

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-13

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 26, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-13 Touchton Lake Park
Cannon Dr., Park Dr., & US Hwy 41 S, ~1.4 ac,
C-H to R-10, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential). The general motivation in this case is for the applicant to develop homesites. The subject properties possess road frontage on US Hwy 41 S, a State Highway, Park Drive and Cannon Drive, both local County roads. The property is within the Urban Service Area and Community Activity Center Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North and East are currently zoned R-10 as part of the Land-O-Pines Subdivision, and the Lowndes County Fire Rescue Station at Twin Lakes is planned for the property to the South.

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 potential environmental impacts, and therefore recommends approval of the request for R-10 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

Langdale Vallotton, LLP

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William C. Nijem, Jr.

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bnijem@langdalelaw.com

LV File No. 26-19690BN

April 28, 2026

J.D. Dillard
County Planner
Lowndes County, Georgia
327 N. Ashley Street, 2nd Floor
Valdosta, Georgia 31601
Via E-Mail to: jdillard@lowndescounty.com

RE: Proposed Rezoning of Lowndes County, Georgia Tax Map Parcel Number 0195A 002A (the "Property")

Dear Mr. Dillard:

Our firm represents William Q. Touchton, Jr. ("Mr. Touchton") in connection with the above referenced zoning matter. The enclosed rezoning application (the "Application") is being submitted to rezone the Property from its current Highway Commercial (C-H) zoning classification to Suburban Density Residential (R-10) for the purpose of developing the Property into four (4) residential lots. Rezoning the Property from C-H to R-10 is appropriate to provide for the development of additional housing that will benefit the citizens of Lowndes County, Georgia.

The proposed rezoning is compatible with the Greater Lowndes Comprehensive Plan (the "Plan"). The Plan classifies the Property as Community Activity Center Character Area. Though R-10 zoning is not explicitly permitted in the Community Activity Center Character Area, Mr. Touchton's proposed development of the Property is directly in line with the development strategy of Community Activity Center Character Areas which promote residential development that reinforces the town center through locating higher density housing options near the town center. The R-10 rezoning requested is also consistent with the residential zoning classification of adjacent properties. Moreover, Community Activity Center Character Areas promote mixed-income housing and the creation of viable communities by providing increased maintenance and security. As shown on the boundary drawing and preliminary subdivision plat attached hereto for your review, Mr. Touchton seeks to rezone the Property to R-10 to allow for the development of the

Property into four (4) residential lots which will enhance the surrounding community and encourage increased maintenance and security.

Please find enclosed herewith the following items associated with Mr. Touchton's Application:

1. Unified Land Development Code Application;
2. Vesting Deed;
3. Boundary Drawing;
4. Preliminary Subdivision Plat;
5. List of Adjacent Property Owners; and
6. Check in the amount of \$631.32.

Please let us know if you need any additional information or if there are any additional fees. If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

LANGDALE VALLOTTON, LLP



William C. Nijem, Jr.

GENERAL NOTES

SUBJECT PROPERTY RECORDS

TAX PARCEL # 0195A 0002A (TRACT 1)
 CURRENT OWNER : TOUCHTON WILLIAM Q JR
 CURRENT DEED :DB 4509 PG 048
 CURRENT PLAT : PC A PG 275
 PARCEL ADDRESS : 4843,4847,4851,4855 US HWY 41

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0350E, DATED 9-26-2008, THIS TRACT IS ZONED "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

ACCORDING TO A REVIEW OF THE NATIONAL WETLANDS INVENTORY THIS PROPERTY DOES NOT CONTAIN WETLANDS.

THIS PROPERTY IS LOCATED IN A GROUND WATER RECHARGE AREA.

AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN THE ULDC CHAPTER - 6.03.03 FOR COUNTY WATER, ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO WATER SERVICES.

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A PROPOSED LOT LAYOUT, THIS IS NOT A SURVEY AND DOES NOT MEET THE GEORGIA MINIMUM REQUIREMENTS FOR LAND SURVEYS.

