

REZONING MAP FOR:
LANGDALE CAPITAL ASSETS, INC
BEING LOCATED IN LAND LOT 12 OF THE 12TH LAND
DISTRICT, CITY OF VALDOSTA, LOWNDES COUNTY,
GEORGIA

DATE: MAY 9, 2025



TRACT 1 = 339.21± AC.

PROPERTY ZONED C-C
PARCEL NO. 055 021
COLEMAN ROAD

TRACT 2 = 380.25± AC.

PROPERTY ZONED R-1 & CON
PARCEL NO. 055 021
COLEMAN ROAD

TOTAL = 719.46± AC.

PROPERTY OWNER:
LANGDALE CAPITAL ASSETS, INC. ET AL
DEED BOOK 4500, PG. 34

ZONING NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1
(SINGLE FAMILY RESIDENTIAL), C-C (COMMUNITY
COMMERCIAL) AND CON (CONSERVATION).

THE PROPOSED ZONING IS M-1 (LIGHT MANUFACTURING
DISTRICT).

MINIMUM BUILDING SETBACKS FOR R-1:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
FRONT RESIDENTIAL - 60' FEET
SIDE - 20' FEET
REAR - 40' FEET

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
SIDE - 20' FEET
REAR - 12' FEET

MINIMUM BUILDING SETBACKS FOR M-1:

FRONT ARTERIAL - 100' FEET
FRONT COLLECTOR - 80' FEET
SIDE - 20' FEET
REAR - 12' FEET

ADJOINING OWNER DATA

Number	Name	Parcel Number	Deed Book/Page	Plat Book/Page
1	DJ Land & Development LLC	0055 047	3665 071	PCA 3051
2	DJ Land & Development LLC	0073 004A	3665 071	PCA 2548
3	DJ Land & Development LLC	0073 319	5185 17	PCB 91
4	Chunlei Liu & Li-Mei Chen	0073 320	3402 106	PCA 2277
5	Alan & Paige Chambers	0073 320A	6933 685	PCA 2277
6	Travis Dylan & Francesca Theres Caldwell	0073 229	6994 549	PCA 329
7	Dennis Norman	0073 230	3266 252	PCA 329
8	Kenneth L & Clemestine Marshall	0073 231	1803 8	PCA 329
9	Donald A & Anna F Dreibelbis	0073 232	1495 145	PCA 329
10	Virgil & Valerie Brenda Spainhour	0073 233	6483 287	PCA 329
11	Karen T White	0073 234	5727 70	PCA 329
12	Moss Oak Properties LLC	0073 235	3058 197	PCA 329
13	James R & Karyl A Miller	0073 236	1667 29	PCA 329
14	Daniel Leo Jr & Alexandra Litten	0073 237	6609 332	PCA 329
15	Peggy E Hart	0073 238	6467 40	PCA 329
16	Rich & Camela Lathrop	0073 239	6904 851	PCA 329
17	Stacey M & Renita F Young	0073 017C	6992 976	32 261
18	Raymond William Bundschuh Jr	0073 036	392 263	N/A
19	Kenneth T Ricket	0073 037	3932 84	B 114
20	Lowndes County	0073 041	301 225	N/A
21	McLane Funeral Services Inc	0074 090	338 521	N/A
22	Valdosta Lowndes County Parks & Recreation Authority	0076C 025	4379 91	N/A
23	Eager River Property LLC	0078C 022	5828 180	PCB 806
24	William Earl Babcock III	0077 014	6990 1	30 156
25	The Rowell Group of Valdosta LLC	0077 039	5783 139	31 221
26	Foupack Enterprise LLC	0077 040	6830 729	PCC 117
27	Mary Ann Kilpatrick	0055 041	2008 237	21 55
28	Sabine M B Carter	0055 040	4121 18	G 175
29	3671 Coleman Rd N Valdosta GA LLC	0055 039	6864 544	G 175
30	3671 Coleman Rd N Valdosta GA LLC	0055 038	6864 544	G 175
31	Richard S Bennett	0055 037	1839 239	G 175
32	Bellsouth Telecommunication DBA AT&T GA	0055 036	1717 0023	PCA 0989
33	DJ Land & Development LLC	0055 035	6365 142	N/A
34	Gregory Mose Flythe	0055 033	460 117	N/A
35	Charles F & Laura C Flythe	0055 042	4446 290	29 165
36	Matthew M Martinez	0056 004A	5529 4	PCA 2242

