

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-11

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-2026-11 Webb Fish Farm & Blackwater Development
4130 Old Bemiss Rd, ~4.8ac,
R-1 & R-10 to C-G, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) and R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zonings. The general motivation in this case is for the applicant to repurpose the old Webb Fish Farm buildings and allow for new commercial opportunities on ~4.8ac. The subject property possesses limited access via a crossing of the Cater Parrot Rail Network onto Old Bemiss Road, a County maintained local road, though new local roads and access points are proposed onto Bemiss Knights Academy Road. The property is within the Urban Service Area, and Suburban Character Area, which recommends C-G zoning.

This property has historically been agricultural in nature and use, until 2006 when the County changed it to R-1. The Webb Family chose to rezone the majority of the land to E-A (Estate Agricultural) per REZ-2006-25, though the ~5acres encompassing the fish farm buildings was excluded, and has remained R-1 since. In 2015, an eastern portion of the property was rezoned to R-10 as part of Knights Landing Subdivision, Phase 1, then again in 2018 for Phase 2, and again in 2021 for Phase 3 and beyond.

For reference, the minimum buffer area between C-G and R-10 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. Supplemental Standards for certain uses in C-G may increase the minimum buffering requirements at the time of development.

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 current and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss Road 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, railroad crossing improvements, 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: _____

COMMERCIAL, OFFICE, AND INSTITUTIONAL ZONING DISTRICTS

The following commercial, office, and institutional **zoning districts** are established:

- A. OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings used** principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.
- B. C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.
- C. C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.
- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	S	P
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S
Correctional Facility (For an “S” See Also Section 4.03.28)				
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)		S		S
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S
Stables and Livestock (For an “S” See Also Section 4.03.02)				
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Adult Entertainment (See Also Adult Entertainment Ordinance)				S
Alcohol Package Store		P	P	P
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S
Bait and Tackle		P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)			S	S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Bulk Storage Yards				
Business Services such as Copying, Mailing, or Printing	P	P	P	P
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S
Club, Lodge, Meeting or Event Facility			P	P
Child Care Learning Center (For an “S” See Also Section 4.03.08)	P	P	P	P
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P	P	P
Detail Shop / Car Wash		P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S
Financial Institutions, Banks and Credit Unions	P	P	P	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.				
Funeral Home		P	P	P
Gasoline Station, with or without a Convenience Store		P	P	P
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P
Grocery Store		P	P	P
Home Sales Lot, Manufactured or Site Built Display				P
Hotels and Motels			P	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)				
Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)				
Laundry, Self-Service		P	P	P
Lounge, Bar, and Nightclub				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
Light Industry with total cumulative building sqft. under 30,000 sqft.				P
Light Industry with total cumulative building sqft. over 30,000 sqft.				
Heavy Industry				
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)				
Medical and Dental Clinics, Laboratories	P	P	P	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S
Parking lots and Parking Garages		P	P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P
Professional Offices	P	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S
Research and Experimental Laboratories				P
Restaurant		P	P	P
Retail Stores		P	P	P
Business, Commercial Schools		P	P	P
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	IO	C-C	C-G	H-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P
Trade, Industrial Schools		P		P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.				
Theaters, Movie or Performing Arts (Indoor Only)			P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P
Truck Stops				P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P

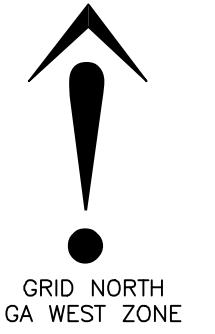
	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.				
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.				

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 27th day of March, 2026, 2:20pm
File Number: **COM-2026-12**
Chairman, Technical Review Committee

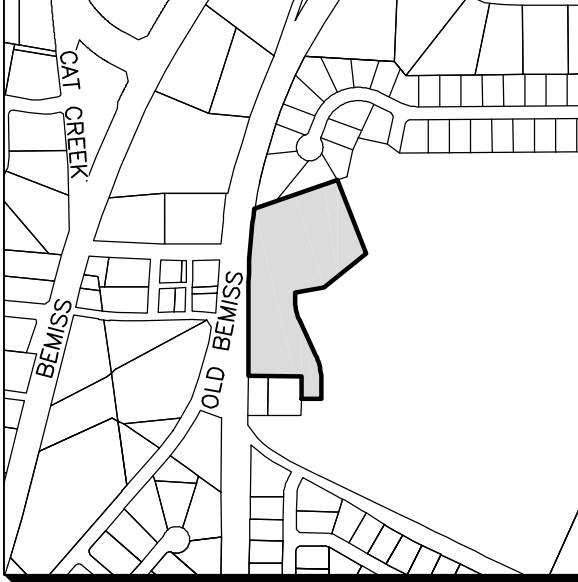
LOT 22
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204