ZONING NOTES AND LOT REQUIREMENTS

CURRENT ZONING : C-H
 PROPOSED ZONING : R-10

WATER PROVISIONS: LOWNDES COUNTY WATER SYSTEM VIA CANNON DRIVE

SEWER PROVISIONS: LOWNDES COUNTY SEWER SYSTEM VIA CANNON DRIVE

MINIMUM LOT AREA (R-10): 10,000 SF

MINIMUM LOT WIDTH (R-10): 80 FT

MAX IMPERVIOUS SURFACE: 50%

BUILDING SETBACKS
 PRIMARY FRONT (US HWY 41 -MINOR ARTERIAL) - 80 FEET FROM CENTERLINE OF ROAD PLUS 1/2 ANY AMOUNT WHICH THE R/W EXCEEDS 100 FEET FOR US HWY 41. (AVERAGE R/W WIDTH OF 190 FEET)

SECONDARY FRONT - (CANNON DRIVE - LOCAL)
 60 FEET FROM CENTERLINE OF ROAD PLUS 1/2 ANY AMOUNT WHICH THE R/W EXCEEDS 60 FEET)

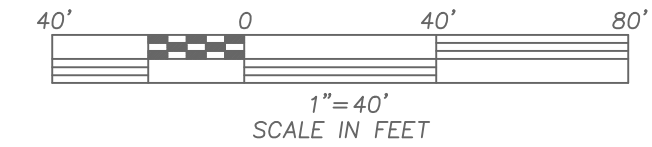
SIDE - 10 FEET
 REAR - 30 FEET

UTILITIES NOTES

LOCATION OF UNDERGROUND UTILITES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.

12 STONES ENGINEERING COMPANY INC. DOES NOT WARRANT OR GUARANTEE THAT SAID DELINEATION ENCOMPASSES ALL OF THE SUBSURFACE UTILITIES AFFECTING, OR LOCATED ON, THE PROPERTY.

