



## GLPC AGENDA ITEM # 7

SEPTEMBER 25, 2023

### Rezoning Request by Edward Jennings LLC File #: VA-2023-14

Edward Jennings LLC, represented by Kevin Hollis, is requesting to rezone 3.96 acres from Highway Commercial (C-H)(county), to Highway Commercial (C-H)(city). The subject property is located at 1869 Madison Highway, which is across from the Valdosta Airport on the east side of the highway, between Horace Avenue and Ward Avenue. The property currently contains a single-family residence. The applicant is proposing to demolish the existing residence and redevelop the property with four (4) speculative commercial buildings (12,000-sf each) around a shared parking area and shared access driveway from Madison Highway. The applicant is also requesting ANNEXATION of this same property, which is being reviewed concurrently under casefile # VA-2023-15 (see next Agenda item).

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 Character Area designation will remain the same after annexation). The property is also located within the Valdosta Regional Airport Overlay District, which may have some limitations on the final proposed uses/development of the property, and these are customarily addressed at the time of actual development (plan review process).

The existing land use and zoning patterns in this area are dominated by the Valdosta Regional Airport property (industrial zoning), as well as commercial zoning along the east side of Madison Highway, and residential zoning for the interior rural neighborhood to the east of that. In spite of its former residential use, this property was rezoned to C-H (in the County) by its former owner in 2009 for speculative commercial development. That development never materialized, and the new owner (the applicant) is wanting to increase the property's viability for commercial development by making it accessible to City utilities and other services.

**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 / Owner:</b>	Edward Jennings LLC		
<b>Request:</b>	Rezone from Highway Commercial (C-H)(county) to Highway Commercial (C-H)(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel comprising 3.96 acres located along the east side of Madison Highway, between Horace Avenue and Ward Avenue. This is directly across from the Valdosta Regional Airport.		
<b>Street Address:</b>	1869 Madison Highway		
<b>Tax Parcel ID:</b>	Map # 0126B Parcel: 038	<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:	C-H (county)	Vacant single-family residence, vacant field
	Proposed:	C-H	Commercial business park
<b>Adjacent Property:</b>	North:	C-H (county) CON(county)	Vacant commercial
	South:	C-G (county) R-10(county)	Vacant commercial lot, Rural residential
	East:	R-10(county)	Single-Family Residential
	West:	M-2	Valdosta Regional Airport
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned C-H (in the County) since 2009 --- for commercial speculation. Before 2009, it has been zoned R-10 (in the County) for more than 25 years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Cleared.	
	Wetlands:	There are no jurisdictional wetlands on or near the subject property	
	Flood Hazards	Located about 200' south of the FEMA designated 100-year floodplain (along Mud Creek).	
	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 Madison Highway.		
<b>Transportation:</b>	Madison Highway (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 7 (Airport) = approximately 0.6 miles to the south		

**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 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.*

<b>(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.</b>	
<i>Applicant:</i>	The proposed zoning is consistent with zoning adjacent to and all along the Hwy-31 corridor.
<i>Staff:</i>	Yes. The proposed use is compatible with the adjacent land use pattern along the corridor..
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	The proposed zoning should have no adverse effect on any adjacent or nearby properties along the Hwy-31 corridor due to the proposed zoning being consistent with existing zonings.
<i>Staff:</i>	No significant 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>	Yes, but it is currently in the County area and we wish to annex into the City for the added advantage of having access to City services and fire protection.
<i>Staff:</i>	Yes, but with lack of public water/sewer services and the default requirement of a septic tank, this makes development of the property less economically feasible.
<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>	
<i>Applicant:</i>	No.

<i>Staff:</i>	No adverse impacts – as planned.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed C-H zoning is compliant in the Community Activity Center Character Area.
<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>	
<i>Applicant:</i>	Annexation into the City will allow access to the City utilities and improved fire protection
<i>Staff:</i>	Yes. All of the recent redevelopments of properties along this portion of Madison Highway have been for commercial development.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	The proposed rezoning will not adversely impact the natural environment, but instead improve it due to the extensive proposed landscaping plan that includes more trees, shrubs, and greenspace normally required for this type of development.
<i>Staff:</i>	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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	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.*

**Engineering:** No comments on any of these cases at this time

**Fire:** < No comments received >

**Building Plan Review:** No comments or concerns

**Police:** < No comments received >

**Landscaping:** Future development will require compliance with LDR Chapter 328

**Public Works:** No New building(s) may require sanitation facilities

**Utilities:** < No comments received >.

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Authorization
- Boundary Survey
- Conceptual Site Plan
- Building Elevations