LOT 20
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204

LOT 21
KNIGHTS LANDING
PHASE IV SECTION 1
PC "D" PG 204



BOX FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP

POB:
SOUTHWEST CORNER OF LOT 20
ON "KNIGHTS LANDING PHASE IV,
SECTION 1, RECORDED IN PLAT
CABINET "D" PAGE 204.

TRACT 1A
3.21 Acres

TRACT 1
COMBINED
4.88 Acres

NOW OR FORMERLY
K QUATRO DEVELOPMENT LLC
DB 7001 PG 437
PARCEL# 0145B 094B

- THE PURPOSE OF THIS PLAT IS A COMBINATION OF:
TRACT 1A: DEED BOOK 3661 PAGE 254 (PARCEL# 0145B 094A).
TRACT 1B: A PORTION OF DEED BOOK 7001 PAGE 437 (PARCEL# 0145B 094B)

- CURRENT ZONING:
TRACT 1A: R-1
SETBACKS:
FRONT:60' FROM CENTERLINE OF RESIDENTIAL STREET
SIDE:20'
REAR:40'
- TRACT 1B: R-10
SETBACKS:
FRONT:60' FROM CENTERLINE OF RESIDENTIAL STREET
SIDE:10'
REAR:30'

- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.
- THESE PARCELS ARE IN THE SUBURBAN AREA CHARACTER AREA.
- THESE PARCELS ARE NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE NO WETLANDS PRESENT.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0150E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER -6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

[Signature]
ULDC APPROVAL, CHAIRMAN, TRC JOHN DILLARD III DATE 03/27/2026

[Signature]
DIRECTOR OF ENGINEERING CHAD MCLEOD DATE 03/27/2026

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



[Signature]
GA. RES #3276 DATE 3/27/2026

CATER PARROT RAILNET (100'R/W)

OLD BEMISS RD

BEMISS KNIGHTS ACADEMY RD

N 04°32'18" E C:274.99'
A:275.24' R:1864.01'

N 00°16'49" E 282.33'

N 00°17'08" E 152.8'

R-1 ZONING
R-10 ZONING

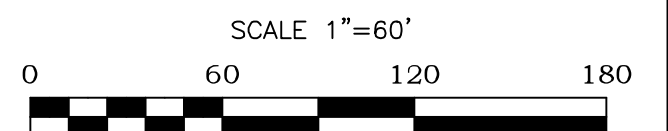
40' WIDE INGRESS-EGRESS & UTILITY
EASEMENT PER PLAT CABINET "A" PAGE 1636.

LINE	BEARING	DISTANCE
L1	S 00°17'57" W	28.46'
L2	S 00°18'10" W	67.48'
L3	N 00°16'49" E	71.54'

LEGEND

- 5/8" REBAR FOUND W/CAP #2785
- 5/8" REBAR PLACED W/CAP #3276
- DB DEED BOOK
- PG PAGE
- R/W RIGHT OF WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00'	77.30'	76.68'	S 12°21'21" E
C2	225.00'	99.41'	98.60'	S 12°21'14" E



INNOVATE

Engineering & Surveying

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

REVISION SURVEY FOR:

