



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.

Planning Analysis & Property Information

Applicant:	Stateline Investment Management LLC (Jason Glas, Bobby Diaz)		
Owner(s):	D&T Rentals LLC (Winton D. Cunningham)		
Request:	Rezone from R-21(county) to R-15(city)		
Property General Information			
Size & Location:	One (1) parcel totaling 26.66 acres located along the north side of Mt Zion Church Road, about 2,300 feet east of the intersection with Jaycee Shack Road and diagonally across from the intersection with Hayes Road.		
Street Address:	4081 Mt Zion Church Road		
Tax Parcel ID:	Map # 0148 Parcel 084	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-21	Single-family residence
	Proposed:	R-15	Single-family subdivision
Adjacent Property:	North:	R-15, R-10	Single-family subdivision & vacant residential
	South:	R-1	Rural residential
	East:	R-1	Single-family residence
	West:	R-15, R-1	Single-family subdivision (Knights Mill), houses
Zoning & Land Use History	This property was rezoned in Lowndes County from R-1 to R-21 (file #REZ-2021-07) for a proposed subdivision on half-acre lots. This subdivision was never developed. The existing house (2379-sf) on the subject property was constructed in 1981.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Rural landscape, planted pines	
	Wetlands:	There are potential wetlands in proximity to the existing pond (man-made) at the north end of the property.	
	Flood Hazards	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services within the Knights Mill Subdivision to the north and west of the subject property		
Transportation:	Mt Zion Church Road (minor collector)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 3.4 miles to the west Fire Station # 2 (N Oak Street Ext) = approximately 3.25 miles to the SW Fire Station # 9 (proposed) = approximately 1.8 miles to the west. The nearest fire hydrants are within the Knights Mill Subdivision		

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

Goals and Policies:

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

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) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?	
Applicant:	Yes.
Staff:	Yes, the proposed zoning is identical to the adjacent existing subdivision to the north and west of the subject property, and is similar to the County R-21 zoning that was granted in 2021.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	There are no negative impacts and the use is consistent with neighboring residential developments.
Staff:	No adverse impacts.
(3) Does the subject property have a reasonable economic use as it is currently zoned ?	
Applicant:	No. The current zoning is County R-21 and comprises only one residence. The proposed request herein presents a greater opportunity to capture the highest and best use of the property.
Staff:	Yes. However, as this area of the community continues to gradually urbanize, a little higher residential density in the form of planned subdivisions is more reasonable.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?	
Applicant:	No.
Staff:	No adverse impacts
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	

<i>Applicant:</i>	Yes, it conforms to the Greater Lowndes Comprehensive Plan
<i>Staff:</i>	Yes, the proposed R-15 zoning is compliant with the Suburban Area (SA) character area designation.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
<i>Applicant:</i>	The increased population growth of Lowndes County and the City of Valdosta coupled with the decreased supply of residential housing will ease the burden on the lack of single-family residential housing.
<i>Staff:</i>	The only recent development trends in this area have been for residential subdivisions.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
<i>Applicant:</i>	There are no adverse effects of the proposal.
<i>Staff:</i>	No adverse impact.
(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?	
<i>Applicant:</i>	No, it will not
<i>Staff:</i>	The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

< 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 / Inspections: Inspections has no comments on this request .

Engineering: No comments on at this time. Subdivision review comments will be provided at the time of plat submittal.

Fire: Fire Dept has no comments or concerns. **GIS:** No comments

Landscape: Must comply with subdivision regulations in the LDR Chapter 328 for landscape..

Police: No issues or concerns **Public Works:** < No comments received >

Utilities: < No comments received >

Attachments:

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Rezoning Survey
- Conceptual Lot Layout

LETTER of AUTHORIZATION

To Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 4081 Mount Zion Church Road 0148 084
(Street Address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby
Stateline Investment Management,
authorize LLC / Jason Glas to act as agent on my/our behalf, in submitting an application
requesting the **Rezoning** of my/our property to a R - 15 zoning classification, and to
represent me/us in all public hearings and other matters with the City of Valdosta relating to this
application.

W.D. Cunningham W.D. Cunningham 1-15-24
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 15th day of January 20224.

My Commission expires 6/1/2026.