# VA-2023-14 & VA-2023-15 Zoning Location Map

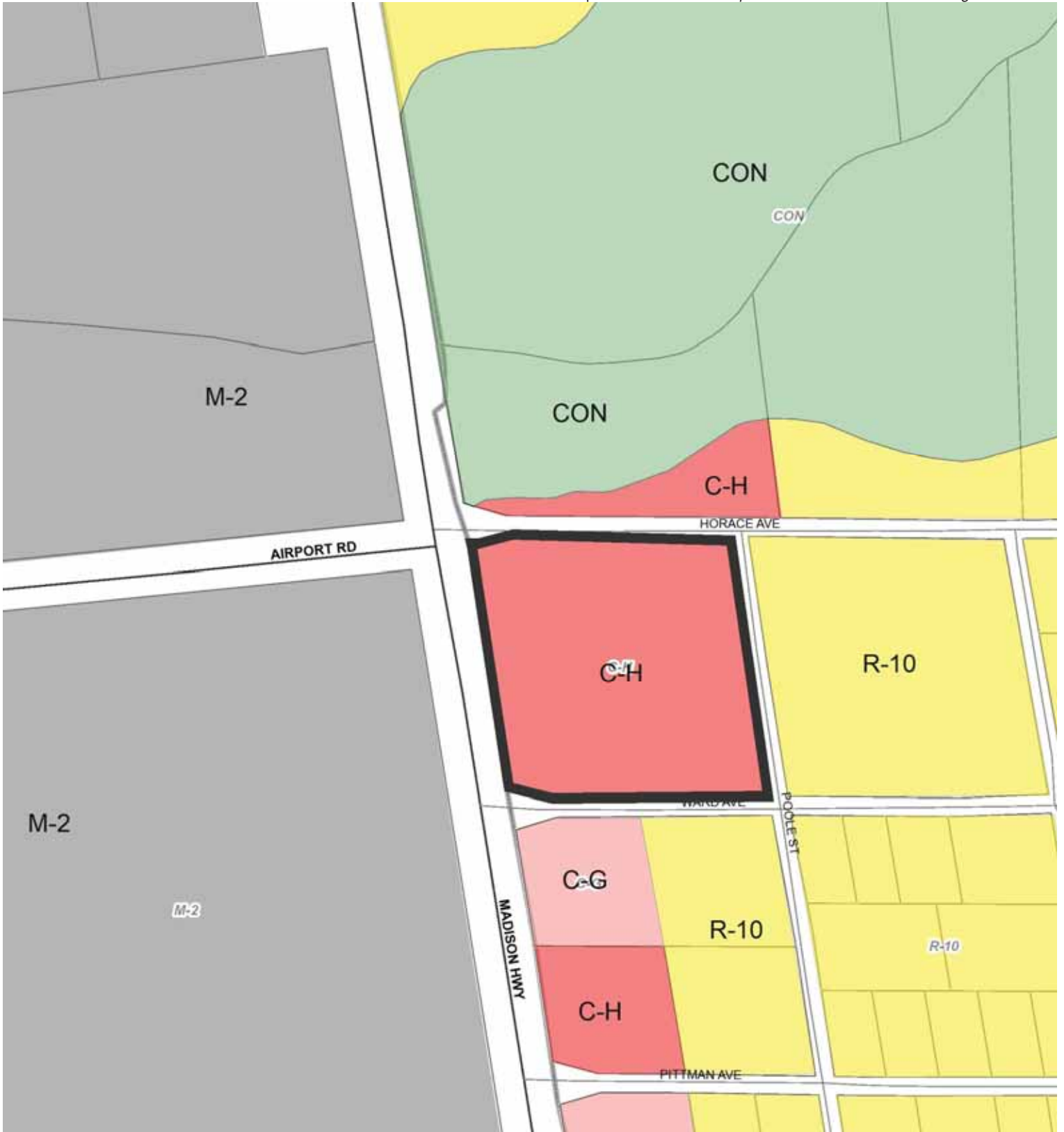


Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

Zoned: C-H (county)