12 STONES ENGINEERING COMPANY INC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

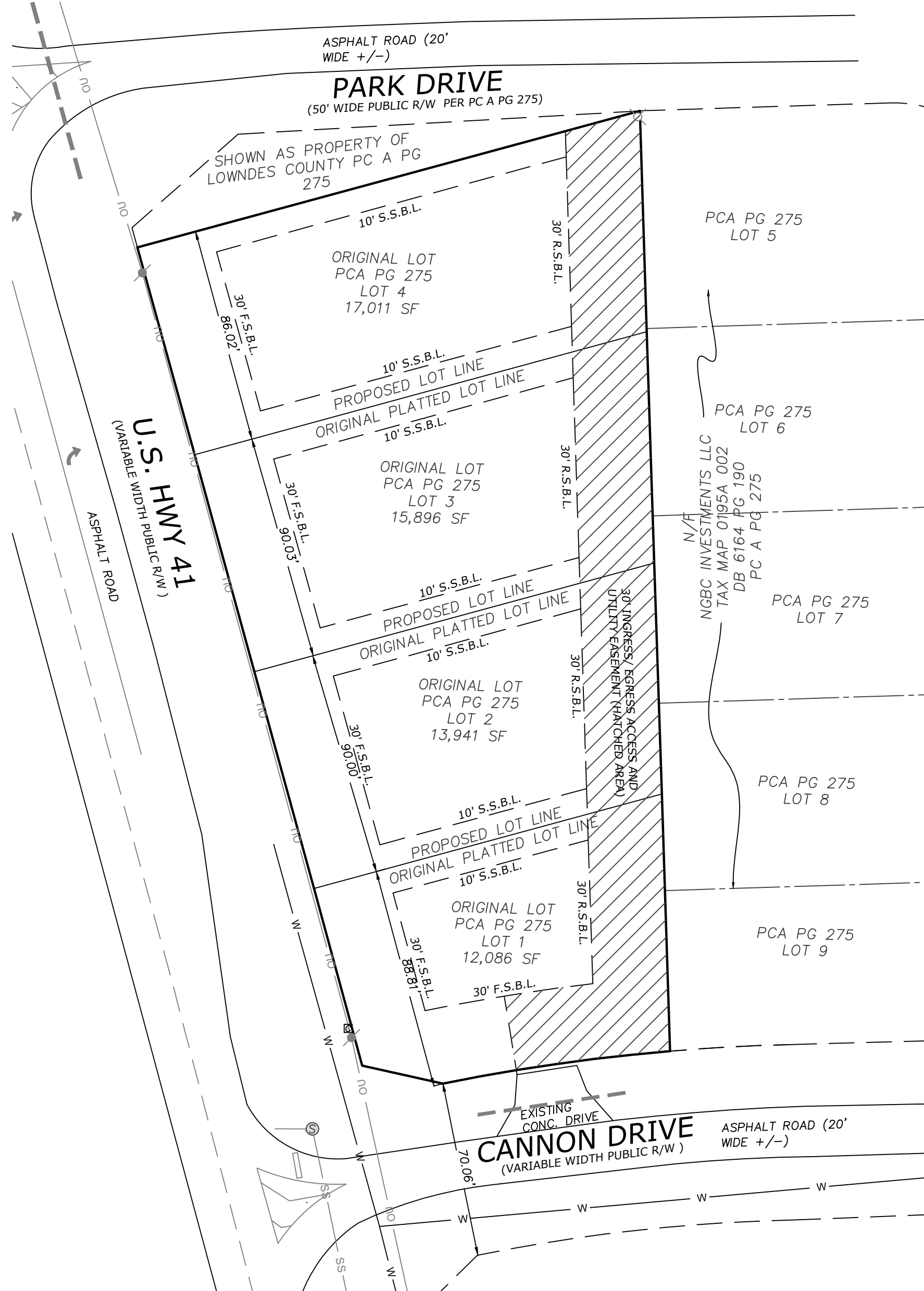


LINE TYPE LEGEND

	LAND LOT LINE
	WATER LINE
	BUILDING SETBACK LINE
	ADJACENT BOUNDARY
	SUBJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING R/W
	SEWER LINE
	OVERHEAD UTILITY

SYMBOL LEGEND AND ABBREVIATIONS

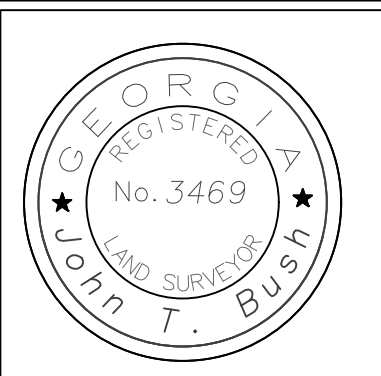
	SANITARY SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	WATER VALVE
	LAND LOT NUMBER
SF	SQUARE FEET
F.S.B.L.	FRONT SET BACK LINE
R.S.B.L.	REAR SET BACK LINE
S.S.B.L.	SIDE SET BACK LINE



DATE	REVISION

PRELIMINARY LOT LAYOUT:
WILLIAM Q TOUCHTON, JR
 LOCATED IN LAND LOT 62
 16th LAND DISTRICT
 LOWNDES COUNTY, GEORGIA
 MARCH 9, 2026

