



GLPC AGENDA ITEM # 6

MARCH 27, 2023

Rezoning Request by Stoker Development LLC File #: VA-2023-05

Stoker Development LLC is requesting to rezone a total of 15.94 acres from Single-Family Residential (R-15)(11.62 acres) & Residential Professional (R-P)(4.32 acres), to all Multi-Family Residential (R-M). The subject property is located at 2310 East Park Avenue, which is along the south side of the street, about 900 feet west of the intersection with Inner Perimeter Road. This is also about half way between Inner Perimeter Road and the rear entrance to the new Valdosta High School. The property is currently vacant and the applicant is proposing to develop it as a high-density single family residential subdivision consisting of 73 lots. Typical lot sizes will range between 6,000 – 7,000 square feet. The development will feature a small community park and open area near the entrance. As part of the layout design, the applicant is proposing a single entrance and either a reduced public right-of-way width of 40' or a reduced front yard building setback distance on all lots --- to accommodate their proposed building footprints. Such reduction(s) would require separate Variance approvals from the LDR.

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 R-M zoning. The property is also located just outside the Inner Perimeter Road Corridor Overlay District.

The surrounding zoning patterns in the area are dominated by mostly C-H zoning around the intersection of Inner Perimeter Road and East Park Avenue, as well as R-15 zoning on most of the subject property as well as the abutting large tract of land (185 acres) for Valdosta High School. The surrounding land use patterns in the area dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, the existing church across the street to the west, and the High School to the south.

Given the CAC Character Area in the area and the subject property being part of a yet-unsubdivided “pocket” of land at the corner of East Park Avenue and Inner Perimeter Road (which will grow to a major intersection), development of this property should logically become something between high-density residential >> professional >> commercial. The applicant’s proposal for R-M zoning is at the lower end of this spectrum and should be readily approved as a change in the right direction. However, it should be noted that the applicant’s proposed subdivision is only conceptual in nature and its design would require some substantial Variances in order to be approved. This is something that gets addressed through official processes other than a Rezoning (i.e. a Rezoning approval does NOT approve a proposed site plan or subdivision layout).

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.