



GLPC AGENDA ITEM # 3

NOVEMBER 25, 2024

Rezoning Request by Valdosta-Lowndes County Development Authority (VLCDA) File #: VA-2024-19

The VLCDA is requesting to rezone 2.56 acres from Residential Agricultural (R-A)(county), to Heavy Industrial (M-2)(city). The subject property is located at 1311 Old Statenville Road which is along the north side of the road, about 1,600 feet east of the intersection with Clay Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # HA-2024-20). The property currently contains a mobile home residence that is tenant-occupied. The applicant has recently acquired this property, and is proposing to later remove the residence and combine this property with their other adjacent property to the north (about 50 acres) which is already in the city limits and zoned M-2. The applicant is wanting to market this entire acreage together as one tract, for potential industrial development under one governmental jurisdiction.

The subject property is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of M-2 zoning. (It should be noted here that all forms of Residential zoning are considered “non-compliant” with the Industrial AC Character Area).

The existing land use pattern in this area is dominated by industrial development to the north of Old Statenville Road, and rural residential development to the south of Old Statenville Road (and outside the city limits). Most of these nearby industrial properties are part of the applicant’s “Bassford Business Park” development, which includes both the existing Steeda and Letica industrial facilities, in addition to the large GAF site which is under construction. The applicant formally acquired the subject property this past summer. This is the last of the remaining residential properties along the north side of Old Statenville Road, which were planned to be absorbed as part of the Bassford Business Park. According to the VLCDA master plan, all street access to the industrial park will be from Clay Road and the area along Old Statenville Road will be retained as buffering and open space.

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:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Rezone from Residential Agricultural (R-A)(county) to Heavy Industrial (M-2)(city)		
Property General Information			
Size & Location:	One parcel comprising 2.56 acres located along the north side of Old Statenville Road, about 1,600 feet east of Clay Road.		
Street Address:	1311 Old Statenville Road		
Tax Parcel ID:	Map # 0160C Parcel: 001	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
Adjacent Property:	North:	M-2	Vacant - Industrial
	South:	R-1, R-A	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
Zoning & Land Use History	The subject property has been zoned R-A (in the County) for more than 15 years, and has long been a rural residential site .		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Sparse forest	
	Wetlands:	There are possible wetlands to the east of the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Steeda Drive to the north.		
Transportation:	Old Statenville Road (unpaved COUNTY road) (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 1.1 miles to the West		

Comprehensive Plan Issues

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 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.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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..

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) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes.
Staff:	Yes. The proposed use is compatible with the adjacent dominating industrial patterns.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No. The proposed rezoning will not adversely affect the existing use(s) or usability of the adjacent ore nearby property.
Staff:	No significant adverse impacts; as this property is planned to become part of a large buffer.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	The property is currently zoned as residential-agricultural with a mobile home currently on the property. The previous owner will remove the mobile home from the property by August 2025. A more reasonable economic use is to blend this parcel with the surrounding industrial property..
Staff:	No. With growing and adjacent developing industrial sites to the north, the subject property is no longer suitable for continued residential use, and the existing residential zoning is non-compliant with the existing Character Area of the Comp Plan’s “Future Development Map.”

(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No.
Staff:	No adverse impacts – as planned.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. The proposed M-2 zoning is compliant in the Industrial AC Character Area and it supports cohesiveness with this overall planned industrial park.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	An industry with a significant job gain and capital investment impact on Valdosta Lowndes County located in Bassford Business Park. Approval of this rezoning request would further support the industry’s decision to locate in our community.
Staff:	Yes, the development trend for all of these nearby properties along the north side of the road is for industrial development..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	There will be no adverse impacts to wetlands or stormwater in the immediate area.
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments

Utilities: < No comments received >

Fire: No comments or concerns

Engineering: No comments or concerns

Landscape: Development must comply with applicable regulations of LDR Chapter 328.

Public Works: < No comments received >.