**K QUATRO
DEVELOPMENT LLC**

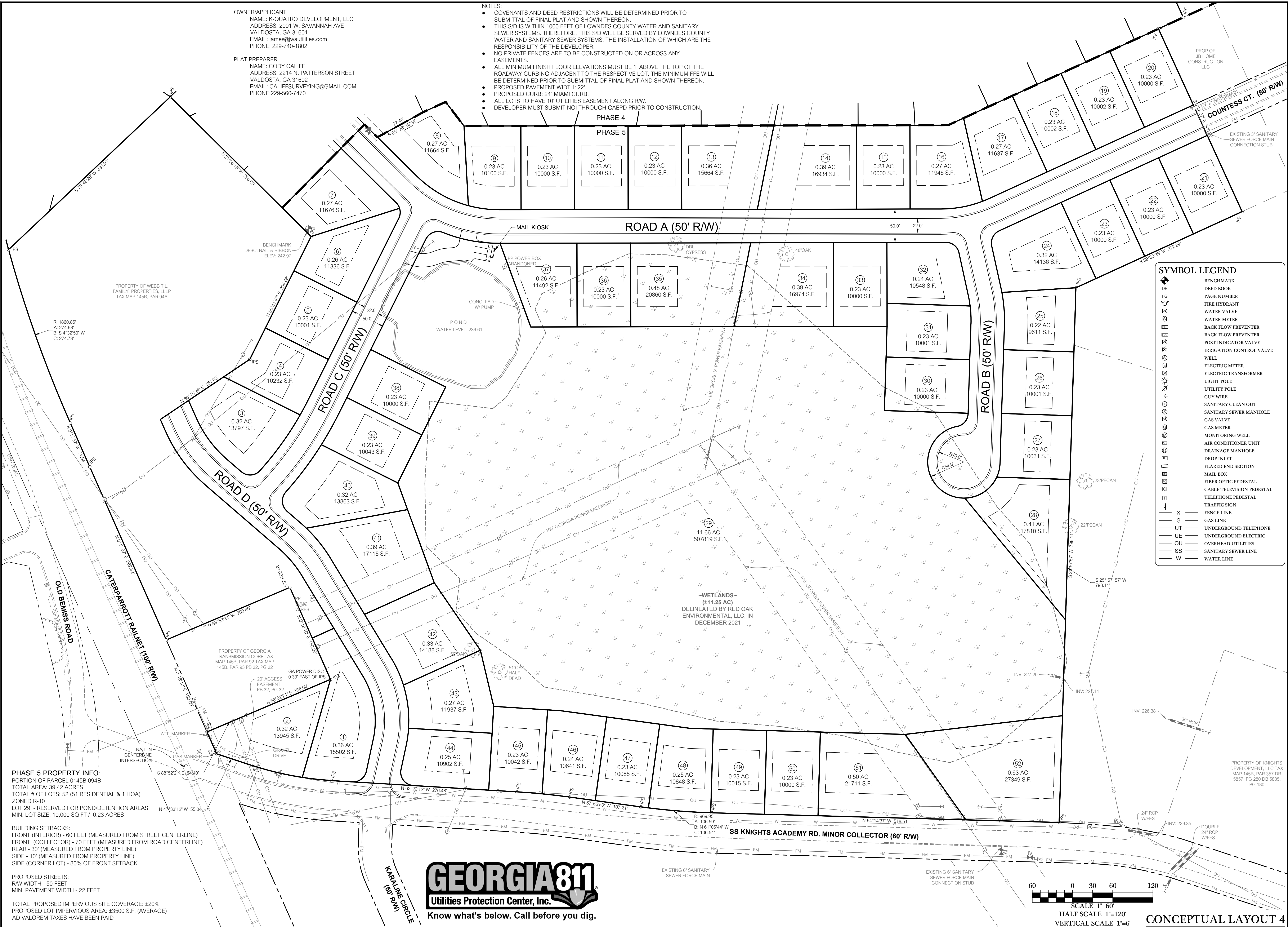
LOCATED IN
LAND LOT 146
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 03/19/2026
FIELD SURVEY DATE:
03/16/2026

FIELD CLOSURE: 1' IN 41,944'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 399,392'
METHOD OF ADJUSTMENT: NONE
DRAWN BY: LCB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

OWNER/APPLICANT
 NAME: K-QUATRO DEVELOPMENT, LLC
 ADDRESS: 2001 W. SAVANNAH AVE
 VALDOSTA, GA 31601
 EMAIL: james@kwutilities.com
 PHONE: 229-740-1802

PLAT PREPARER
 NAME: CODY CALIFF
 ADDRESS: 2214 N. PATTERSON STREET
 VALDOSTA, GA 31602
 EMAIL: CALIFFSURVEYING@GMAIL.COM
 PHONE: 229-560-7470

- NOTES:
- COVENANTS AND DEED RESTRICTIONS WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
 - THIS S/D IS WITHIN 1000 FEET OF LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS. THEREFORE, THIS S/D WILL BE SERVED BY LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS, THE INSTALLATION OF WHICH ARE THE RESPONSIBILITY OF THE DEVELOPER.
 - NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
 - ALL MINIMUM FINISH FLOOR ELEVATIONS MUST BE 1' ABOVE THE TOP OF THE ROADWAY CURBING ADJACENT TO THE RESPECTIVE LOT. THE MINIMUM FFE WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
 - PROPOSED PAVEMENT WIDTH: 22'
 - PROPOSED CURB: 24" MIAMI CURB.
 - ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG RW.
 - DEVELOPER MUST SUBMIT NOI THROUGH GAEPD PRIOR TO CONSTRUCTION.



