



## GLPC AGENDA ITEM # 7

MARCH 31, 2025

### Rezoning Request by Samuel Straka File #: VA-2025-05

Samuel Straka is requesting to rezone 0.51 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 107 Jordan Street which is along the east side of the road, between Maude Street and West Hill Avenue. It is the northern portion of an existing parcel (0.94 acres total) that is currently split-zoned R-10 and C-H. The property currently contains a vacant single-family residence as well as a small accessory building. There are currently no immediate plans for redevelopment, and no conceptual site plan has been provided. However, the applicant is simply requesting to have all of the property zoned C-H so that it can be better marketed for future commercial development.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning.

The subject property is one of the last remnants of what was likely a rural residential area more than 60 years ago, before the construction of I-75 and the widening of West Hill Avenue (US 84). This former neighborhood has long since transitioned to an area dominated by commercial development on nearby arterial roadways. The surrounding zoning pattern is a mixture of C-H and R-10, with commercial development encroaching inward along the local streets.

Although there are no immediate plans for redevelopment and the request is therefore speculative in nature, it should be recognized that the subject property is currently split-zoned with C-H zoning already along its frontage with West Hill Avenue. With continued residential use of the property being no longer considered viable for the long term, making all of this property zoned C-H will increase its marketability and help facilitate its future redevelopment as a commercial use under the City's current development standards.

**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

<b>Applicant:</b>	Samuel Straka		
<b>Owner:</b>	Betty Anderson		
<b>Request:</b>	Rezone from Single-Family Residential (R-10) to Highway Commercial (C-H)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	The northern portion (0.51 acres) of a split-zoned parcel (0.94 acres total) located along the east side of Jordan Street, between Maude Street and West Hill Avenue.		
<b>Street Address:</b>	107 Jordan Street		
<b>Tax Parcel ID:</b>	Map # 0086D Parcel: 075	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10 & C-H	Single-family residence (unoccupied)
	Proposed:	C-H	Future commercial development (speculation)
<b>Adjacent Property:</b>	North:	C-H & R-10	Commercial & residential
	South:	C-H	Vacant commercial
	East:	R-10	Single-family residence, church
	West:	C-H	Choice Automotive Group (sales & service)
<b>Zoning &amp; Land Use History</b>	The subject property was part of the "Islands Annexation" (island # 67) in 2006. It was previously zoned Residential (R-10) in the county, and was given R-10 zoning in the City upon annexation. According to the tax card, the existing residence was constructed in 1940..		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near 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	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Maude Street & Jordan Street.		
<b>Transportation:</b>	Jordan Street (local street) Maude Street (local street)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 1 mile to the NW. The nearest fire hydrants are located along Maude Street, directly in front 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.

### Goals and Policies:

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

POLICY 7.7 – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

### 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.*

<b>(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.</b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed zoning is consistent with the adjacent zoning and development patterns
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	It should not have an adverse effect.
<i>Staff:</i>	No adverse impacts.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No. This former residential neighborhood has long since transitioned to an area dominated by commercial development on nearby arterial roadways.

<b>(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.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impacts.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes. The proposed C-H zoning is compliant in the CAC Character Area and supported by the Goals & Policies of the Comprehensive Plan
<b>(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.</b>	
<b>Applicant:</b>	The area is already largely zoned C-H and it would fit with the pattern of the area..
<b>Staff:</b>	Yes, the only new development or redevelopment in this area the past 30+ years has been for commercial uses.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<b>Applicant:</b>	N/A
<b>Staff:</b>	No adverse impact.
<b>(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.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	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 on these cases

**Engineering:** No issues or concerns

**Fire:** The Fire Dept has no issues or concerns with the proposed rezoning

**Landscape:** Development must comply with LDR Chapter 328.

**Police:** < No comments received >

**Public Works:** No issues or concerns

**Utilities:** < No comments received >

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Authorization
- Boundary survey

