



GLPC AGENDA ITEM # 6
JULY 29, 2024

Rezoning Request by Southern Gateway LLC
File #: VA-2024-12

Southern Gateway LLC is requesting to rezone a total of 41.12 acres from a combination of Highway Commercial (C-H)(county) (35.39 acres), Planned Development (P-D)(county) (3.01 acres), and Estate Agriculture (E-A)(county) (1.13 acres), to all Heavy Industry (M-2)(city). The subject property is located along the west side of Madison Highway, south of the intersection with Race Track Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # VA-2024-13) (see next Agenda item). The subject property is currently vacant and uncleared. The applicant also owns the large adjacent tract of land to the north and west of the subject property, which is already in the city limits and zoned M-2. The applicant is proposing to combine all their tracts together and market them for a potential larger acreage development.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. Upon annexation and pursuant to LDR Section 202-8(B), all of the property will be designated with the Industrial Activity Center (IAC) Character Area, which matches the applicant's adjacent property and allows M-2 zoning.

This property was previously developed as rural residential homesites, including a small mobile home park many years ago. The C-H portion was rezoned as such more than 30 years ago, but the commercial development never materialized. The northern boundary of the subject property is the former Race Track Road (unpaved) right-of-way which was abandoned and closed by Lowndes County earlier this year

Most of this area along Madison Highway between Exit 11 and the Valdosta Regional Airport has seen commercial development and redevelopment in recent years, which is anticipated to increase upon the completion of the Exit 11 interchange improvements. However, closer to the Airport there are current plans for industrial development – including the City of Valdosta “water plant # 2” as well as the adjacent vacant property owned by the applicant (~88 acres), all of which is zoned M-2. The Valdosta Lowndes County Development Authority (VLCDA) is marketing the applicant's existing M-2 property for industrial development and there is a desire to include all of the applicant's acreage in this marketing strategy.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Planning Analysis & Property Information

Applicant / Owner:	Southern Gateway LLC		
Request:	Rezone from C-H(county), P-D(county), & E-A(county), to M-2(city)		
Property General Information			
Size & Location:	Three (3) parcels totaling 41.12 acres located along the west side of Madison Highway, located along the west side of Madison Highway, south of the intersection with Race Track Road.		
Street Address:	< not assigned> but near the 3400 block of Madison Highway		
Tax Parcel ID:	Map # 0132D, Parcels 002, 006 and 007	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H/P-D/E-A	Vacant, uncleared
	Proposed:	M-2	Industrial development (speculative)
Adjacent Property:	North:	M-2	Vacant (applicant's property)
	South:	C-H	Truck stops
	East:	C-H, E-A	Commercial, rural residential
	West:	M-2	Vacant (applicant's property)
Zoning & Land Use History	This property was previously developed as rural residential homesites, including a small mobile home park many years ago. The C-H portion was rezoned as such more than 30 years ago, but the commercial development never materialized. The northern boundary of the subject property is the former Race Track Road (unpaved) right-of-way which was abandoned and closed by Lowndes County earlier this year.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Forest	
	Wetlands:	There are no designated wetlands on or near the subject property.	
	Flood Hazards	The property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Madison Highway, well to the north of the subject property. COV water plant # 2 is soon to be under construction on the parcel about 900' north of the subject property		
Transportation:	Madison Highway (Major Arterial)		
Fire Protection:	Fire Station # 7 (Airport) = approximately 1.7 miles to the north The nearest fire hydrants are along Madison Hwy to the north of the subject property.		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools..

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics..

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site..

Goals and Policies:

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

GOAL 8: INTERGOVERNMENTAL COORDINATION – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

GOAL 9: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
<i>Applicant:</i>	Yes, the proposed rezoning is consistent with surrounding land use patterns and will permit a range of uses that are suitable with the use and development of adjacent properties as the property is immediately adjacent to property located within the City of Valdosta that is currently zoned M-2

