



GLPC AGENDA ITEM # 4

FEBRUARY 26, 2024

Rezoning Request by Stateline Investment Management LLC File #: VA-2024-03

Stateline Investment Management LLC, represented by Jason Glas and Bobby Diaz, is requesting to rezone 26.66 acres from Medium-Density Residential (R-21)(county) to Single-Family Residential (R-15)(city). The subject property is located at 4081 Mt Zion Church Road, which is along the north side of the road, about 2,300 feet east of the intersection with Jaycee Shack Road and diagonally across from the intersection with Hayes Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # VA-2024-04) The property currently contains a single-family residence. The applicant is proposing to demolish the residence and redevelop the entire property as a conventional single-family subdivision on public streets. The proposed subdivision will contain about 52 homes, a community open space area with pond & walking trails, a landscaped divided entrance from Mt Zion Church Road, a landscaped & fenced non-encroachable buffer elsewhere along Mt Zion Church Road, as well as an HOA with protective covenants, etc...

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-15 zoning.

The subject property was rezoned from R-1 to R-21 in 2021, and was proposed as a subdivision with half-acre lots. However, that development never materialized and the property has sat for 3 years while changing ownerships. The applicants (as new prospective buyers) are proposing to develop the subdivision with a little higher density and a more upscale design. Their proposal requires connection to a public water & sewer system, and the only reasonable availability for this is connection to the City of Valdosta utility system via the adjacent Knights Mill Subdivision.

The surrounding land use pattern is mostly residential on one-acre-plus lots along the Mt Zion Church Road corridor, with smaller lots in the Knights Mill subdivision to the north and west, as well as the Lauren Estates subdivision to the SE. The surrounding zoning pattern is also reflective of this pattern, with mostly R-1 and R-A zoning along Mt Zion Church Road, R-15 in Knights Mill and R-21 in Lauren Estates. This overall area is on a slow urbanizing trend, and is developing with a residential land use pattern with higher density subdivisions building in from the west. The applicant's proposal for R-15 zoning is identical to the adjacent Knights Mill subdivision. It is also only slightly more dense than the existing R-21 zoning, and is a logical progression of the overall developing pattern of the area.

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.