

EXHIBIT A

Description and Rationale of the Proposed Amendment

This Application is for a Future Development Map Amendment for City of Valdosta Tax Map Parcel Numbers 0161A 173, 0161A 174, and 0161A 175 (collectively referred to as the “Property”). The purpose of this amendment application is to amend the Property’s character area classification from Established Residential Area to Community Activity Center. Amending the character area designation to Community Activity Center would make the character area classification more consistent with the long-standing prior use of the Property and the existing use of the Property and the Comprehensive Plan and more compatible with the current and future character area classifications of adjacent property. Amending the character area designation to Community Activity Center would make the character area classification more consistent with the existing use of the Property, as the Property features a commercial use and structure that predates the classification of the Property as Established Residential Area. Amending the character area designation to Community Activity Center would also make the character area classification more consistent with the Comprehensive Plan as the Property and the land immediately surrounding the Property are more closely aligned with the Comprehensive Plan’s depiction of a Community Activity Center than an Established Residential Area. Finally, amending the character area designation to Community Activity Center would make the character area classification more compatible with the current and future character area classifications of adjacent property, as the Property is bordered on the west by property currently classified as Community Activity Center.

Future Development Map Amendment Questionnaire

1. Yes; the proposed amendment will result in a Character Area classification that is more consistent with the text and policies of the Comprehensive Plan than the current classification on the Future Development Map. The Property is currently classified as Established Residential Area. The Comprehensive Plan describes an Established Residential Area as “an older neighborhood having relatively well-maintain housing...and having higher rates of home-ownership.” See Comprehensive Plan Section 2.4.6. The land immediately surrounding the Property cannot be accurately characterized as a neighborhood with relatively well-maintained housing or higher rates of home-ownership. The Property is immediately surrounded by a publicly maintained recreational area, a junkyard, a church, and a vacant lot owned by Lowndes County. The Property and property immediately surrounding the Property more closely resemble a Community Activity Center which is described as “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.” See Comprehensive Plan Section 2.4.10.

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