<i>Staff:</i>	Yes, the proposed zoning is identical to existing M-2 zoning on two sides, and is compatible with the existing C-H zoning to the south – provided that all the proper development standards regarding setbacks and buffering are followed.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
<i>Applicant:</i>	The proposed rezoning will not adversely affect the existing use(s) or usability of the adjacent and nearby property located within the City of Valdosta as the adjacent property within the City is already zoned M-2.
<i>Staff:</i>	No significant adverse impacts.
(3) Does the subject property have a reasonable economic use as it is currently zoned ?	
<i>Applicant:</i>	Yes, however the economic use is limited under the property’s current C-H/P-D/E-A zoning classifications due to the property being immediately adjacent to property located within the City of Valdosta currently zoned M-2. Zoning this property to M-2 will ensure that the uses amongst the adjacent properties are consistent with one another and therefore, compatible..
<i>Staff:</i>	Not entirely. The current split zoning is very irregular and awkward for any future development, and is likely to be negatively impacted by the current configuration of M-2 zoning nearby.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?	
<i>Applicant:</i>	No, the proposed rezoning will not cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other public facilities such as utilities, parks, or schools. The property is located along Madison Highway, which is more than adequate for permitted uses under an M02 zoning district, as evidences by the currently zoned M02 property within the City which is adjacent to the subject property. Further, the property is not located near any parks of schools whose capacity would be overwhelmed by the proposed rezoning.
<i>Staff:</i>	No adverse impacts
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	No, the proposed zoning is not currently in conformity with the Greater Lowndes Comprehensive Plan. However, LDR Section 202-8(B) expressly contemplates the approval of the rezoning of annexed parcel concurrently amending the Comprehensive Plan. This Rezoning application is being submitted simultaneously with a City of Valdosta Annexation Application and as such, this Rezoning Application should be considered under the procedure provided for in LDR Section 202-8(B) and not denied on grounds of nonconformance with the Comprehensive Plan.
<i>Staff:</i>	Yes, upon satisfactory change of the Character Area designation
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
<i>Applicant:</i>	Access to property suitable for manufacturing and distribution uses within the City of Valdosta has become increasingly limited. As Valdosta continues to develop industrially and commercially, access to property suitable for such manufacturing and distribution uses is crucial. The property is bordered by major roadways including Madison Highway and I-75, and is an ideal location for future manufacturing and distribution development in Valdosta..
<i>Staff:</i>	The last property in this area to annex into the City was 17 years ago, and it was given M-2 zoning
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
<i>Applicant:</i>	The rezoning will not have significant adverse impacts on the natural environment. However, if the proposed rezoning is granted, future development plans for M-2 compatible uses may require clean up and removal of certain trees and foliage located on the property. Any

LETTER OF AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Southern Gateway LLC, a Georgia limited liability company, is the owner of the property designated as Tax Map Parcel Numbers 0132D 002, 0132D 006, and 0132D 007. Southern Gateway LLC hereby authorizes William C. Nijem, Jr. of Langdale Vallotton, LLP to act as agent on Southern Gateway LLC's behalf, in submitting an application requesting the annexation of its property into the City of Valdosta and in submitting an application requesting the rezoning of its property to a M-2 zoning classification, and to represent Southern Gateway LLC in all public hearings and other matters with the City of Valdosta relating to such applications.

SOUTHERN GATEWAY LLC,
a Georgia limited liability company

By: *Mike Nacarato*
Name: Mike Nacarato
Its: Manager

NOTARY PUBLIC

State of Tennessee County of Rutherford

Sworn to and subscribed to me on this 18th day of June, 2024.

My commission expires 5-16-25.

