



## GLPC AGENDA ITEM # 5

FEBRUARY 26, 2024

### **Annexation Request by Stateline Investment Management LLC** **File #: VA-2024-04**

Stateline Investment Management LLC, represented by Jason Glas and Bobby Diaz, is requesting to annex 26.66 acres into the City of Valdosta. 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 property currently contains a single-family residence. The applicant is proposing to redevelop the entire property as a conventional single-family subdivision with about 52 homes. The applicant is requesting annexation in order to receive City utilities and other City services to support the proposed development. Concurrent with the annexation, the applicant is also requesting Rezoning of the property (file # VA-2024-03). \*\* See previous Agenda items for further details and discussion of the existing zoning patterns, and proposed rezoning request.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation.

The subject property is contiguous to the existing Valdosta city limits and it is fully eligible for annexation into Valdosta. This annexation request has been properly noticed to Lowndes County pursuant to State law and to date, there have been no land use disputes raised by the County as part of the request. The applicant's proposal for an all-residential development fits in well with both the zoning and development patterns of the area, and the City of Valdosta is currently the only nearby provider of sufficient water/sewer services necessary to accommodate the scope of this development.

**Staff Recommendation:** Find the annexation request consistent with the Comprehensive Plan, and recommend approval to the City Council.

## Planning Analysis & Property Information

<b>Applicant:</b>	Stateline Investment Management LLC (Jason Glas, Bobby Diaz)		
<b>Owner(s):</b>	D&T Rentals LLC (Winton D. Cunningham)		
<b>Request:</b>	Rezone from R-21(county) to R-15(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	4081 Mt Zion Church Road		
<b>Tax Parcel ID:</b>	Map # 0148 Parcel 084	<b>City Council District:</b>	4 <i>Councilman Eric Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-21	Single-family residence
	Proposed:	R-15	Single-family subdivision
<b>Adjacent Property:</b>	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
<b>Zoning &amp; Land Use History</b>	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.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	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	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services within the Knights Mill Subdivision to the north and west of the subject property		
<b>Transportation:</b>	Mt Zion Church Road (minor collector)		
<b>Fire Protection:</b>	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 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.

### **Attachments:**

Letter of Authorization  
Zoning Location Map  
Character Area Map  
Aerial Location Map  
Annexation Survey  
County notification letter

# LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 4081 Mt Zion Church Road 0148 084  
(street address) (Tax Map/Parcel #)

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

W.P. Cunningham  
Signature(s)

W.P. Cunningham  
PRINT name(s)

1-16-24  
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 5<sup>th</sup> day of February 2024.

My commission expires 6/2/24.

