

Agenda Item #7

VA-2023-14 Edward Jennings, LLC (1869 Madison Hwy)
Rezone 3.96 acres from C-H(county) to C-H(city)

Mr. Martin presented the case in which the applicant 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 finds both requests consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Steve Miller asked if a decel lane would be required. Mr. Martin stated it is possible and that it will be determined during the formal plan review process.

Chairman Hightower asked if there were any further questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Kevin Hollis, representing the applicant – 1525 BCT Gin Rd., Quitman, GA

Mr. Hollis stated he has met with GDOT and no decel lane will be required. If the County were to improve adjacent roads, they might pursue access to other roads.