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023



# VA-2023-14 & VA-2023-15 Future Development Map

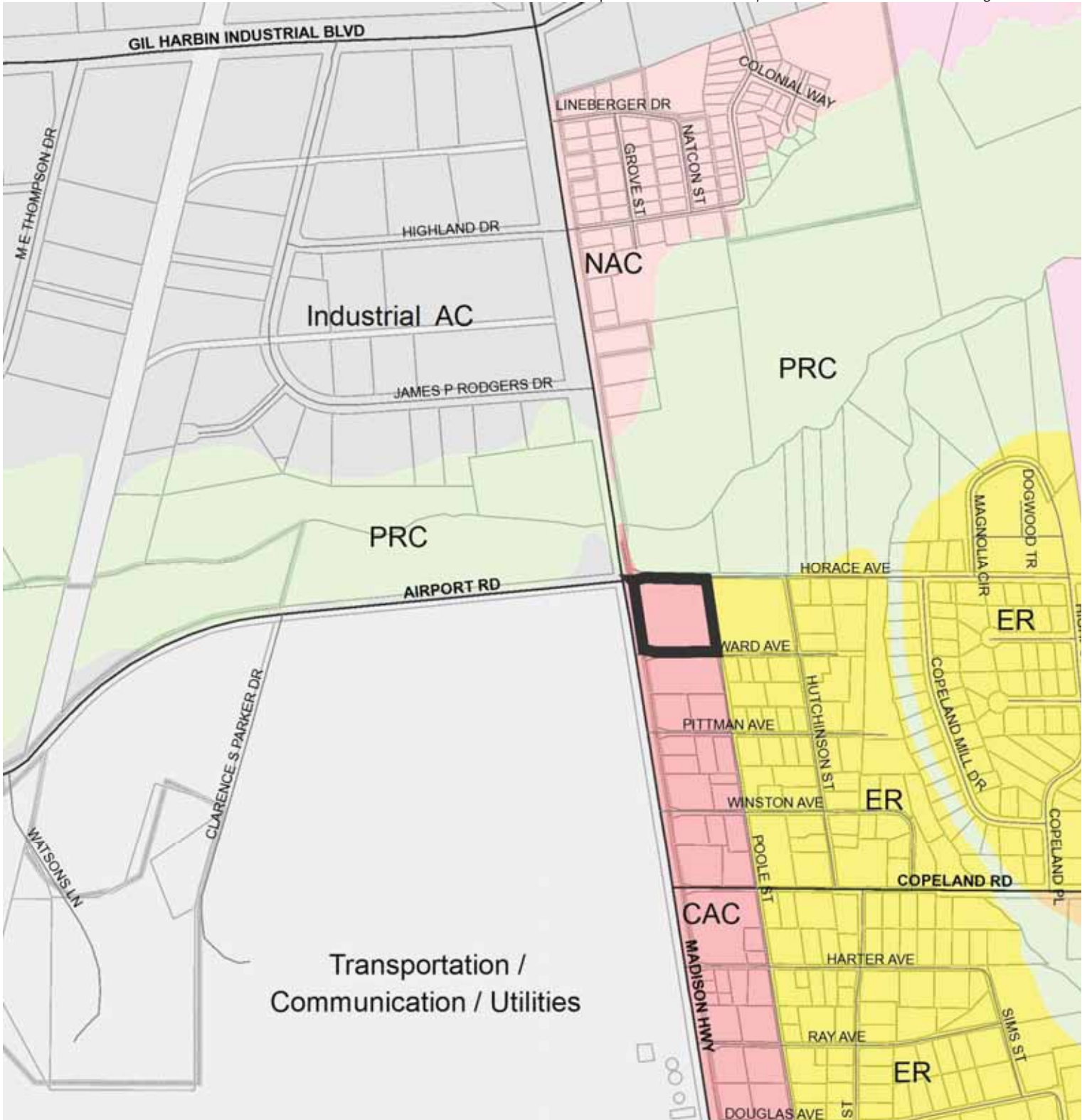


Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

Character Area: CAC

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023



# VA-2023-14 & VA-2023-15 Aerial Location Map



Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

2007 Aerial Imagery

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023



From: Edward Jennings, LLC

8-15-23

To: City Of Valdosta

To City Of Valdosta Zoning Dept;

Please accept this letter as authorization to allow Kevin Hollis to present and make any decisions concerning the proposed annexation and re-zoning of the 3.96 acre parcel on tax map 0126B parcel 038 currently addressed as 1869 Madison Hwy Valdosta, Ga 31601

