



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.

Planning Analysis & Property Information

Applicant / Owner:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Rezone from Low Density Residential (R-1)(county) to Heavy Industrial (M-2)(city)		
Property General Information			
Size & Location:	One parcel comprising 0.954 acres located along the north side of Old Statenville Road, about 2,300 feet east of Clay Road.		
Street Address:	1349 Old Statenville Road		
Tax Parcel ID:	Map # 0160C Parcel: 003	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-1(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
Adjacent Property:	North:	M-2	Vacant - Industrial
	South:	R-1	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
Zoning & Land Use History	The subject property has been zoned R-1 (in the County) for more than 25 years. The previous existing home was demolished in 2021. .		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	None	
	Wetlands:	There are possible wetlands on the northern edge 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 use that is 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.
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 previous use was residential with a home located on the property. There is no longer a home on the property. A more reasonable economic use would be to blend in with 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:	The changing conditions of the surrounding industrial property support grounds for approval. Disapproval of the rezoning of this parcel would be detrimental to the Project.
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. In fact, there would be improvements to the existing wetlands and stormwater in the immediate surrounding 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

Fire: < No comments received >

Engineering: No comments or concerns

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

Public Works: No comments.

Police: < No comments received >

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Boundary survey
 Proposed overall site plan

VA-2022-16 & VA-2022-17 Zoning Location Map



VLC Development Authority
Rezoning & Annexation Requests

Old Statenville Road
Tax Parcel #: 016C-003

Current Zoning = R-1
Proposed Zoning = M-2

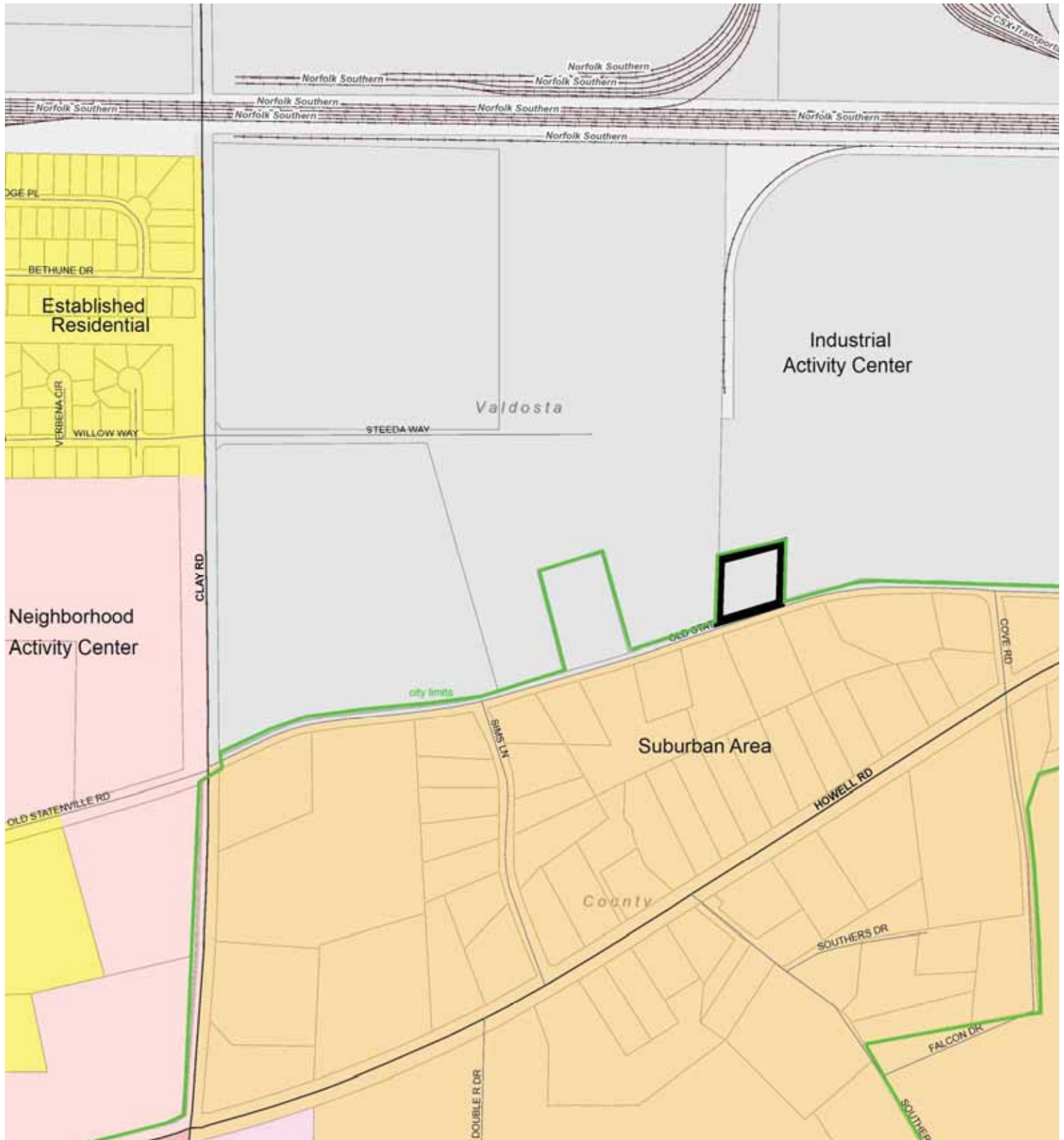
** Map NOT to scale

Map Data Source: VALOR GIS September 2022



Character Area:
“Industrial Activity Center”