# VA-2025-05 Zoning Location Map

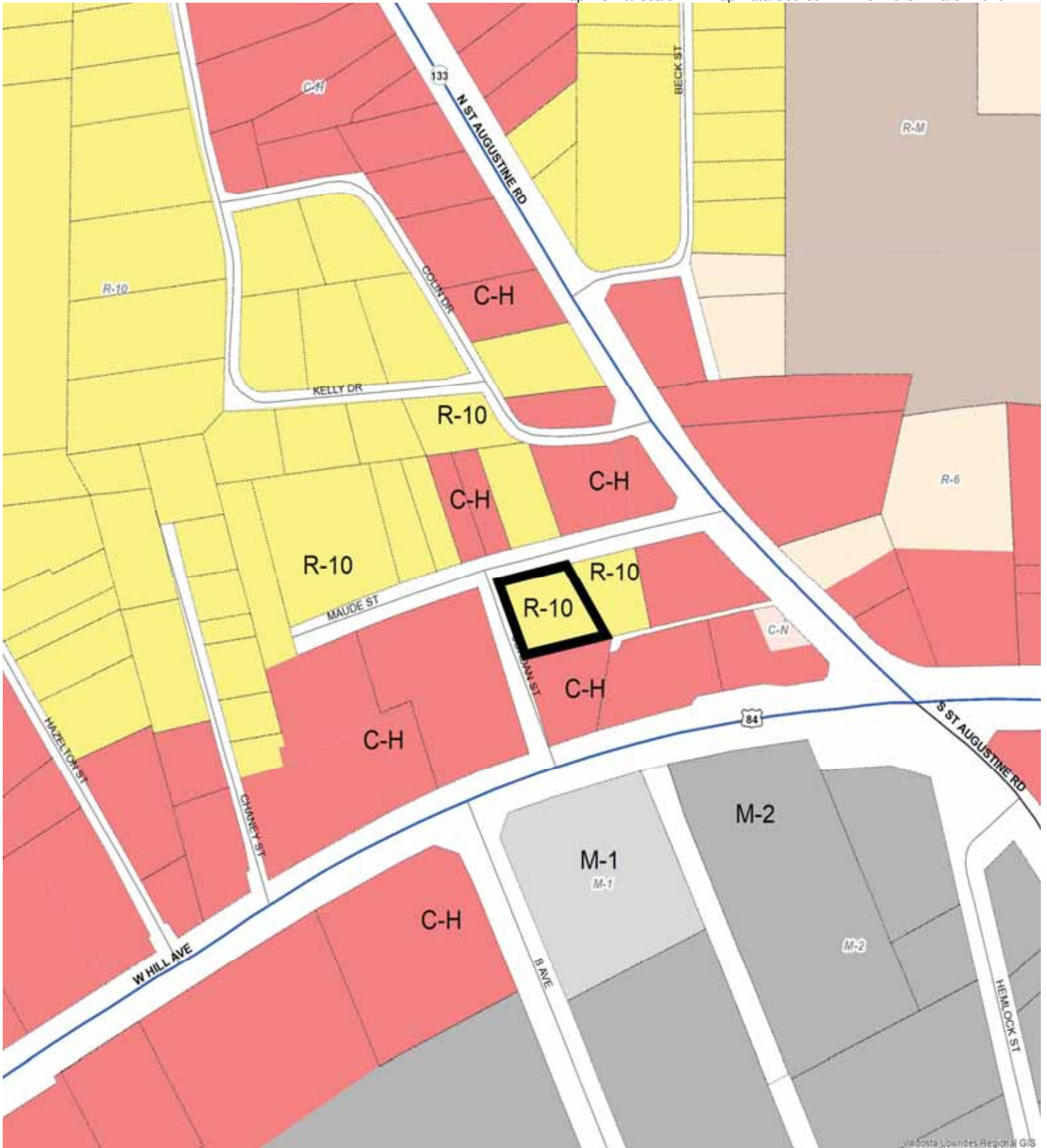


Samuel Straka  
Rezoning Request

107 Jordan Street  
Tax Map # 0086D Parcel # 075

Current Zoning = R-10

\*\* Map NOT to scale    Map Data Source: VALOR GIS March 2025



# VA-2025-05 Future Development Map

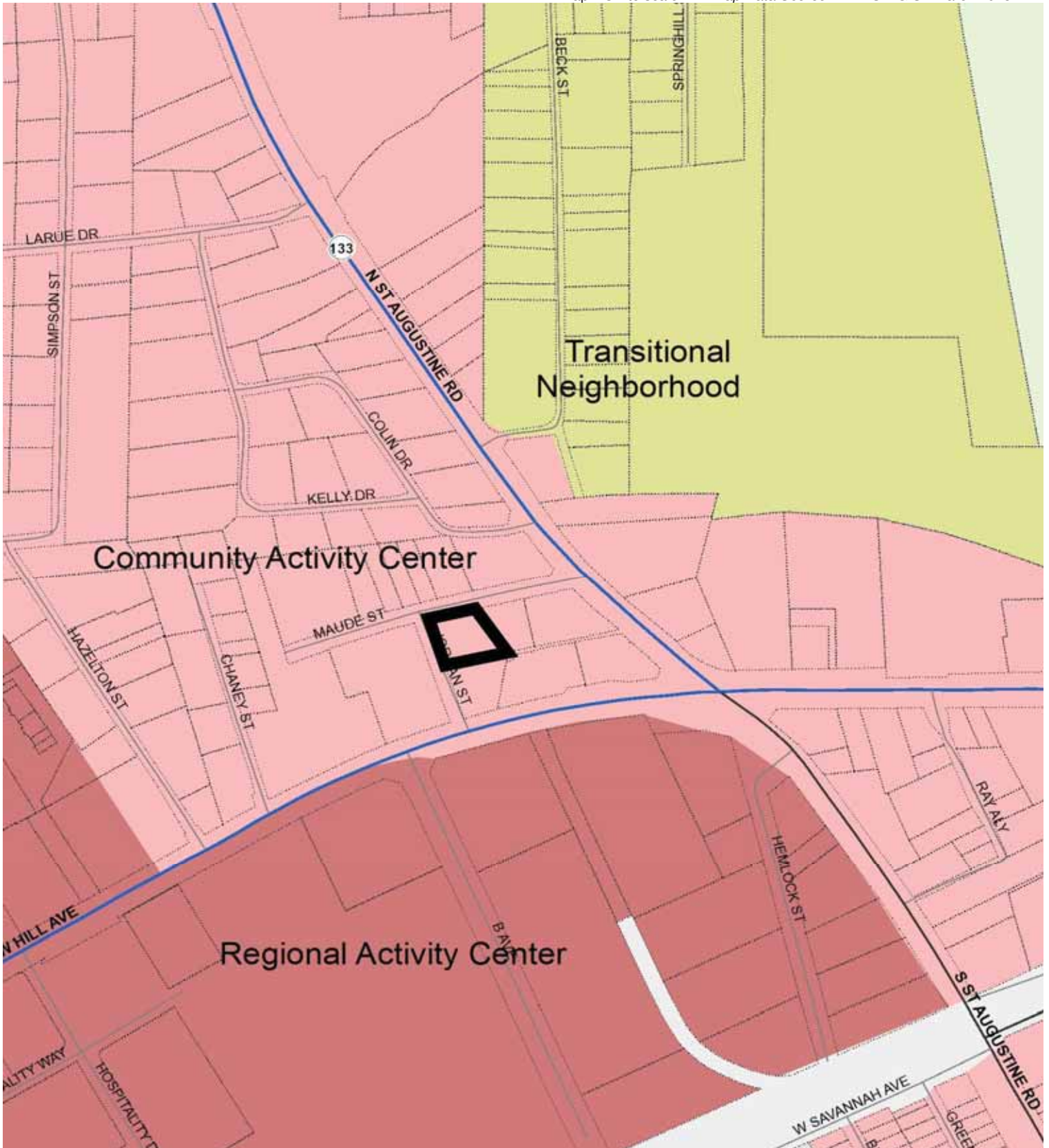


Samuel Straka  
Rezoning Request

107 Jordan Street  
Tax Map # 0086D Parcel # 075

Character Area = CAC

\*\* Map NOT to scale Map Data Source: VALOR GIS March 2025



# VA-2025-05 Aerial Location Map



Samuel Straka  
Rezoning Request

107 Jordan Street  
Tax Map # 0086D Parcel # 075

~ 2022 Aerial Imagery

\*\* Map NOT to scale    Map Data Source: VALOR GIS March 2025



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 107 Jordan St 0085D 075  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Samuel