Police: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary survey

VA-2024-19 & VA-2024-20 Zoning Location Map



V-LC Development Authority
Rezoning & Annexation Requests

1311 Old Statenville Road
Tax Map # 0160C Parcel # 001

Current Zoning = R-A (county)

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



VA-2024-19 & VA-2024-20 Future Development Map

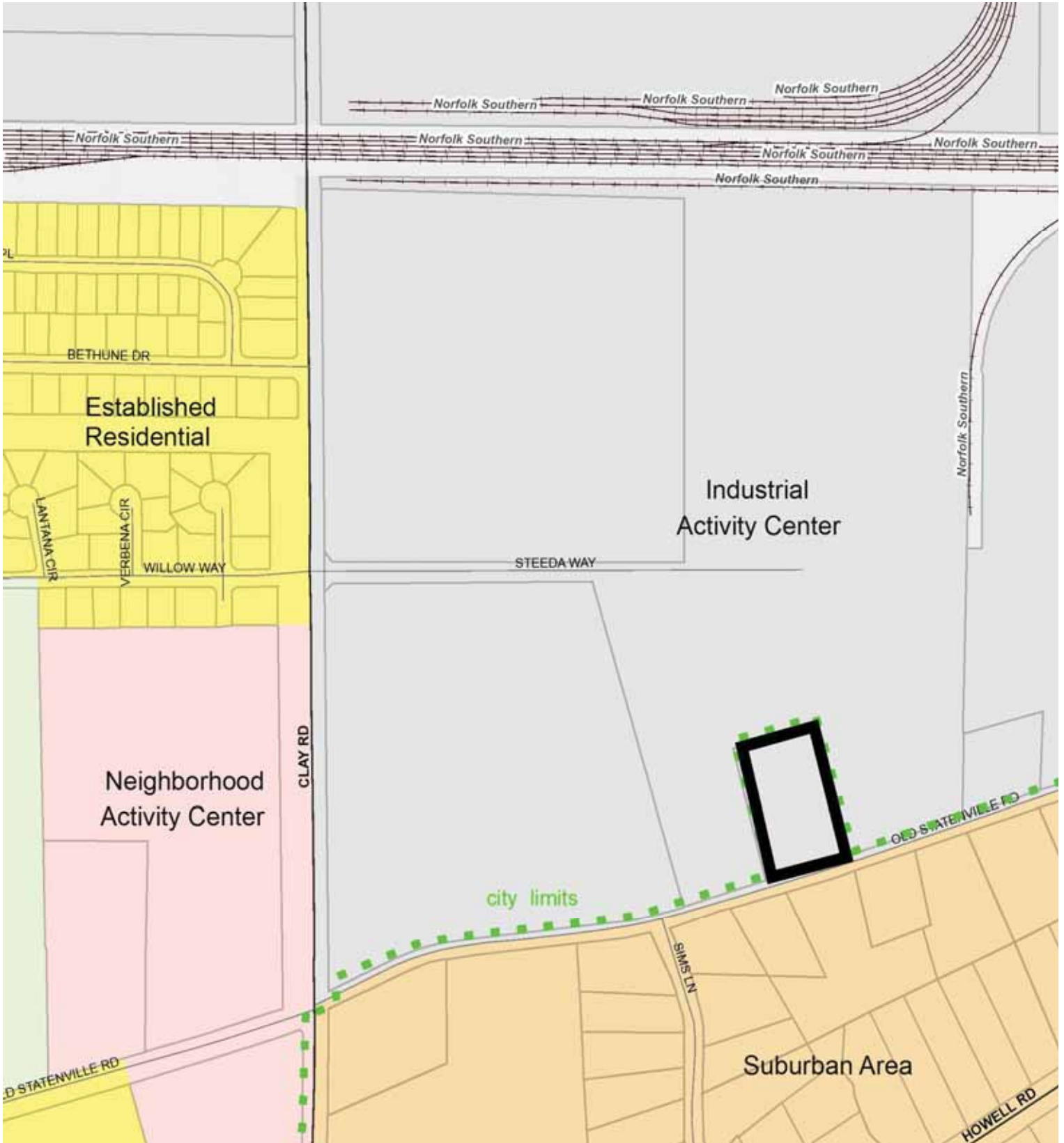


V-LC Development Authority
Rezoning & Annexation Requests

1311 Old Statenville Road
Tax Map # 0160C Parcel # 001

Character Area = Industrial AC

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



VA-2024-19 & VA-2024-20 Aerial Location Map



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Aerial Imagery ~ 2022

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