

REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and Con (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). This case is for the subject property to be developed into a large warehouse-type campus. The difference between M-1 (Light Manufacturing) zoning and Commercial zoning is the size of the buildings allowed. The TRC recommends approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

There were citizens speaking against the request at the Planning Commission meeting, citing concerns regarding environmental impacts, the proposed buffers, additional traffic on Coleman Road and North Valdosta Road and the possibility of hazardous material storage and pollutants. The Planning Commission recommended approval with the seven conditions. Commissioner Wisenbaker asked regarding the footnote, Mr. Dillard responded that the Georgia Department of Community Affairs (DCA) has standards for developmental impacts of over four hundred acres. Since this property is over seven hundred acres, the Southern Georgia Regional Commission was notified. Since there is no proposed tenant at this time, the Development of Regional Impact (DRI) is noted. Commissioner Marshall asked if there was a letter of intent. Mr. Dillard answered not at this time. Commissioner Smith agreed with no hazardous material being stored, transported or created with the M-1 status being so close to the river and the residential community as well. Chairman Slaughter mentioned the challenge is our responsibility regarding land use and what is allowed in M-1, M-2 and M-3. Additionally, Chairman Slaughter mentioned it was his understanding that the applicant is trying to prepare this property and make it enticing by rezoning ahead of time. Chairman Slaughter asked the buffer requirement on a piece of property such as this, Mr. Dillard responded that the minimum buffer requirement for M-1 is forty feet. Commissioner Marshall mentioned his concerns were the conditions regarding lighting.