Caitlin Suddarth
Notary Public

(seal)



VA-2024-03

VA-2024-03 & VA-2024-04 Zoning Location Map

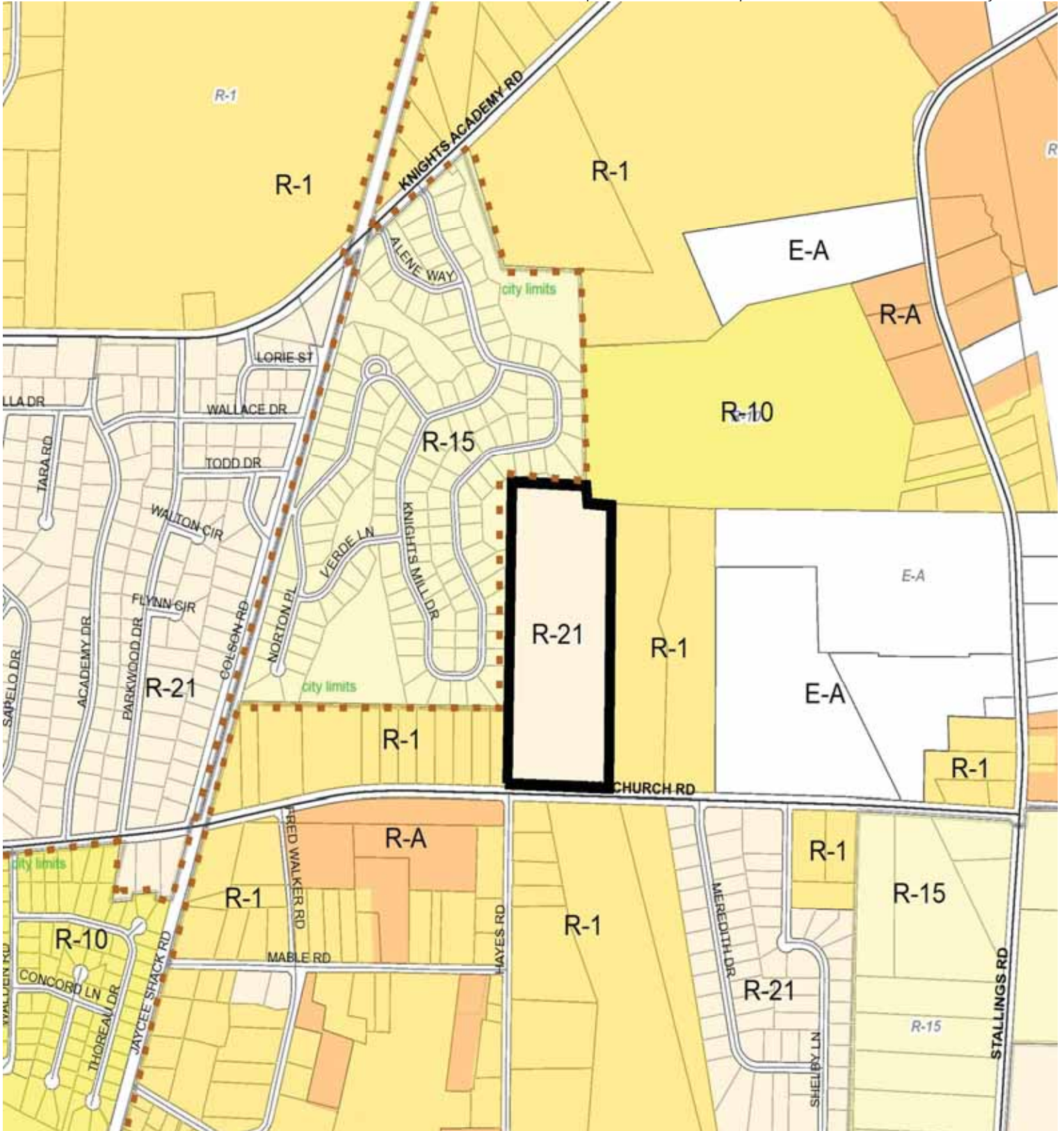


Stataline Investment Management LLC
Rezoning & Annexation Requests

4081 Mt Zion Church Road
Tax Map # 0148 Parcel # 084

Current Zoning = R-21 (county)