William E Holland, Owner

By: W. E. Holland Date 8-15-23

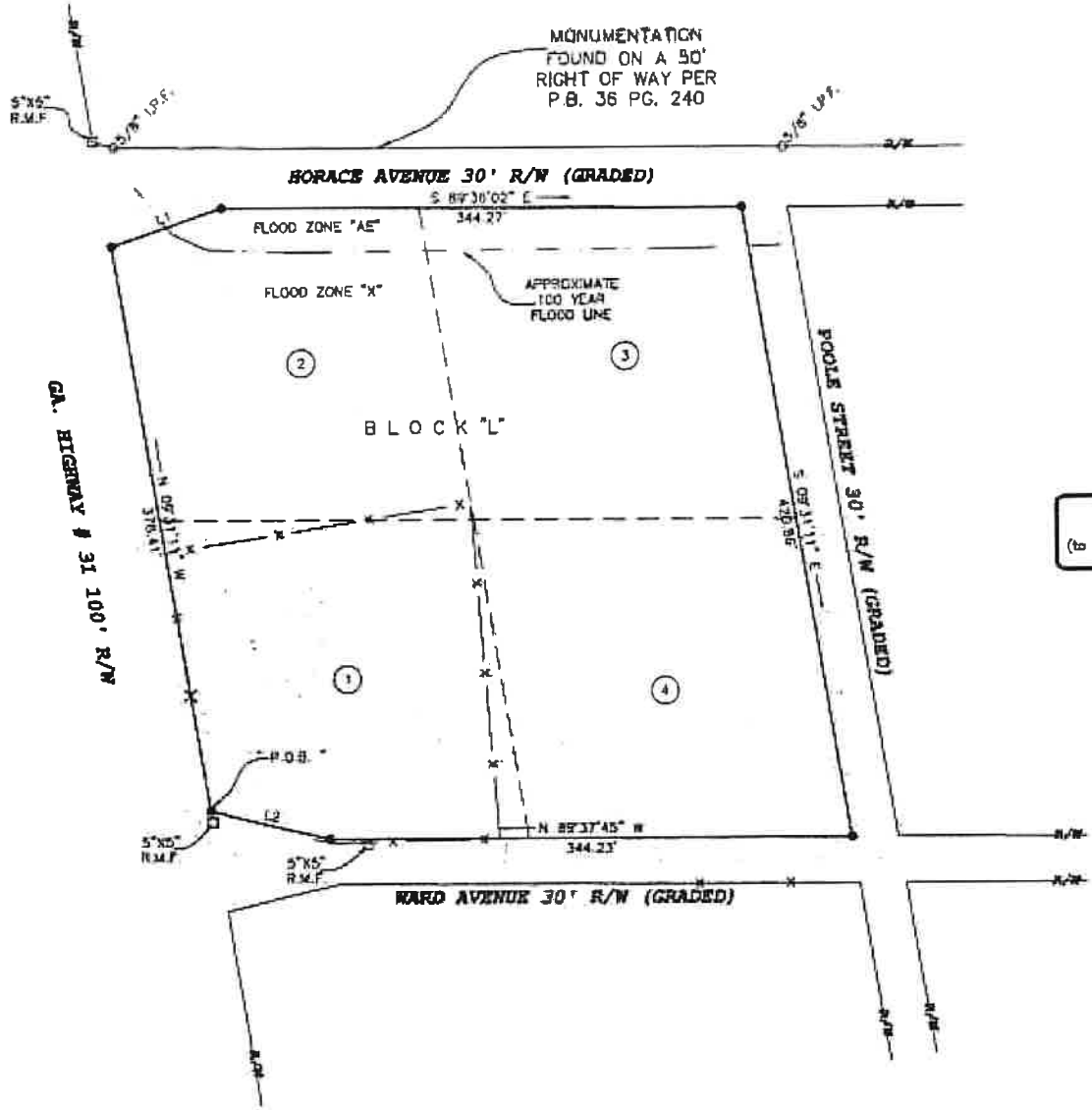
Edward Jennings, LLC  
PO Box 5437  
Valdosta, Ga. 31603  
(229) 300-1450

Notary

Tara Spivey Date 8/15/23







TOTAL AREA  
3.66 AC.  
(to solid bold lines)

