



GLPC AGENDA ITEM # 8

SEPTEMBER 26, 2022

Rezoning Request by Valdosta-Lowndes County Development Authority (VLCDCA) File #: VA-2022-16

The VLCDCA is requesting to rezone 0.945 acres from Low Density Residential (R-1)(county), to Heavy Industrial (M-2)(city). The subject property is currently vacant and located at 1349 Old Statenville Road which is along the north side of the road about 2,300 feet east of the intersection with Clay Road. The applicant is proposing to combine this property with their other adjacent properties (more than 150 acres) to be developed in phases as part of their "Project Flex" development, which will be anchored by a very large manufacturing plant for GAF roofing materials (\$ 155 million investment). The applicant is requesting ANNEXATION of this same property, which is being reviewed concurrently under casefile # VA-2022-17 (see next Agenda item).

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.

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 proposed GAF site. The applicant acquired the subject property in January 2021 and subsequently demolished its former single-family residence which was in deteriorating condition. This is one of two remnant residential properties along the north side of Old Statenville Road, and these are planned to be absorbed as part of the overall industrial development that is adjacent. (It should be noted here that all forms of Residential zoning are considered "non-compliant" with the Industrial AC Character Area). As for the GAF site itself, this property is planned to be part of the site's open space and forested area that will buffer the industrial site from its frontage along Old Statenville Road.

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.