Straka to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a C-H zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature] Floyd Anderson 2/4/25  
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 5<sup>th</sup> day of February 2025.

My commission expires 10-25-24.

[Signature]  
Notary Public

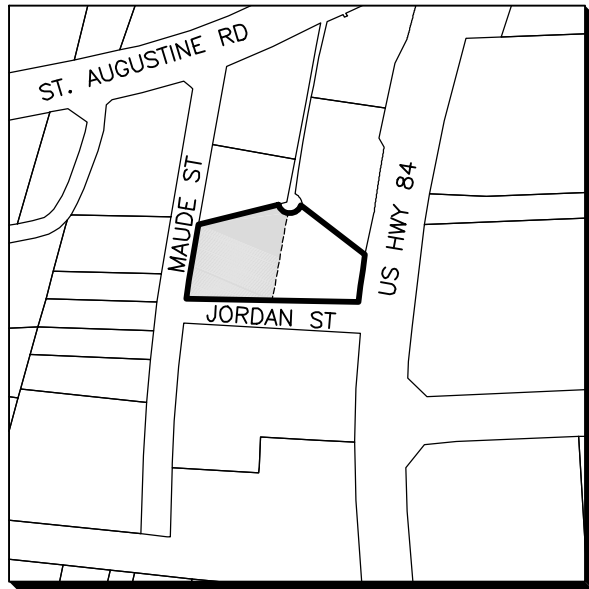
(seal)



#VA-2025-05



P:\AAAA JOBS\2025\SURV 2343 BETTY ANDERSON\2343 SURVEY.DWG 2/17/2025 7:42 AM



VICINITY MAP



POB: INTERSECTION OF THE SOUTH R/W OF MAUDE ST AND EAST R/W OF JORDAN ST.

NOW OR FORMERLY  
ROBERT PHILLIPS  
DB 2527 PG 219  
PARCEL #0086D 076

NOW OR FORMERLY  
ROSENGART & WATFORD LLC  
DB 4005 PG 1  
PARCEL #0086D 074



MAUDE ST (50' R/W)

N 75°50'25" E C:130.16'  
A:130.17' R:3084.87'

S 37°51'37" E 142.53'

R-10 TO C-H  
0.51 Acres  
22293 Sq. Feet

C-H ZONING  
0.43 Acres  
18804 Sq. Feet

ZONING LINE S 76°13'59" W 153.20'

N 22°44'44" W 149.35'

US HWY 84 (R/W VARIES)

JORDAN ST (47' PRESCRIPTIVE R/W PER PCA PG 1901)

NOW OR FORMERLY  
JTN INVESTMENTS  
DB 6283 PG 90  
PARCEL #0086D 070

- THE PURPOSE OF THIS MAP IS TO REZONE THE NORTHSIDE OF PARCEL 0086D 075 FROM R-10 TO C-H ZONING TO MATCH THE SOUTHSIDE OF THE PARCEL.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0210E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

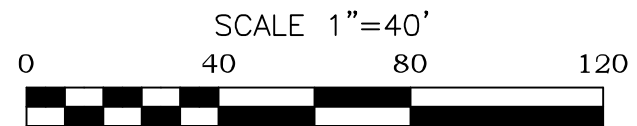
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	23.04'	21.79'	S 19°07'51" W	66°01'03"

# INNOVATE

Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

## REZONING MAP FOR: BETTY ANDERSON



LOCATED IN  
LAND LOT 16  
11th LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 2/14/25  
FIELD SURVEY DATE:  
2/13/25