**NOTICE:**  
THESE PLANS ARE NOT FOR CONSTRUCTION PURPOSES. THESE PLANS ARE 50% SUBMITTAL

DATE	BY	DESCRIPTION

LAYOUT PLAN FOR:  
**MADISON HWY PROJECT**  
**EDWARD JENNINGS**  
LOCATED IN LL XXX OF THE 11TH L.D.  
LOWNDES, GA

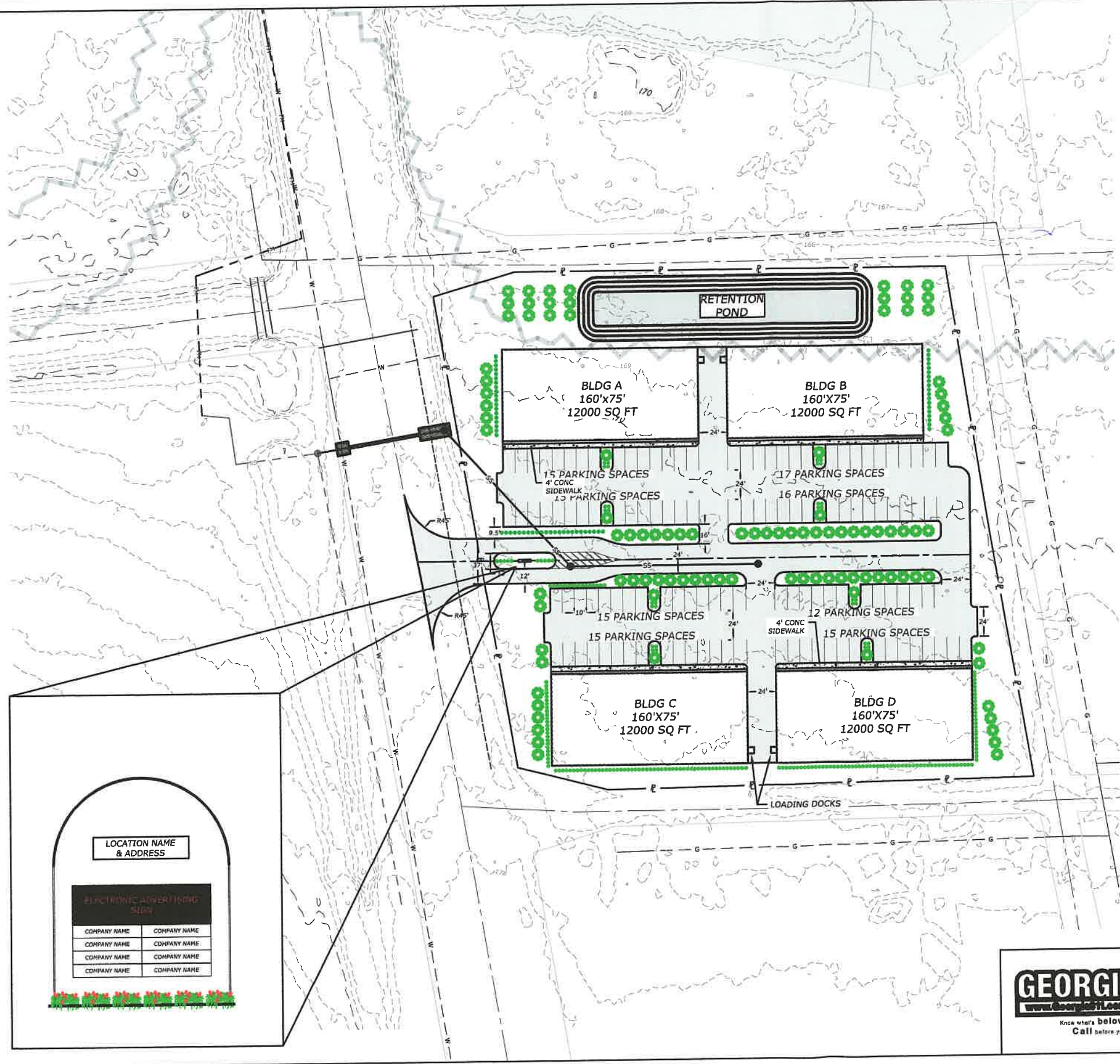
**ARROW ENGINEERING**  
& CONSTRUCTION SERVICES  
1821 HWY 64 EAST  
VALDOSTA, GA 31606  
(229) 235-2320  
LEADPERS@ARROWENGINEERINGGROUP.COM



PROJECT: 23018  
SHEET  
**C3.0**

**NOT FOR CONSTRUCTION  
PRELIMINARY ONLY**

TOTAL UNITS: 4 BLDGS = 48,000 SF  
TOTAL PARKING SPACES: 120



LOCATION NAME & ADDRESS

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ELECTRONIC ADVERTISEMENTS ONLY

COMPANY NAME	COMPANY NAME
COMPANY NAME	COMPANY NAME
COMPANY NAME	COMPANY NAME
COMPANY NAME	COMPANY NAME



NOTE:  
LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.  
PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.  
ARROW ENGINEERING & CONSTRUCTION SERVICES  
DOES NOT GUARANTEE THAT ALL EASEMENTS  
WHICH MAY AFFECT THE PROPERTY ARE SHOWN  
HEREON AND ASSUMES NO LIABILITY FOR FAILURE  
TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY  
DIGGING OR CONSTRUCTION.