Map Data Source: VALOR GIS September 2022



VA-2022-16 & VA-2022-17 Aerial Location Map



VLC Development Authority
Rezoning & Annexation Requests

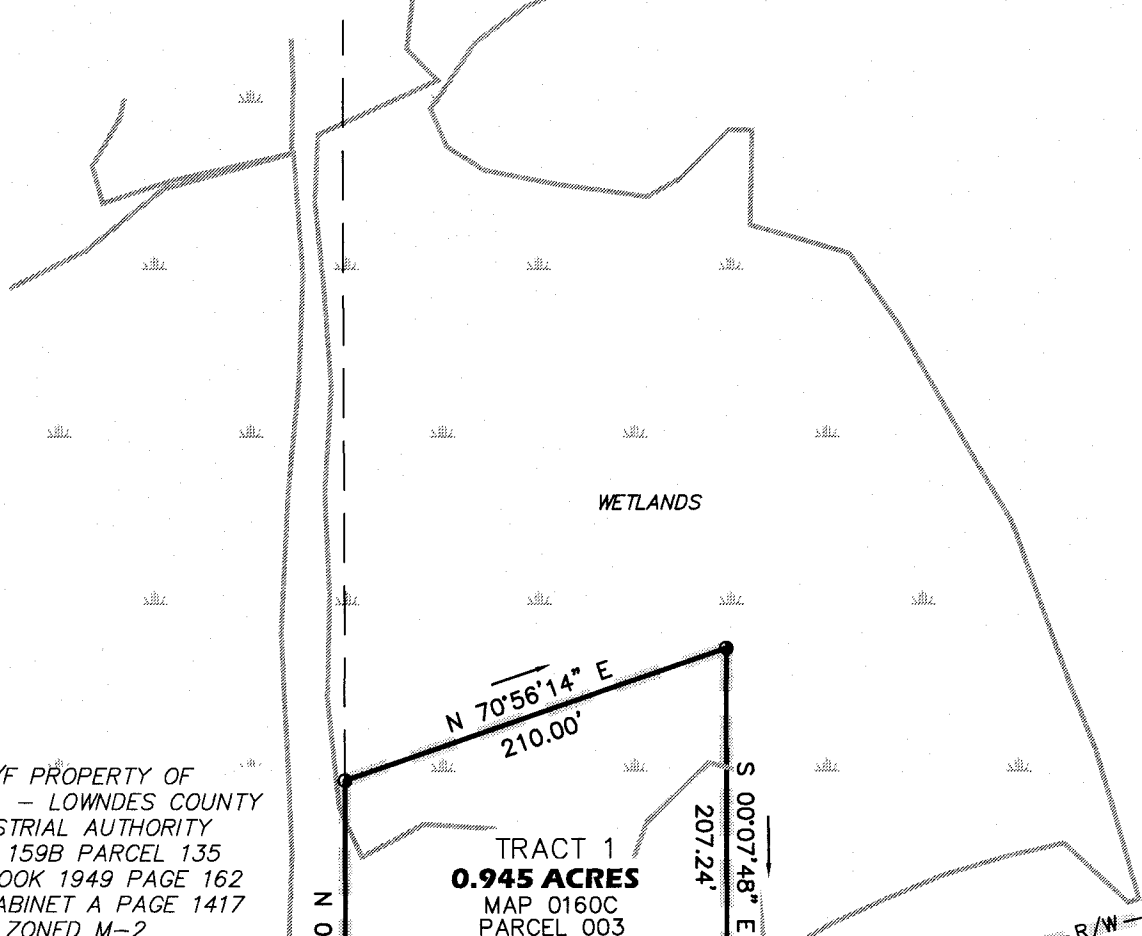
Old Statenville Road
Tax Parcel #: 016C-003

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS September 2022





N/F PROPERTY OF
VALDOSTA - LOWNDES COUNTY
INDUSTRIAL AUTHORITY
MAP 159B PARCEL 135
DEED BOOK 1949 PAGE 162
PLAT CABINET A PAGE 1417
ZONED M-2

TRACT 1
0.945 ACRES
MAP 0160C
PARCEL 003
DEED BOOK 6741
PAGE 810
PLAT CABINET A
PAGE 3872
ZONED R-1

A=514.18'
R=1433.53'
CH=511.43'
BRG=S 81°12'

CITY OF VALDOSTA
LOWNDES COUNTY

LL 123 LL 154

APPROXIMATE
LAND LOT LINE

