

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. R-15 zoning only allows single family residential homes, no mobile homes or duplexes.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Agenda Item #5

VA-2024-04 Stateline Investment Management, LLC, 4081 mt. Zion Church Rd.
Annex 26.66 acres into the City of Valdosta

Mr. Martin presented the case in which the applicant, 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