



Valdosta City Council

216 East Central Ave
Valdosta, GA 31601

SCHEDULED

Meeting: 12/05/24 05:30 PM
Department: Planning & Zoning
Category: Zoning
Prepared By: Matt Martin
Initiator: Matt Martin

ORDINANCE NO. (ID # 3856)

DOC ID: 3856

Consideration of an Ordinance to rezone 2.56 acres from Residential Agricultural (R-A)(County) to Heavy Industry (M-2)(City) as requested by the Valdosta-Lowndes County Development Authority (File No. VA-2024-19). The property is located at 1311 Old Statenville Road. The Planning Commission reviewed this at their November 25, 2024 Regular Meeting and recommended approval (8-0 Vote).

BUDGET IMPACT/FUNDING SOURCE:

The Valdosta-Lowndes County Development Authority (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 No. 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.)