PHASE 5 PROPERTY INFO:
 PORTION OF PARCEL 0145B 094B
 TOTAL AREA: 39.42 ACRES
 TOTAL # OF LOTS: 52 (51 RESIDENTIAL & 1 HOA)
 ZONED R-10
 LOT 29 - RESERVED FOR POND/RETENTION AREAS
 MIN. LOT SIZE: 10,000 SQ FT / 0.23 ACRES

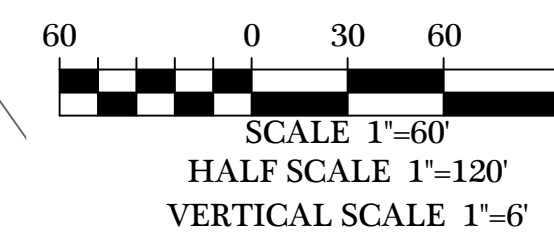
BUILDING SETBACKS:
 FRONT (INTERIOR) - 60 FEET (MEASURED FROM STREET CENTERLINE)
 FRONT (COLLECTOR) - 70 FEET (MEASURED FROM ROAD CENTERLINE)
 REAR - 30' (MEASURED FROM PROPERTY LINE)
 SIDE - 10' (MEASURED FROM PROPERTY LINE)
 SIDE (CORNER LOT) - 80% OF FRONT SETBACK

PROPOSED STREETS:
 RW WIDTH - 50 FEET
 MIN. PAVEMENT WIDTH - 22 FEET

TOTAL PROPOSED IMPERVIOUS SITE COVERAGE: ±20%
 PROPOSED LOT IMPERVIOUS AREA: ±3500 S.F. (AVERAGE)
 AD VALOREM TAXES HAVE BEEN PAID

SYMBOL LEGEND

DB	BENCHMARK
PG	DEED BOOK
1	PAGE NUMBER
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	BACK FLOW PREVENTER
⊕	BACK FLOW PREVENTER
⊕	POST INDICATOR VALVE
⊕	IRRIGATION CONTROL VALVE
⊕	WELL
⊕	ELECTRIC METER
⊕	ELECTRIC TRANSFORMER
⊕	LIGHT POLE
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	SANITARY CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	GAS VALVE
⊕	GAS METER
⊕	MONITORING WELL
⊕	AIR CONDITIONER UNIT
⊕	DRAINAGE MANHOLE
⊕	DROP INLET
⊕	FLARED END SECTION
⊕	MAIL BOX
⊕	FIBER OPTIC PEDESTAL
⊕	CABLE TELEVISION PEDESTAL
⊕	TELEPHONE PEDESTAL
⊕	TRAFFIC SIGN
X	FENCE LINE
G	GAS LINE
UT	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OU	OVERHEAD UTILITIES
SS	SANITARY SEWER LINE
W	WATER LINE



REVISIONS

DATE	DESCRIPTION

KNIGHTS LANDING PHASE V
 LOWNDES COUNTY GA
 LAND LOT 146 OF THE 11TH LAND DISTRICT

INNOVATE!
 Engineering & Surveying
 PHONE: 229-249-9113 - www.innovatecs.com
 2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

DATE: 04/21/2026
 DRAWN BY: M. WILSON
 CHECKED BY: B. KENT

SHEET 1 OF 1

PROJECT NUMBER 1821

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY
A T T O R N E Y S A T L A W

A PROFESSIONAL CORPORATION

J. Michael Dover
Patricia McCorvey Karras
Jackson R. Langdale
Nathanael D. Brantley
Jennifer Stakich Walker*
Charles A. Shenton IV
W. Cavan Perry
Taylor Thomas Young
Matthew P. Smith

701 North Patterson Street
Valdosta, Georgia 31601-4526

Willis L. Miller III
(1947-2022)

Mailing Address:
Post Office Box 729
Valdosta, Georgia 31603-0729
Telephone:
229-242-0314

*licensed in Georgia and Florida

March 31, 2026

Lowndes County Board of
Commissioners & GLPC
327 N. Ashley Street
Valdosta, GA 31601

Re: Application for Rezoning Amendment for part of Tax Parcel 0145B 094B

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Bemiss Knights Academy Road, approximately 1.67 acres, part of Map & Parcel Number 0145B 094B. This application is to request rezoning to C-G (General Commercial) zoning classification.

