

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-12

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 27, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2026-12 McBurrough

4909 Bemiss Rd, ~2.4ac,

R-21& R-1 to C-G, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) and R-1 (Low Density Residential) zoning to C-G (General Commercial) zoning to develop a child care learning facility. 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 C-G zonings.

Adjoining properties are currently owned and operated as religious facilities, parsonages, or single-family homes, while new developments just beyond are for higher density residential and commercial.

For reference, the minimum buffer area between C-G and E-A/R-A/R-1 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. Supplemental Standards for certain uses in C-G may also 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 Corridor Overlay Standards, and therefore recommends approval of the request for C-G zoning with the following Condition:

1. No Alcohol Package Stores, Clubs, Lodges, Meeting or Event Facilities shall be allowed

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.				

PROPERTY DATA SUMMARY

DEVELOPER:
 ELEANOR McBURROUGH
 516 HUNTERS GLEN
 VALDOSTA, GA 31602
 PH: (229) 630-9503

ENGINEER:
 INNOVATE ENGINEERING & SURVEYING, LLC.
 2214 N. PATTERSON STREET
 VALDOSTA, GA 31604
 PH: (229) 249-9113

PROJECT INFO:
 ADDRESS: 4909 BEMISS ROAD
 CURRENT ZONING: R-1 & R-21
 PROPOSED ZONING: C-G
 PIN: MAP 0145B PARCELS 187&188
 ACREAGE: ±2.28 AC

BUILDING DATA:
 PROPOSED 10,300 SQ.FT. DAYCARE FACILITY
 160 CHILDREN
 20 EMPLOYEES

SITE DATA:
 LOT SIZE: 2.28 AC (99,317 SQ.FT.)
 IMPERVIOUS: 45,698 SQ. FT.
 GREEN SPACE:
 REQUIRED: 25%
 PROVIDED: 54%

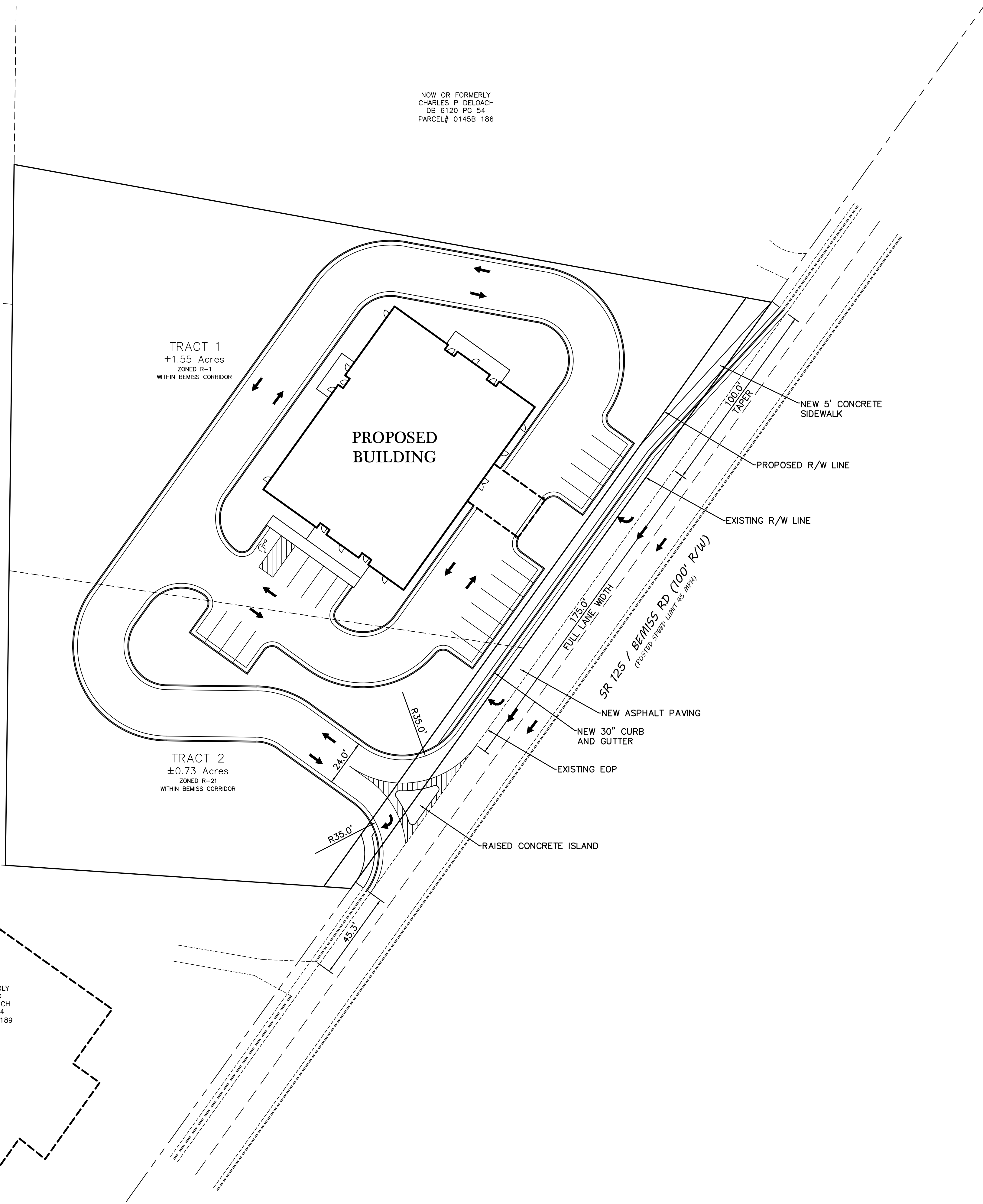
PARKING DATA:
 REQUIRED = 20
 PROVIDED = 21