[Signature]
Notary Public



VA-2024-12 & VA-2024-13

Zoning Location Map



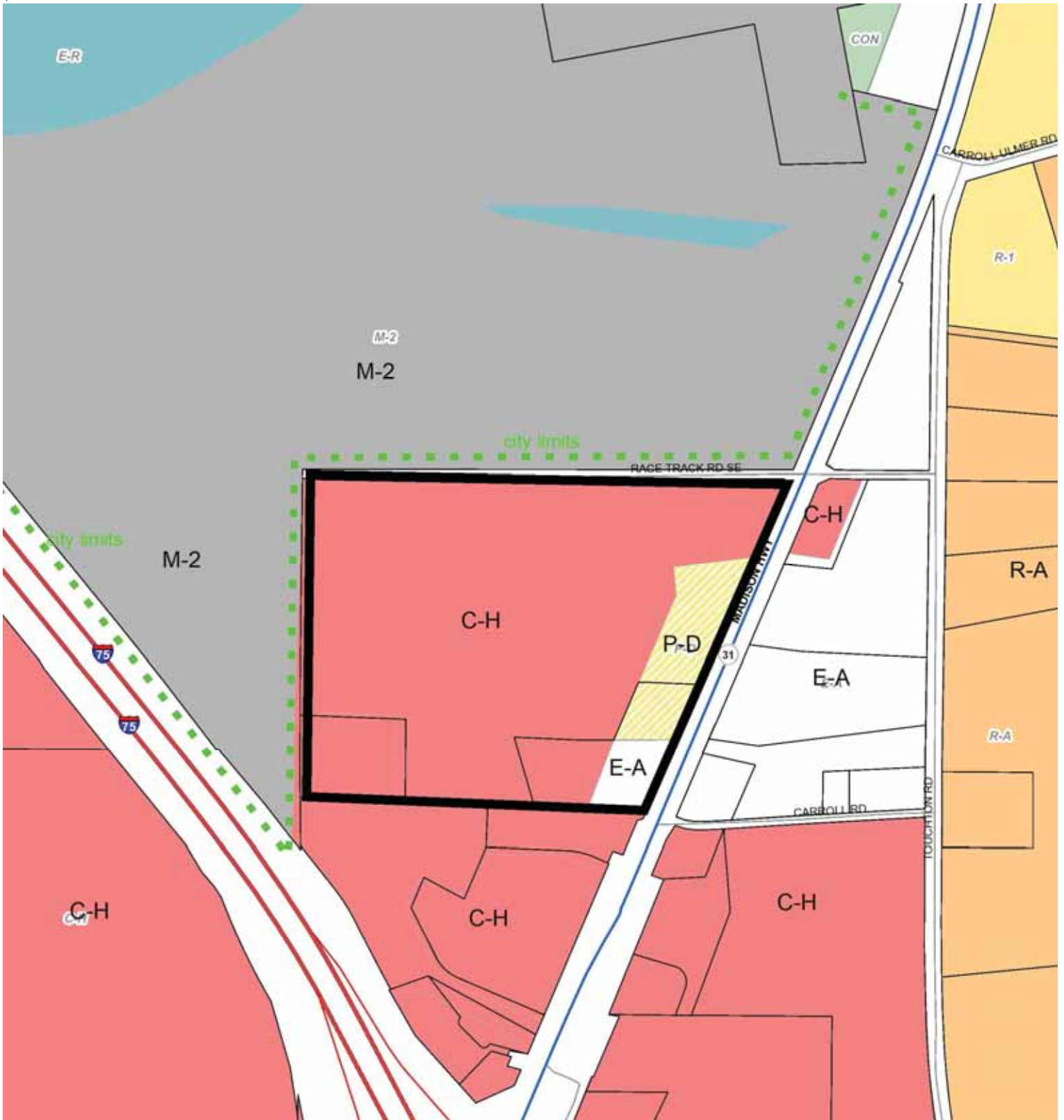
Southern Gateway LLC
Rezoning & Annexation Requests

W side of Madison Hwy

Current county Zoning = C-H, P-D, E-A

Tax Map # 0132D Parcels 002, 006 & 007

** Map NOT to scale Map Data Source: VALOR GIS June 2024



VA-2024-12 & VA-2024-13

Aerial Location Map



Southern Gateway LLC
Rezoning & Annexation Requests

W side of Madison Hwy

Current Character Area = CAC

Tax Map # 0132D Parcels 002, 006 & 007

** Map NOT to scale Map Data Source: VALOR GIS June 2024



VA-2024-12 & VA-2024-13

Aerial Location Map



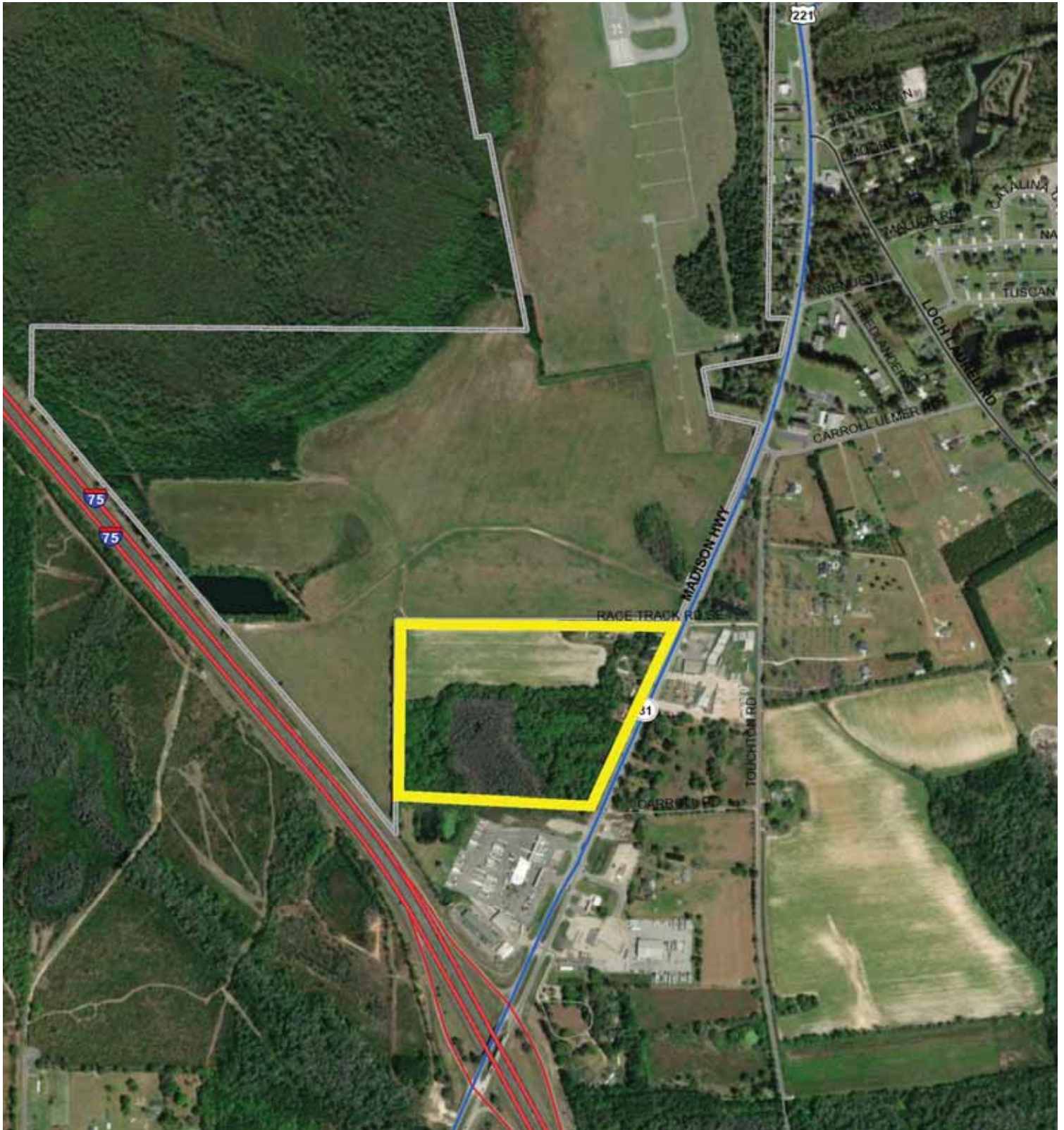
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W side of Madison Hwy