SURVEY NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.01 AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION AND CARLOS BRAGA DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1/424,107.

THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 (GEORGIA STATE PLANE WEST) AND WERE ESTABLISHED VIA THE EGPS REAL TIME GPS NETWORK.

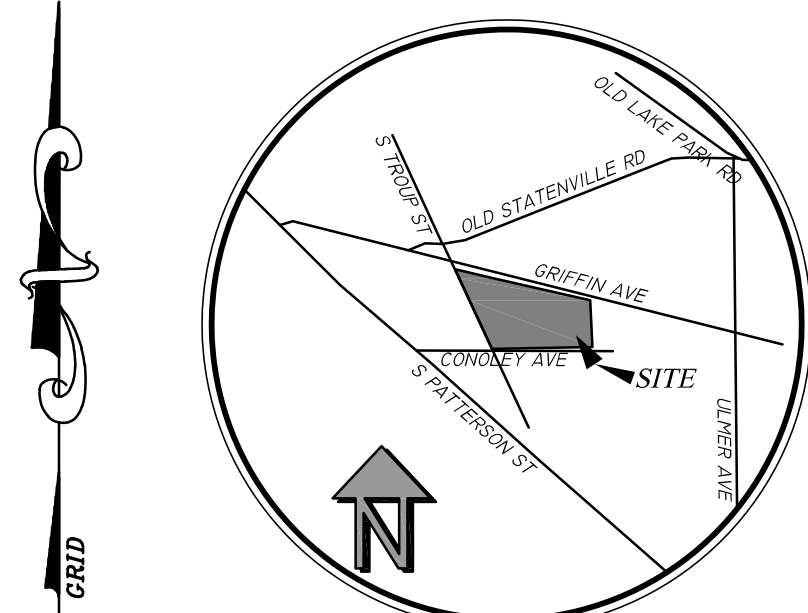
NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC, DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFORM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

SURVEY NOTE

THIS IS NOT A PLAT OF SURVEY AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE FULL PROPERTY SHOWN HEREON. IT IS A REZONING MAP COMPILED FROM VARIOUS MAPS, PLATS AND DEEDS OF RECORDS AND A LIMITED AMOUNT OF FIELD SURVEYING. THEREFORE, THIS MAP DOES NOT MEET THE GEORGIA PLAT ACT AND IS NOT TO BE RECORDED OR USED FOR CONVEYANCE OF TITLE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE FLOODWAY AND AN "AE" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP (MSR05015E, DATED 9/27/2024).



LOCATION MAP

NOT TO SCALE

ZONED C-C

ZONED R-1

ZONED CON

WTHLACOOCHIE RIVER

TRACT 1
±339.21 AC.
TAX PARCEL 0055 021
(AREA TO THE SOLID BOLD LINES)

TRACT 2
±380.25 AC.
TAX PARCEL 0055 021
(AREA TO THE SOLID BOLD LINES)

SYMBOL LEGEND

1	IRON PIN FOUND
2	5/8" IRON PIN SET W/ASA CAP
3	OPEN TOP FOUND
4	NOT MONUMENTED
5	POINT OF BEGINNING
6	POINT OF COMMENCEMENT
7	FENCE
8	ADJACENT PROPERTY LINE
9	CENTERLINE
10	RIGHT-OF-WAY

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DRAWN BY: JAX
0519 REZONE.DWG