Begh  
Notary Public



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

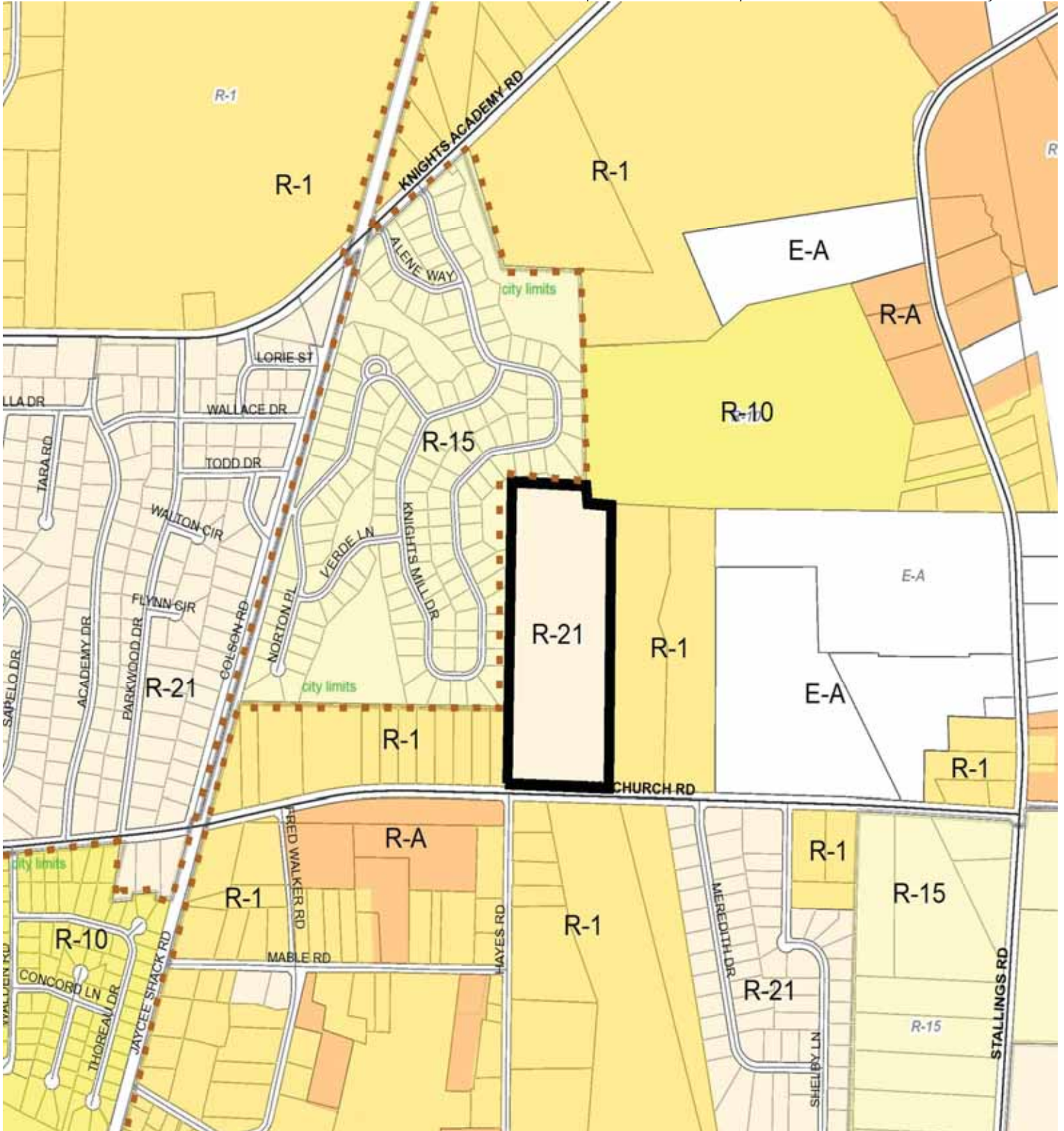


Stataline Investment Management LLC  
Rezoning & Annexation Requests

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