The property is currently owned by Blackwater Development, LLC as of March 30, 2026, and the deed is recorded in Deed Book 7231, Page 637, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C". A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

Please note that according to the plat, a portion of this property is zoned R-1, and the majority is zoned R-10. The property is currently zoned as R-10 pursuant to a 2006 rezoning application and Notice of Decision (Case REZ-2006-25). A copy of the Notice of Decision is attached hereto as Exhibit "A." VALORgis also shows a portion in R-1 and a portion in R-10, but VALORgis also indicates that the property to the north, Map & Parcel Number 0145B 094A, is over 1 acre more than depicted on the most recent plat.

This property has a long history. The property was previously zoned as A-U and R-15 before the adoption of the ULDC. In 2006, the property owners appealed the new Countywide Zoning of R-1 and R-21, by requesting E-A and R-10 for their properties (Case REZ-2006-25). The property immediately to the north of the subject property operated as a fish farm, an allowable use in the pre-ULDC A-U zoning. The subject property was rezoned as R-10.

VALORgis also notes that this parcel was subject to Case REZ-2018-18. On review, it appears that case was for 44 acres of the Knight's Landing subdivision and does not affect the subject property's 1.67 acres.

The property owner now desires to rezone this parcel to make the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

In addition to the allowable uses, Owner also requests the ability to use the subject property for mini-storage and self-storage facilities.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through "efficient and compatible uses of land"; the subject property is immediately adjacent to a site which was utilized for a fish farm, a non-residential purposes for over 20 years. As the subject property is adjacent to a non-residential site, rezoning to C-G comports with Policy 5.2 which states, "Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible." Further, reclassification of this property to C-G zoning aligns with Policy 5.4, which calls for growth in "a well-integrated yet organized fashion"; as the subject property is adjacent to a site that has already been used for non-residential purposes over a greater than twenty (20) year period, rezoning to C-G classification allows for growth in an area that has already been integrated for non-residential uses.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale
Attorney for the Owner

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY
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March 31, 2026

Lowndes County Board of
Commissioners & GLPC
327 N. Ashley Street
Valdosta, GA 31601

Re: Application for Rezoning Amendment for Tax Parcel 0145B 094A

Dear Board Members:

Please allow this letter to serve as an application for rezoning amendment for the property located off Bemiss Knights Academy Road, approximately 3.21 acres, Map & Parcel Number 0145B 094A. The property is currently zoned as R-1 pursuant to a 2006 rezoning application and Notice of Decision (Case REZ-2006-25). A copy of the Notice of Decision is attached hereto as Exhibit "A." This application is to request rezoning to C-G (General Commercial) zoning classification.

The property is currently owned by T. L. Webb Family Properties, LLLP as of December 29, 2006, and the deed is recorded in Deed Book 3661, Page 254, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C" whereby this parcel is designated as "Tract 1A." A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

This property has a long history. The property was previously operated as a fish farm, an allowable use in the pre-ULDC A-U zoning. In 2006, the property owners appealed the new Countywide Zoning of R-1 and R-21, by requesting E-A and R-10 for their properties. The owners chose to exclude the parcel used for the fish farming (0145B 094A), and left it in the R-1 zoning (REZ-2006-25).

The property owner now desires to rezone this parcel to reflect the historical non-residential use of the property. Rezoning the property to C-G General Commercial zoning brings the classification in line with the historical use of this property and makes the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

In addition to the allowable uses, Owner also requests the ability to use the subject property for mini-storage and self-storage facilities.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through “efficient and compatible uses of land”; the property was utilized for non-residential purposes for over 20 years. Rezoning to C-G merely brings the classification in line with the historical use of this property, its highest and best use, and comports with Policy 5.2 which states, “Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.” Further, reclassification of this property to C-G zoning aligns with Policy 5.4, which calls for growth in “a well-integrated yet organized fashion”; as this property has already been used for non-residential purposes over a greater than twenty (20) year period, rezoning to C-G classification allows for growth in an area that has already been integrated for non-residential uses.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



