject Property: R-1 (Single Family Residential, County)  
North: R-15 (Single Family Residential, City)  
East: R-15 (Single Family Residential, City)  
South: R-10 (Single Family Residential, City)  
West: R-10 (Single Family Residential, City)
- 2) Land Use:  
North: Calvary Baptist Church  
East: School  
South: Single-Family Residential  
West: Single-Family Residential
- 3) Character Areas: Suburban Area

**Staff Analysis**

**Lake Park Zoning Ordinance § 12-2.7 (c). Standards for Exercise of Zoning Powers:** In order to promote the public health, safety, morality and general welfare of the City of Lake Park against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest, will be considered by the City Council in making any zoning decisions:

- 1. Whether the proposed rezoning request is compatible with the existing land use pattern.**  
Yes, the surrounding zoning districts are R-10 and R-15, both Single-Family Residential. The surrounding uses are single family homes and a church. The proposed R-15 (Single-Family Residential) zoning district is compatible with the surrounding zoning and uses. The purpose of the R-15 zoning is to provide residential areas restricted to single-family uses with a minimum lot size of 15,000 square feet.
- 2. Whether the proposed rezoning request creates the isolated district unrelated to adjacent and nearby districts.**  
No, the rezoning request does not create an isolated district and actually resolves a long-standing inconsistency with development in the area as a county island within Lake Park.
- 3. Whether the request will cause change to the existing population density pattern and the possible increase or overtaxing of the load on public facilities.**  
No, the request will not cause any change to the existing population density pattern or any increasing of the load on public facilities. There will be no change in service obligations, and will create administrative consistency.

**4. Whether changed or changing conditions make the passage of the proposed amendment reasonable.**

Yes.

**5. Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.**

No. The Single-Family Zoning will not adversely influence existing conditions in the neighborhood or the community.

**6. Potential impact(s) on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity.**

No known impacts to the environment. However, according to the Water Resource Protection District Ordinance (WRPDO) map, this property is not within a 100-year flood zone, but is within a groundwater recharge area. The applicant will be required to meet the appropriate protection criteria in the WRPDO.

**7. Whether the reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed change.**

Annexation and zoning do not obligate the city to provide new infrastructure.

**8. Whether the proposed change will be detrimental to the value, improvement or development of adjacent or nearby property in accordance with existing regulations.**

Rezoning should not be detrimental to surrounding properties.

**9. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Lake Park;**

No.

**10. Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public;**

No special privilege was granted by the City for this request.

**11. The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.**

Yes, this zoning request is consistent with the adopted local Comprehensive Plan.

### **Planning Staff Recommendation**

Staff has reviewed this petition and determined that it is in **compliance** with the Standards for the Exercise of Zoning Powers and therefore recommends **Approval** of Case LP-2026-01, of the rezoning upon annexation of the subject property into the City of Lake Park and the application of City zoning classification R-15 (Singly Family Residential), located at 304 and 402 Long Pond Road, Lake Park, GA.

### **Attachments:**

Section 5-2 Development standards

Zoning Location Map

Future Development Map

WRPDO Site Map

Survey

**SUGGESTED GLPC MOTION:**

*"I move to recommend approval of Case LP-2026-01 rezoning upon annexation of the subject property of R-15.*

**FINAL ACTION BY PLANNING COMMISSION:**

APPROVED AS REQUESTED BY THE APPLICANT

APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA

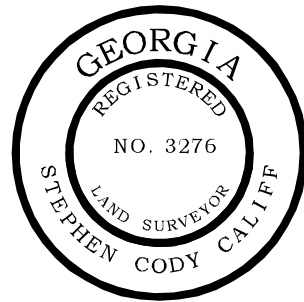
APPROVED WITH CONDITIONS

DENIED

P:\AAAA JOBS\2023 (818-1086)\SURV 922 CALVARY\922 ANNEX.DWG 3/16/2026 2:26 PM



VICINITY MAP



- THE PURPOSE OF THIS PLAT IS TO ANNEX A PORTION OF:  
DEED BOOK 6940 PAGE 009, (PARCEL 0221C 003).  
DEED BOOK 369 PAGE 184, (PARCEL 0221C 002).
- THE TRACT SHOWN IS THE APPROXIMATE CITY OF LAKE PARK/LOWNDES COUNTY LINE PER VALOR.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0350E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LONG POND ROAD (50'R/W)

N 00°44'41" E  
79.48'  
44.39'

POB:  
SOUTHWEST CORNER OF TRACT  
2 ON "THE PLAT OF SURVEY  
FOR JOHN AVERA " RECORDED  
IN PLAT BOOK 33 PG 31.