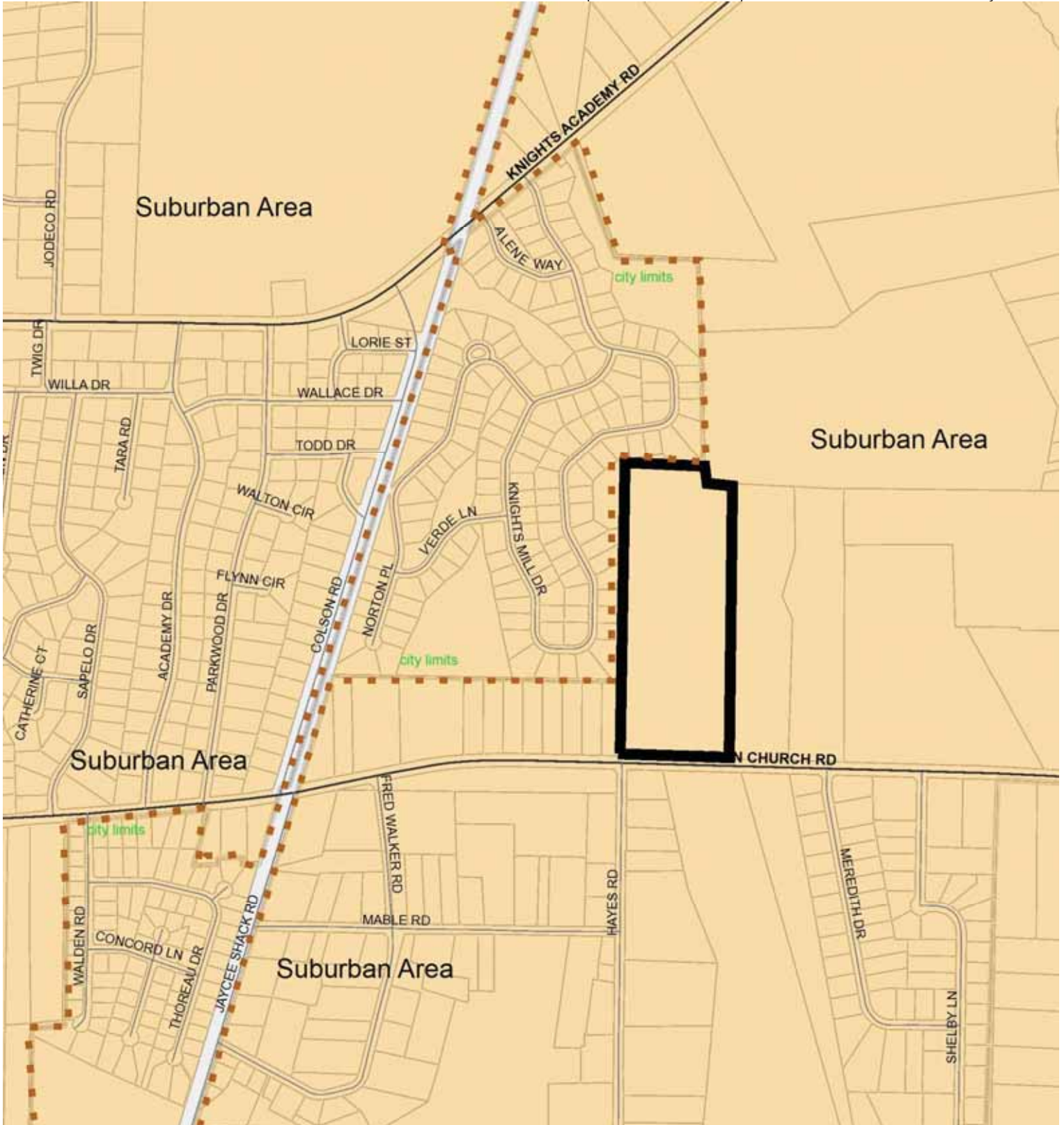


Stateline Investment Management LLC  
Rezoning & Annexation Requests

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

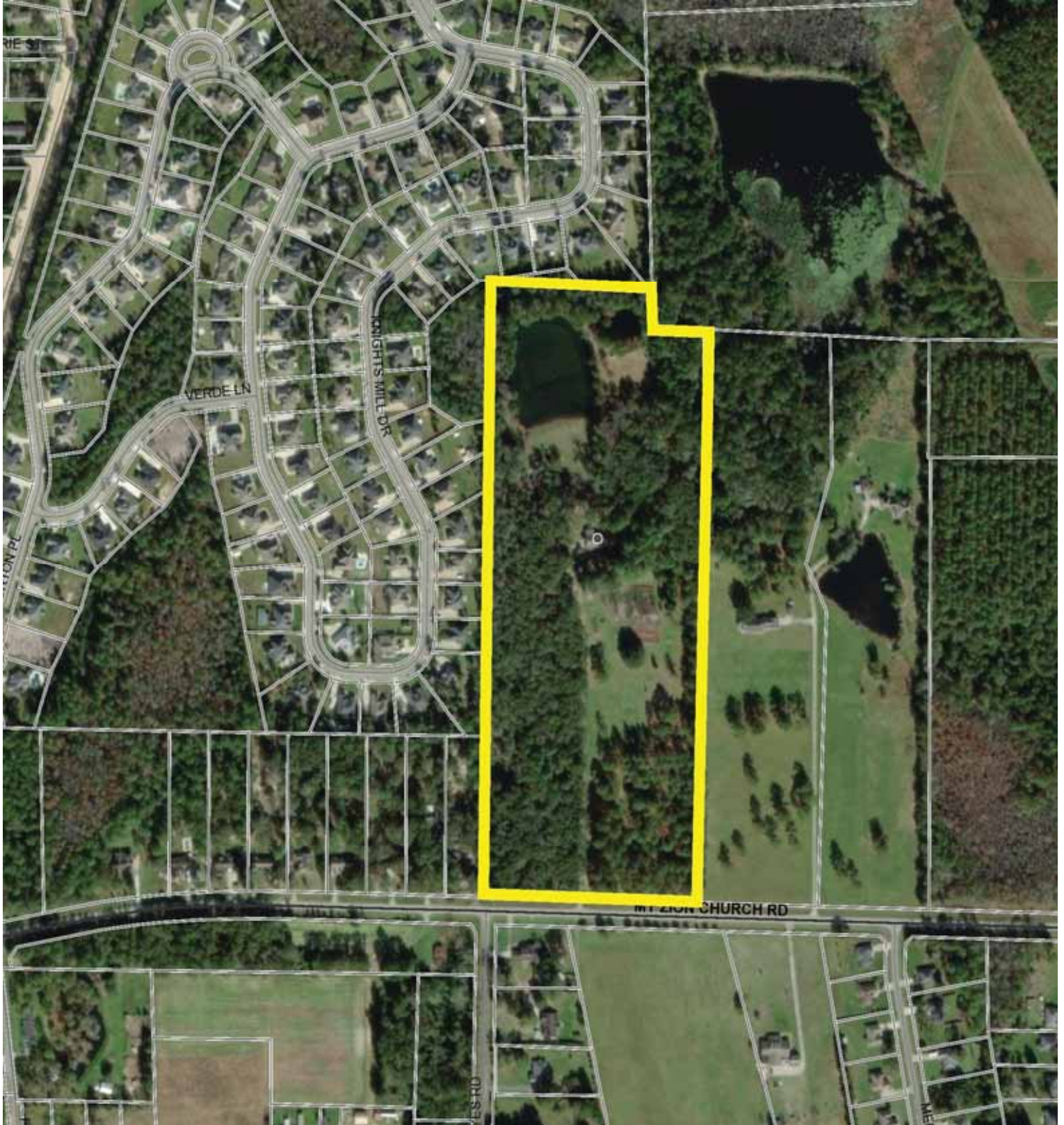