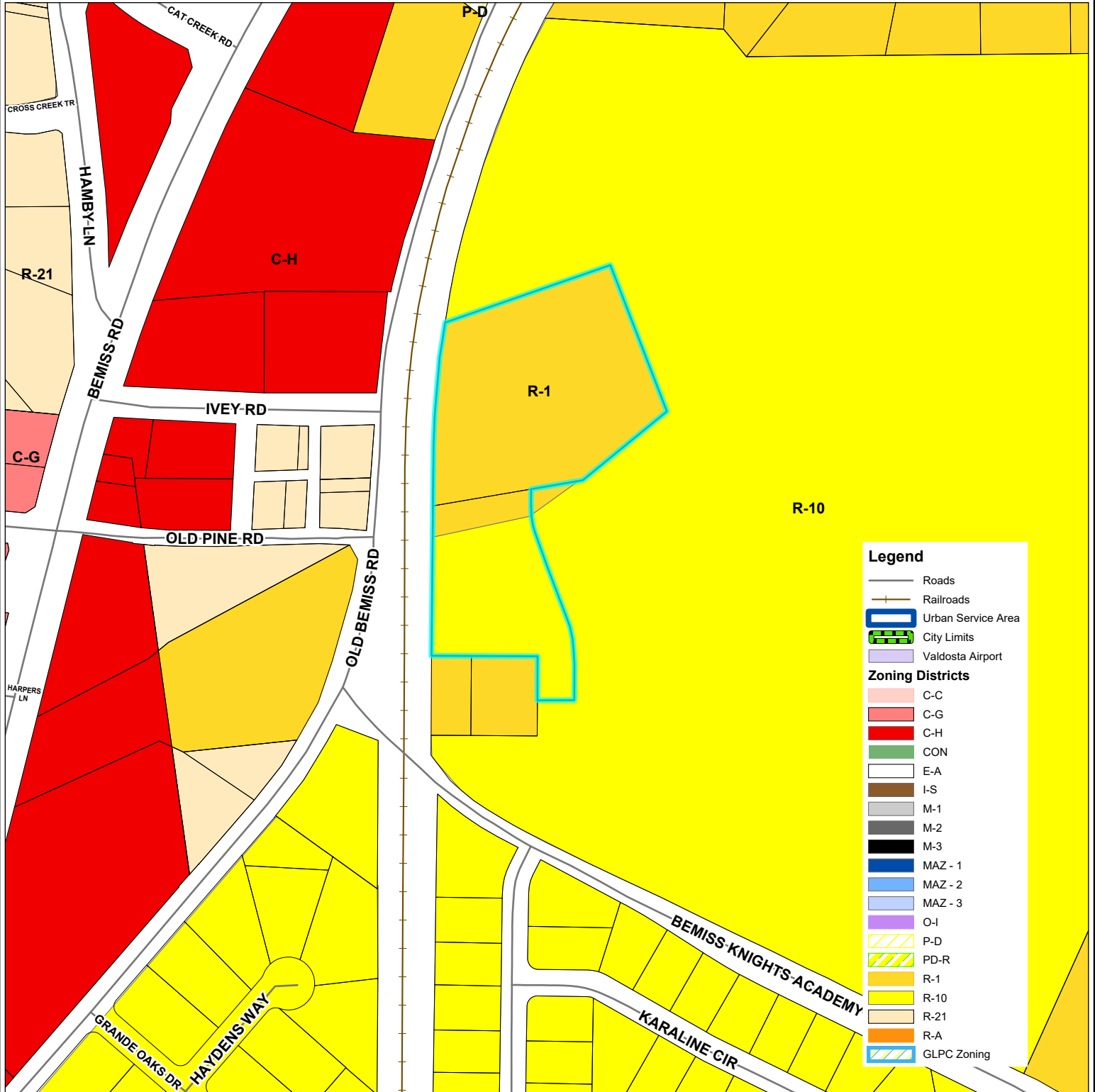
Jackson R. Langdale
Attorney for the Owner