NOW OR FORMERLY  
CALVARY BAPTIST  
CHURCH  
DB 6940 PG 009  
PARCEL# 0221C 004

NOW OR FORMERLY  
CALVARY BAPTIST  
CHURCH  
DB 7065 PG 314  
PARCEL# 0221C 003A

NOW OR FORMERLY  
CALVARY BAPTIST  
CHURCH  
DB 6940 PG 009  
PARCEL# 0221C 003

TRACT 1  
1.12 Acres

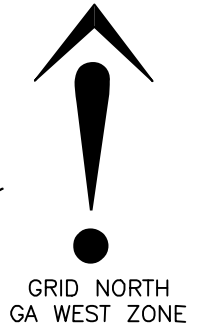
CITY OF LAKE PARK  
N 85°23'11" E 407.39'  
LOWNDES COUNTY

N 86°53'17" W 279.56'

NOW OR FORMERLY  
HULON HOWARD LANE  
DB 369 PG 184  
PARCEL# 0221C 002

CITY OF LAKE PARK  
LOWNDES COUNTY

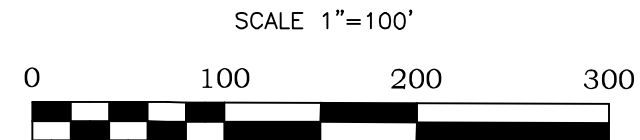
NOW OR FORMERLY  
LOWNDES COUNTY  
BOARD OF EDUCATION  
PARCEL# 0221C 007



**INNOVATE** !  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

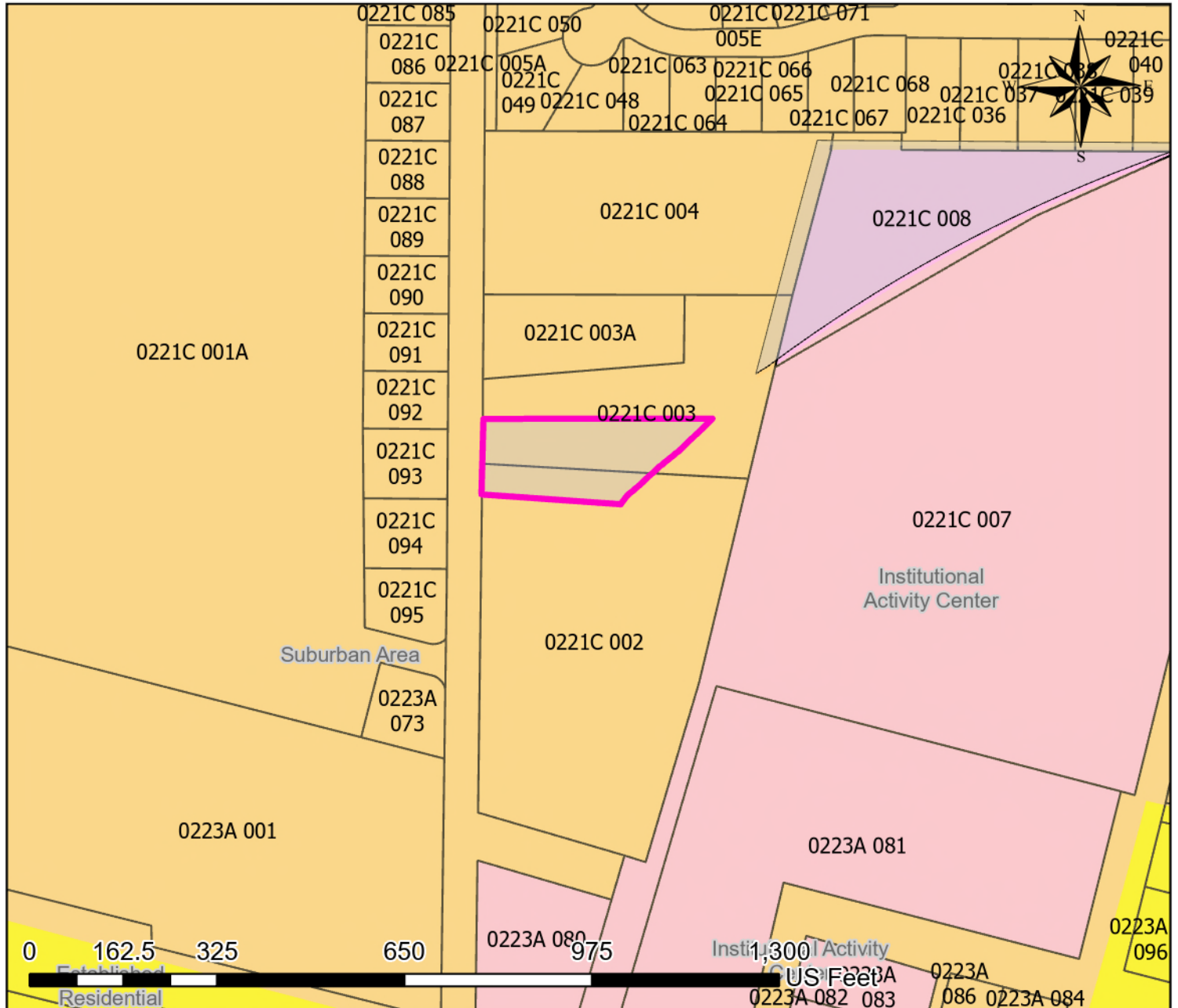
# ANNEX MAP FOR: CALVARY BAPTIST CHURCH



LOCATED IN  
LAND LOT 79  
16TH LAND DISTRICT  
CITY OF LAKE PARK  
LOWNDES COUNTY, GA  
MAP DATE: 3/16/2026  
FIELD SURVEY DATE:  
5/13/2025