Staline Investment Management LLC  
Rezoning & Annexation Requests

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

Aerial Imagery ~ 2021

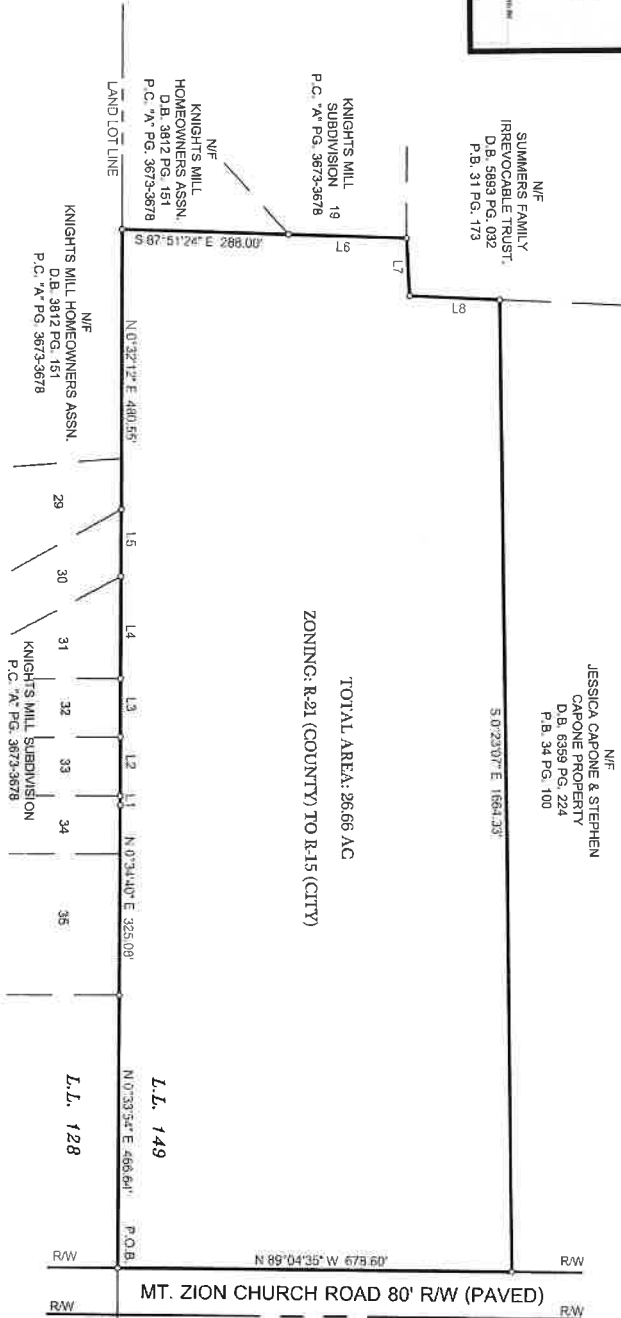
\*\* Map NOT to scale Map Data Source: VALOR GIS January 2024