** Map NOT to scale Map Data Source: VALOR GIS January 2024



VA-2024-03 & VA-2024-04 Future Development Map

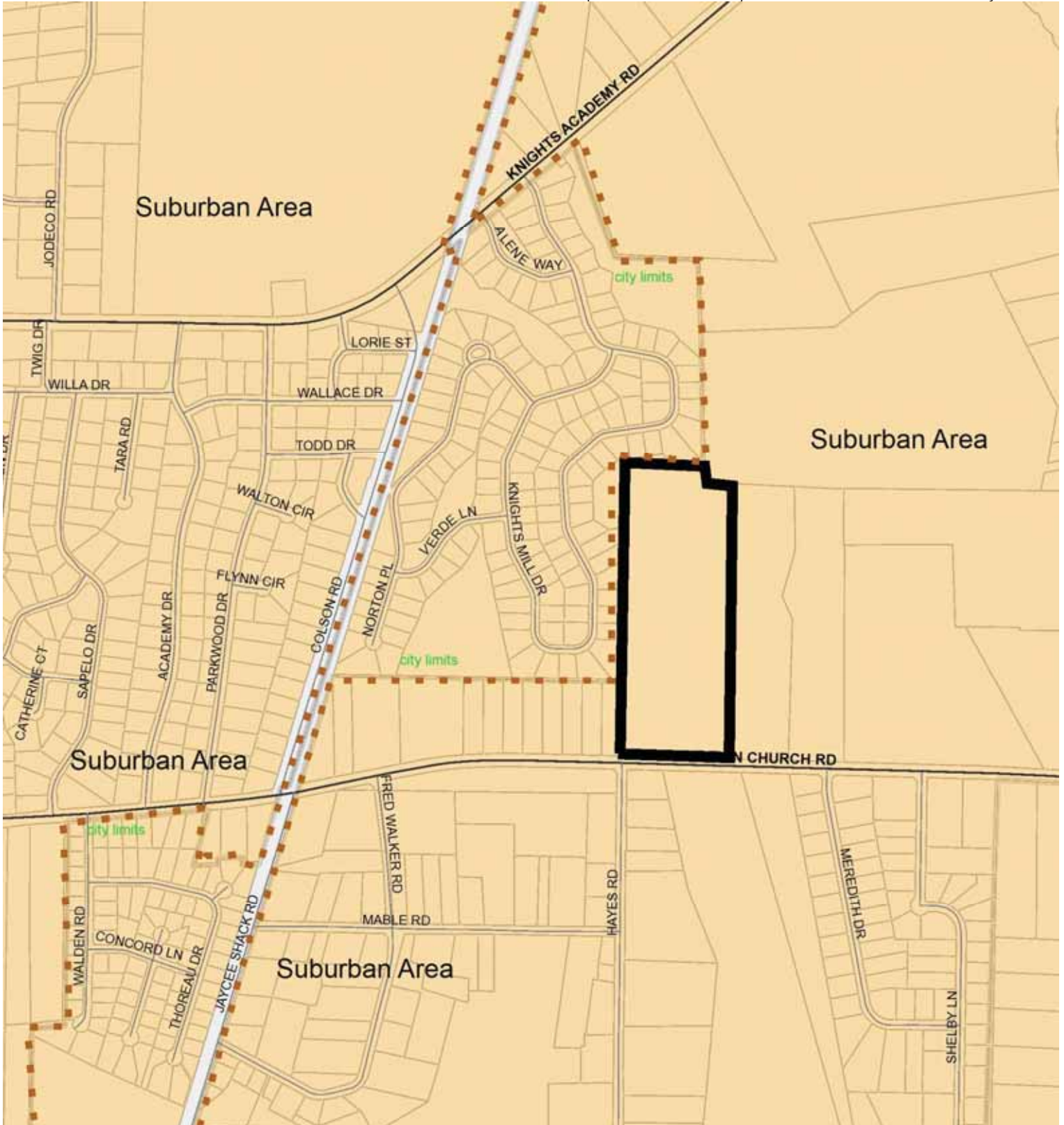


Stateline Investment Management LLC
Rezoning & Annexation Requests

4081 Mt Zion Church Road
Tax Map # 0148 Parcel # 084

Character Area: Suburban Area