2944 DASHER JOHNSON RD
 VALDOSTA GA 31606
 PH(229)474-4060
 EMAIL:JTBU@12STONES.BIZ
 GA REGISTERED FIRM
 No:LSF001361



DRAWN BY: JTB
 CHECKED BY: JTB

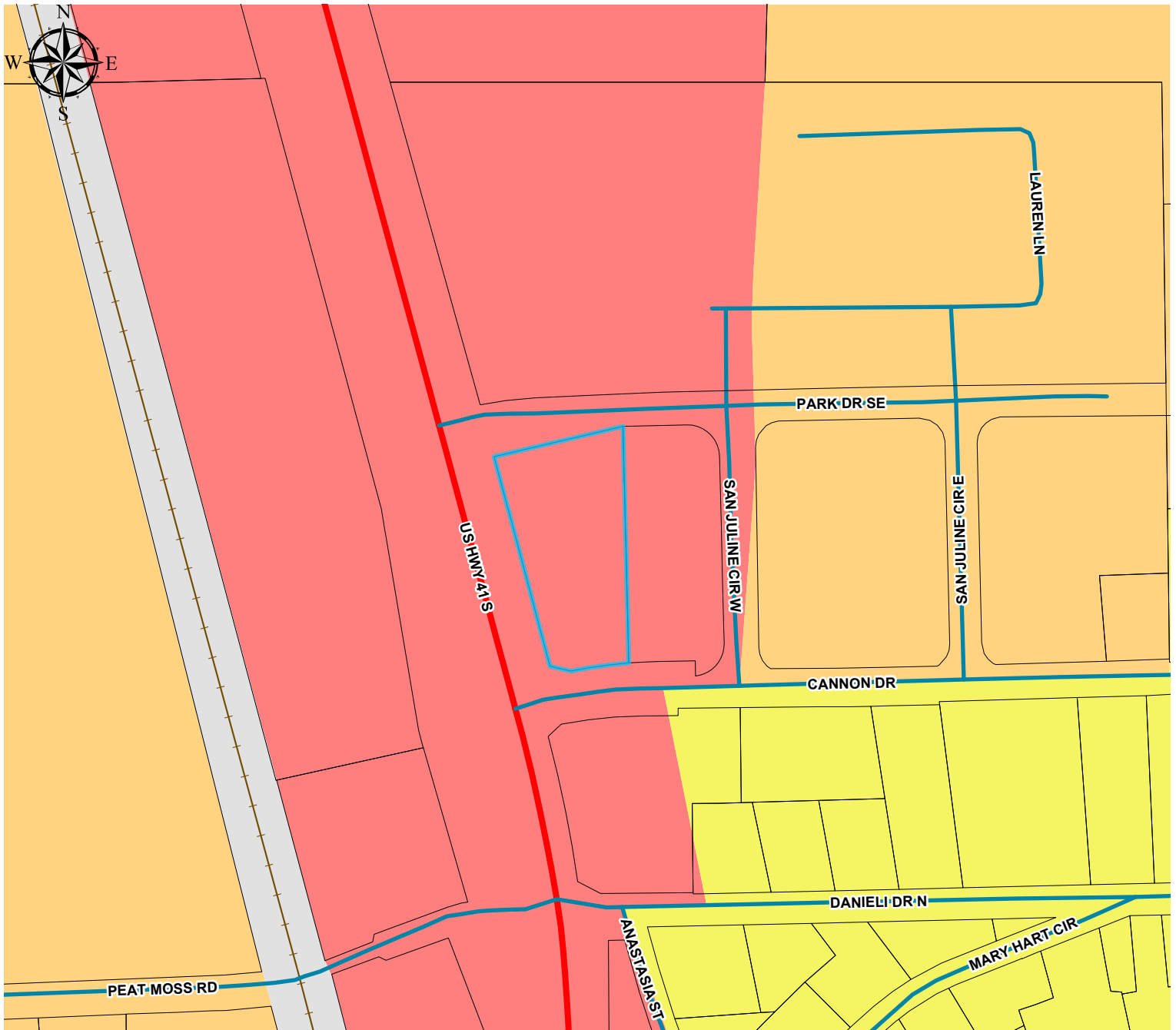
PROJECT NO. 25087

SHEET	OF
1	1



Know what's below
Call before you dig.

Touchton (Lake Park) 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



REZ-2026-13

WRPDO Site Map

Touchton (Lake Park) Rezoning Request

Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- High Drastic Rating
- Recharge Areas
- Tax Parcels