Aerial Imagery ~ 2022

Tax Map # 0132D Parcels 002, 006 & 007

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LOCATION MAP

N.T.S.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0220E EFFECTIVE DATE 09-26-2008

N/F PROPERTY OF SOUTHERN GATEWAY LLC
 MAP 0132D PARCEL 001
 DEED BOOK 6779 PG 749
 ZONED M-2



N89° 55' 33"E 1720.50' RACE TRACK ROAD SE (40' R/W) CITY OF VALDOSTA CITY LIMITS LINE

N/F PROPERTY OF SOUTHERN GATEWAY LLC
 MAP 0132D PARCEL 001
 DEED BOOK 6779 PG 749
 ZONED M-2

**TRACT 1
 1.591 ACRES**
 (R/W OF RACE TRACK ROAD)
 NOTE: AREA ABANDONED BY THE LOWNDES COUNTY BOARD OF COMMISSIONERS AT APRIL 29, 2024 REGULAR SESSION MEETING. ALL RIGHTS THERETO HAVE BEEN VESTED IN ADJACENT PROPERTY OWNER, SOUTHERN GATEWAY, LLC.

**TRACT 2
 35.792 ACRES**
 MAP 0132D PARCEL 002 & MAP 0132D PARCEL 007
 DEED BOOK 6779 PG 749
 PLAT CAB "C" PG 1304
 ZONED C-H & P-D

AREA 1 - ZONE C-H
 35.390 AC
 (PORTION OF TRACTS 2 & 3)
 (TO SOLID SHADED LINES)

**TRACT 3
 3.736 ACRES**
 MAP 0132D PARCEL 006
 DEED BOOK 7041 PG 792
 ZONED C-H, E-A & P-D

AREA 3 - ZONE E-A
 1.130 AC
 ((PORTION OF TRACT 3)
 (TO SOLID SHADED LINES)

AREA 2 - ZONE P-D
 3.008 AC
 (PORTIONS OF TRACTS 2 & 3)
 (TO SOLID SHADED LINES)

PROPERTY INFORMATION

MUNICIPALITY: LOWNDES COUNTY
 MAP 0132D PARCELS 002, 006, 007 AND R/W OF RACE TRACK ROAD AS DEPICTED HEREON.
 LAND DISTRICT 11 - LAND LOT 72
 TOTAL ACREAGE: 41.119
 TOTAL NUMBER OF TRACTS: 3.
 CURRENT ZONING: TRACT 1: N/A
 TRACTS 2-3: C-H, E-A & P-D.
 SUBJECT PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT, AND WITHIN A GROUNDWATER RECHARGE AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

**REZONING MAP FOR:
 SOUTHERN GATEWAY, LLC**
 DATE: 06-17-24



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CITY OF VALDOSTA CITY LIMITS LINE
 LOWNDES COUNTY
 INTERSTATE 75 (300' R/W)

LOWNDES COUNTY CITY LIMITS LINE

GA STATE HIGHWAY NO. 31 (VARIABLE WIDTH R/W)

CARROLL ROAD