# Lake Park Annexation Character Areas

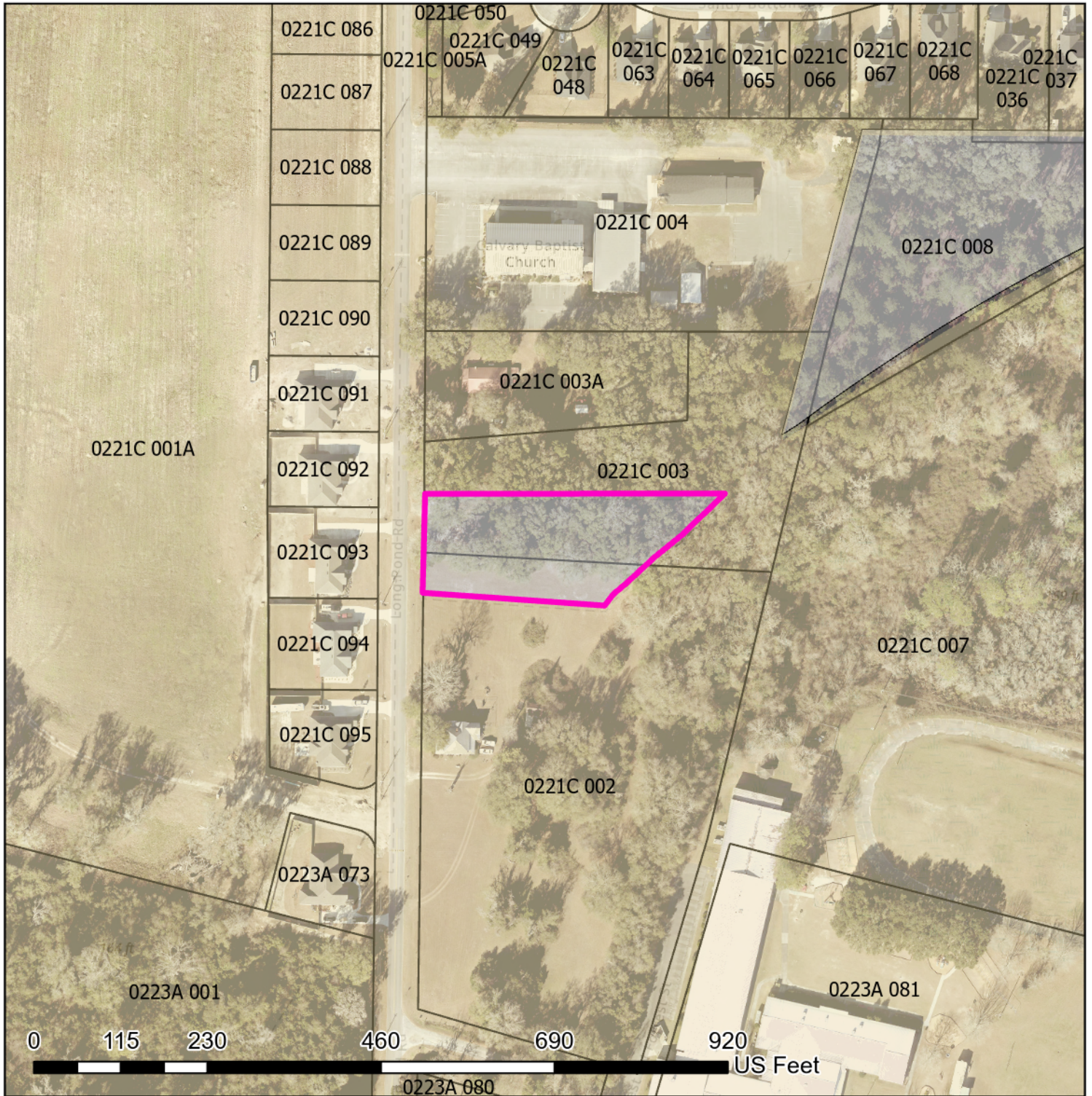
Parcels: 0221C 002, 003



- Outlined area for Annexation
- LowndesTaxParcels
- Character Areas**