HC REQUIRED = 1
 HC PROVIDED = 1

NOW OR FORMERLY
 LORI J. BEDENE
 DB 6770 PG 103
 PARCEL# 0145B 193

NOW OR FORMERLY
 CHARLES P. DELOACH
 DB 6120 PG 54
 PARCEL# 0145B 186

NOW OR FORMERLY
 BEMISS UNITED
 METHODIST CHURCH
 DB 844 PG 144
 PARCEL# 0145B 189



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DATE	DESCRIPTION	REVISIONS

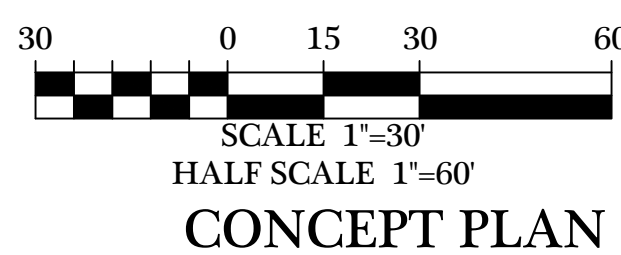
BEMISS ROAD DAYCARE
 LOWNDES COUNTY, GEORGIA
 LAND LOT 132 LAND DISTRICT 11TH

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

NOT FOR CONSTRUCTION

DATE: 03/06/2026
 DRAWN BY: M. WILSON
 CHECKED BY: B. KENT

SHEET
1 of 1
 PROJECT NUMBER
1975

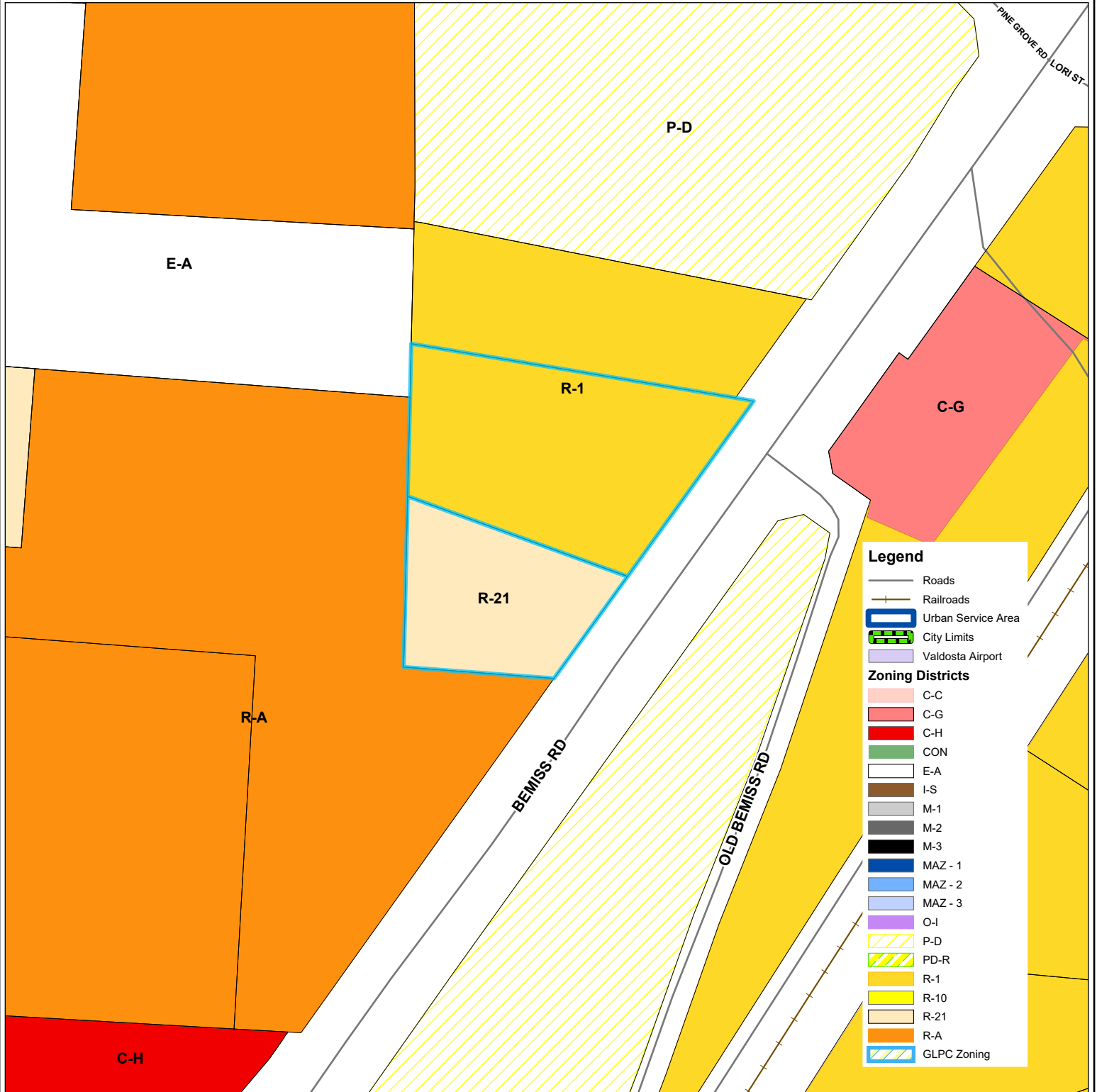


REZ-2026-12

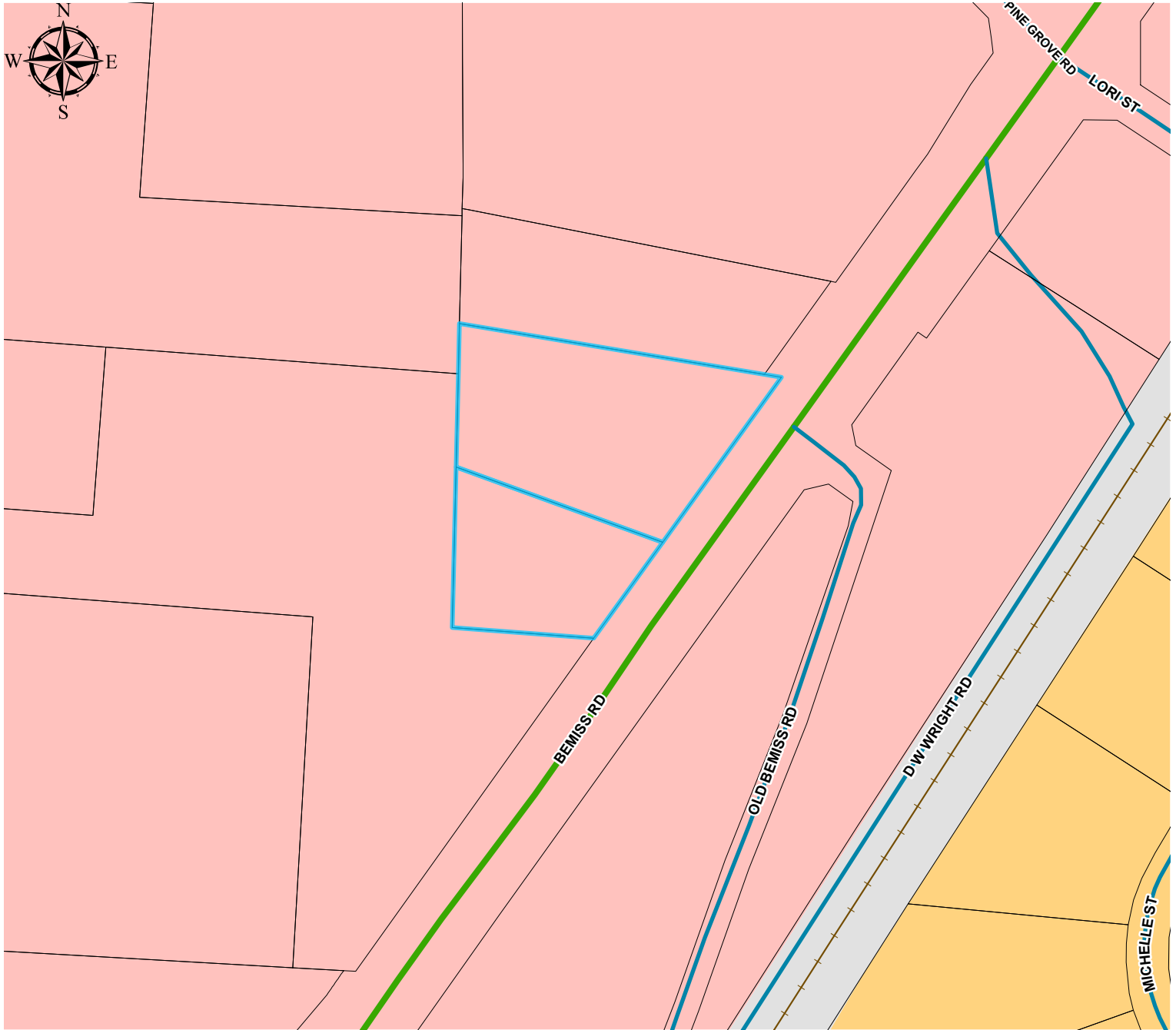
Zoning Location Map

McBurrough
Rezoning Request

CURRENT ZONING: R - 1 and R - 21
PROPOSED ZONING: C - G



McBurrough Rezoning Request



0 55 110 220
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

REZ-2026-12

WRPDO Site Map

McBurrough 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 | |