VICINITY MAP

LINE	LENGTH	BEARING
L1	15.83'	N 0°20'27" W
L2	100.48'	N 0°29'23" E
L3	100.31'	N 0°34'08" E
L4	175.95'	N 0°32'25" E
L5	114.57'	N 0°31'53" E
L6	209.05'	S 87°47'42" E
L7	99.66'	S 22°51'6" E
L8	155.71'	S 87°07'30" E



TOTAL AREA: 26.66 AC  
 ZONING: R-21 (COUNTY) TO R-15 (CITY)



**INNOVATE!**  
 Engineering & Surveying  
 PHONE: 229-249-9113 - www.innovatees.com  
 2214 N. Patterson Street, Valdosta, GA 31602

**ANNEXATION & REZONING SURVEY FOR:  
 JASON GLAS**

LOCATED IN  
 LAND LOT 149  
 11TH LAND DISTRICT  
 CITY OF VALDOSTA  
 LOWNDES COUNTY, GA  
 PLAT DATE: 01/15/2024





**City of Valdosta Planning Division Office**

300 North Lee Street Post Office Box 1125  
Valdosta, Georgia 31603-1125  
(229) 259-3529

**\*\* VIA CERTIFIED MAIL \*\***

January 31, 2024

Chairman and Members  
Board of Commissioners of Lowndes County, Georgia  
c/o County Clerk  
Post Office Box 1349  
Valdosta, Georgia 31603

**RE:** Annexation & Rezoning Application received from Stateline Investment Management LLC

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed annexation and rezoning of the property listed below. Enclosed, please find a copy of the annexation petition and rezoning application with accompanying materials for this property.

**VA-2024-04** Annexation request by Stateline Investment Management LLC Tax Parcel # 0148 - 084 (26.66 acres) The applicant is requesting to annex this entire parcel into the city limits and rezone it from Medium Density Residential (R-21)(county) to Single-Family Residential (R-15) zoning in the City of Valdosta. Please see attached maps and other materials.

This property is being proposed for development as a conventional single-family subdivision. The applicant is requesting to make connection to the City of Valdosta water and sewer system, which is already available to the subject property by connection through the adjacent Knights Mill Subdivision to the north and west (already in the city limits). Therefore as a result of annexation, the City is proposing to add the applicant's subject property to the City's designated Water and Sewer service areas as delineated in the Service Delivery Strategy (SDS) agreement adopted in 2022, and pursuant to O.C.G.A. Section 36-70, Article 2. The City is proposing to amend these service area boundaries as requested, in an effort to maintain provision of efficient and effective delivery of services consistent with other areas of the city limits.

In accordance with O.C.G.A. Section 36-36-113, the County Commission has up to thirty (30) calendar days to notify the City of any majority vote of the governing authority objecting to the proposed annexation. This notification must occur via certified mail or statutory overnight delivery. Please let me know if you have questions or require any additional information.

Sincerely,

Matt Martin AICP  
Planning Director

cc: County Planner (via hand-delivery)

**CERTIFIED MAIL 7021 2720 0000 2373 7610**