- Established Residential
- Institutional Activity Center
- Suburban Area

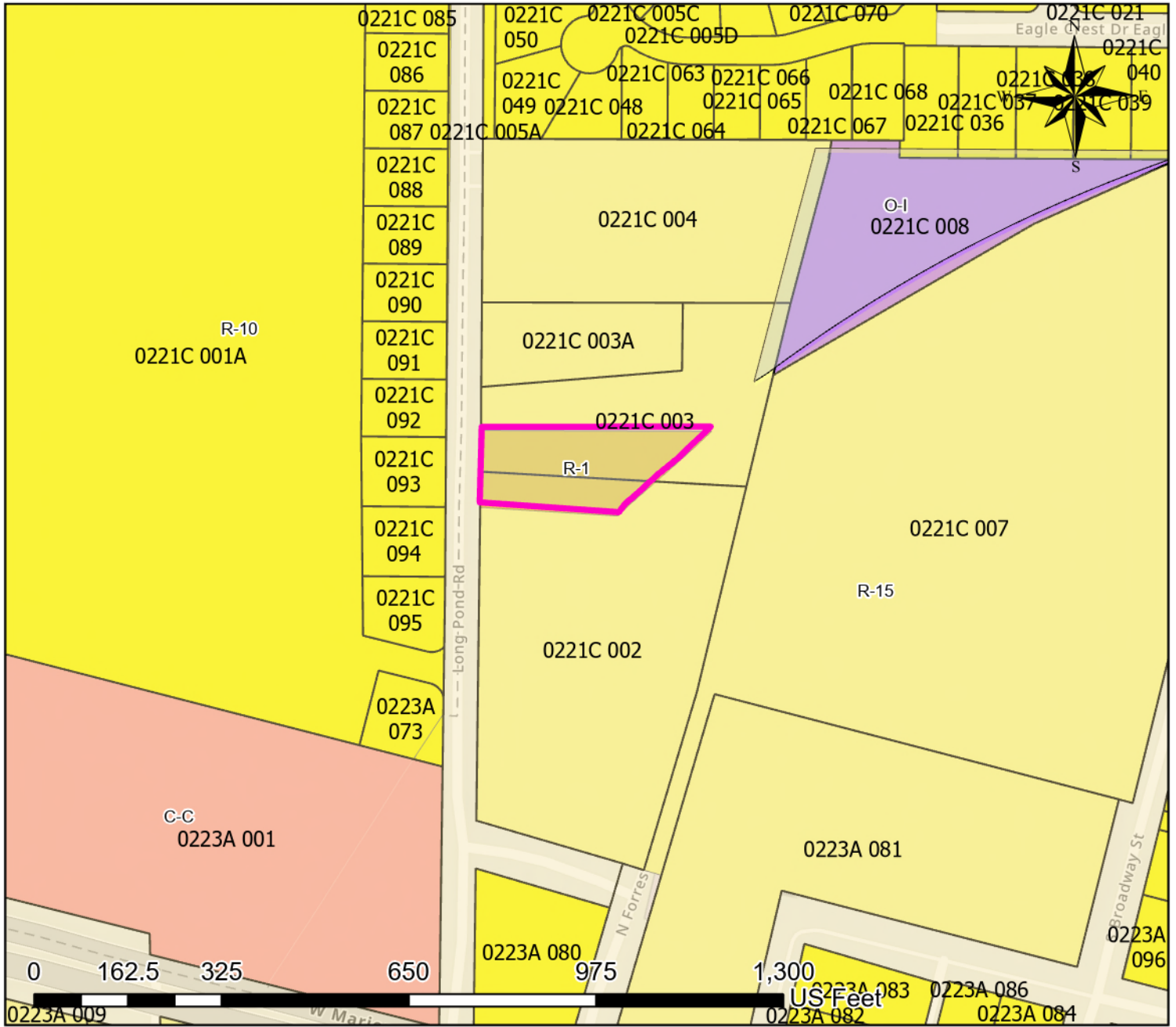
# Lake Park Annexation Satellite Imagery