** Map NOT to scale Map Data Source: VALOR GIS January 2024



VA-2024-03 & VA-2024-04 Aerial Location Map

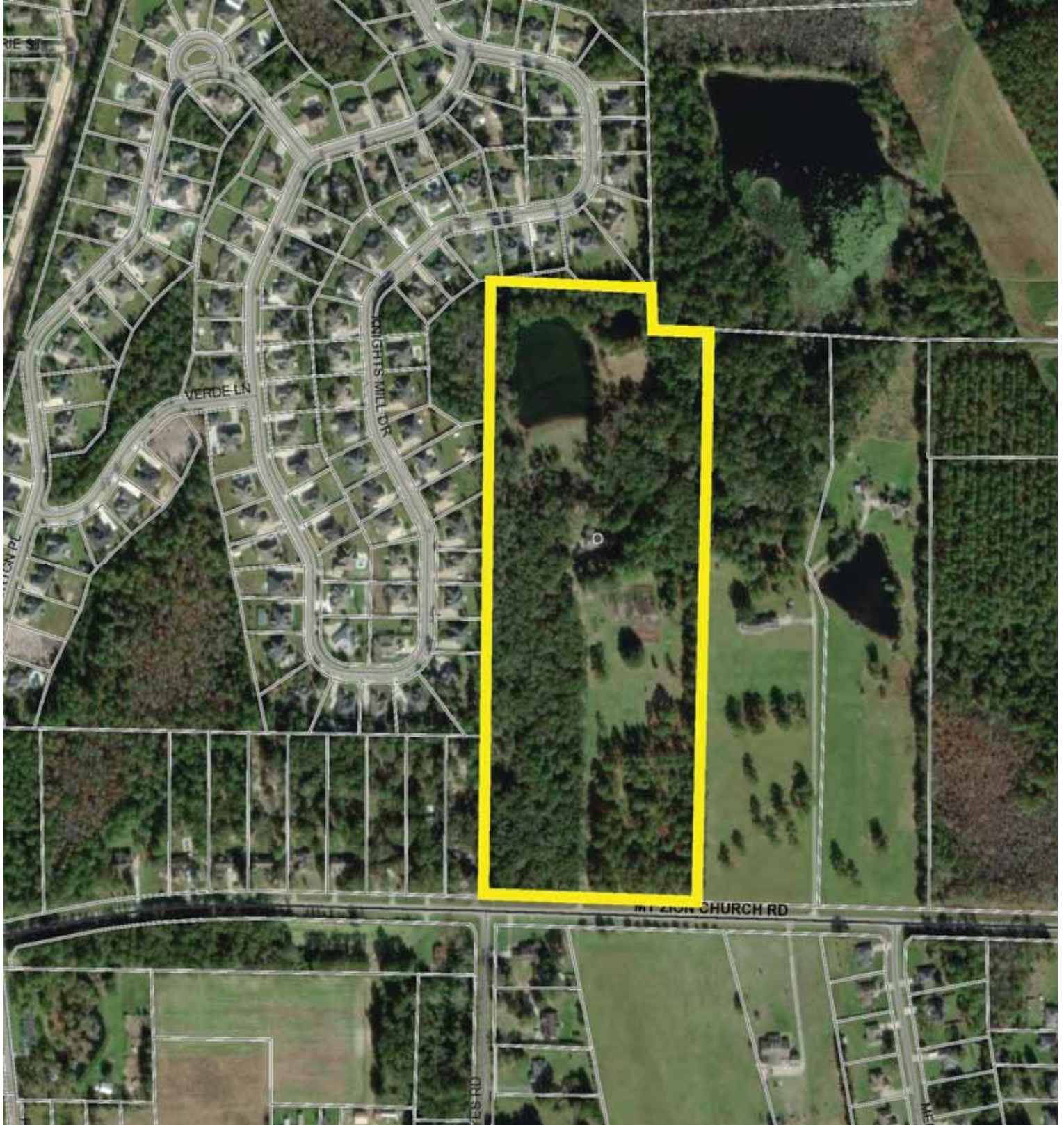


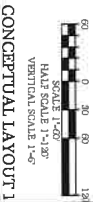
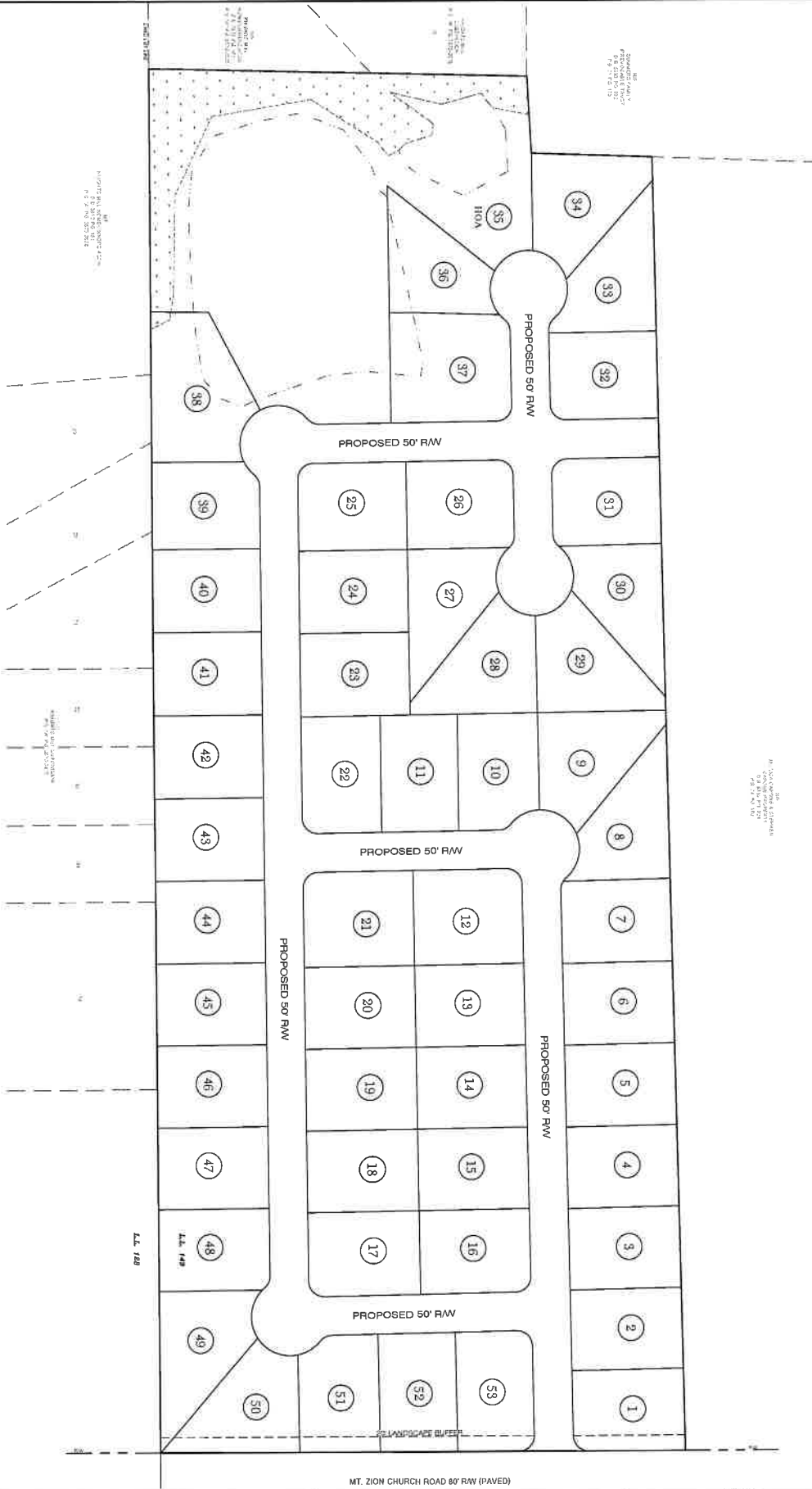
Staline Investment Management LLC
Rezoning & Annexation Requests

4081 Mt Zion Church Road
Tax Map # 0148 Parcel # 084

Aerial Imagery ~ 2021

** Map NOT to scale Map Data Source: VALOR GIS January 2024





CONCEPTUAL LAYOUT 1

NOT FOR CONSTRUCTION

PROJECT NUMBER
 V1088

SHEET
 1 OF 1

INNOVATE!
 Engineering & Surveying

PHONE: 229-249-9115 - www.innovatees.com
 2214 N. Patterson Street, Valdosta, GA 31602

SUBDIVISION FOR
 JASON GLAS
 CITY OF VALDOSTA, LOWNDES COUNTY, GA
 LAND LOT 149 OF THE 11TH LAND DISTRICT

DATE	REVISION