REZ-2026-11

Zoning Location Map

**Blackwater Development LLC &
Webb Fish Farm Repurposing
Rezoning Request**

**CURRENT ZONING: R - 1 and R - 10 (part of
094B) and R - 1 (094A)
PROPOSED ZONING: C - G**

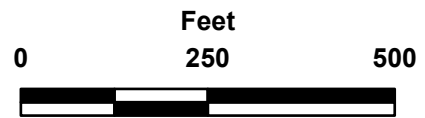


Legend

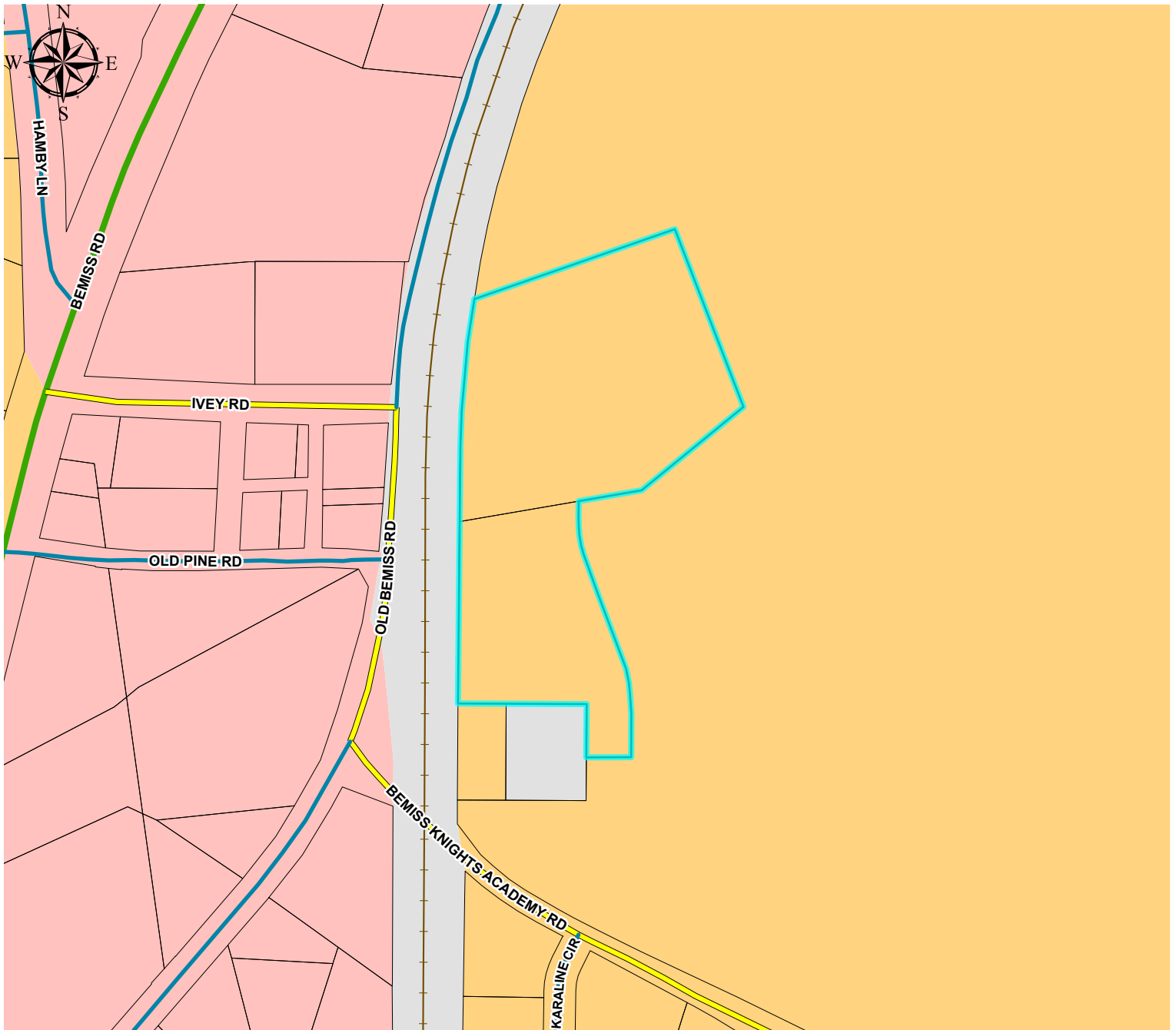
- Roads
- Railroads
- Urban Service Area
- City Limits
- Valdosta Airport

Zoning Districts

- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



Blackwater Development LLC & Webb Fish Farm Repurposing Rezoning Request



0 75 150 300
US Feet

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



Blackwater Development LLC & Webb Fish Farm Repurposing Rezoning Request

Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- allsub (service) selection