Parcels: 0221C 002, 003



# Lake Park Annexation Zoning

Parcels: 0221C 002, 003



-  Outlined area for Annexation
-  Lowndes Tax Parcels
- Zoning
-  C-C
-  O-I
-  R-1
-  R-10
-  R-15

**5-2 Development Standards.** Within the various zoning districts as indicated on the "Zoning Map of the City of Lake Park, Georgia," no building or structure, excluding all signs (see Section 9 for Sign Regulations) shall be constructed or erected except as indicated in the following schedule:

DEVELOPMENT STANDARD	ZONING DISTRICTS													
	R-1	R-18	R-15	R-10	R-6	M-H	R-C	MHC	R-P	C-C	C-H	C-A	M-1	M-2
<b>Minimum Gross Floor Area Per Dwelling Unit (Sq.)</b>	1,800	1,800	1,200	1,000	800	700	800	++++	800	---	---	---	---	---
<b>Minimum Lot Area For Development (Sq.)</b>	1 acre	18,000	15,000	10,000	6,000 **	10,000	6,000**	---	1 acre unless public water/ sewer is utilized, then 6,000 square feet	---	---	1 acre	---	---
<b>Minimum Lot Width (Feet)</b>	120	120	100	80	60	80	200	---	60	60	60	150	None	None
<b>Minimum Front Yard Setback (Feet from Centerline of Right-of-way)</b> - Arterial Streets - Collector Streets - Local Streets	80* 70* 60*	80* 70* 60*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 65* 55*	80* 70* 60*	--- --- ---	80* 65* 55*	100* 70* 65*	80* 70* N/A	100* 70* N/A	100* 70* N/A	100* 70* N/A
<b>Minimum Side Yard Setback (Feet)</b>	20 ++	20 ++	10 ++	10	8	10	8	---	10	None +++	None +++	40	None +++	None +++
<b>Minimum Rear Yard Setback (Feet)</b>	40 ++	40 ++	30 ++	30	30	30	30 ++	---	30	12 ++	12 ++	40	12 ++	12 ++

\* Plus ½ any amount in which the right-of-way width exceeds 60 feet for residential streets, 70 feet for collector streets, and 80 feet for principal and minor arterials.

\*\* If developed multi-family, the maximum density is 14 units per acre, provided the Lowndes County Health Department approves water and sewer.

++ The minimum distance from other property lines to any building over 35 feet in height shall be increased one foot for every 2 feet (or part of 2 feet) of building height greater than 35 feet.

+++ If the adjoining yard is within a residential district, the yard requirements specified in this table shall be increased 10 feet, and screening shall be provided as defined in Section 3-15 along the lot line shared with the residential lot.

++++ Refer to Section 6-2.