



GLPC AGENDA ITEM # 4

JULY 28, 2025

City of Valdosta LDR Text Amendments

File #: VA-2025-06

The City of Valdosta is proposed several minor text amendments to various chapters of the Land Development Regulations (LDR). These are mostly housekeeping type amendments, with some more substantive amendments to the regulations for single-family attached “townhouses” as well as multi-family development. These amendments are more specifically described, and depicted in the customary underline/strikeout format on the attached pages.

Staff Recommendation: Find consistent with the Comprehensive Plan and recommend approval of these proposed amendments to the City Council.

Proposed City of Valdosta LDR Amendments

(Summer 2025)

** Proposed deletions shown in “~~red-strikeout~~” format. Proposed additions shown in “highlighted underline” format.

* Print Date: 7-21-2025

Amendment # 1: Portable Sign time limits

Amend the text of Section 230-9(E)(1) by giving the Zoning Administrator the ability to extend the timeframe for a portable sign under justifiable circumstances.

Section 230-9 Sign Standards

(E) Special Signage Types.

- (1) Portable Signs. In addition to all permitting procedures and other applicable regulations of this Chapter, portable signs as defined by this LDR may be allowed upon the issuance of a permit within non-residential zoning districts only, and subject to all of the following conditions:
 - (a) Portable signs shall be limited to one per parcel and shall only be used in lieu of a permanent freestanding sign for a period not to exceed 3 months from the date of permit issuance, or until the permanent sign is installed, whichever comes first, and only for one continuous 3-month period. At the discretion of the Zoning Administrator, this time period may be extended by written request and approval, if it is deemed justified by unique circumstances pertaining to the property's signage situation.

Amendment # 2: Application submittal deadlines

Amend the text of Section 242-4 Amendments, and Section 242-9 Variances, as it pertains to application submittal deadlines for the various land use and variance applications:

Chapter 242 Zoning Procedures and Land Use

Section 242-4 Amendments

(A) Initiation of Amendments.

(2) Application Schedule.

- (a) Applications for amendments to the Official Zoning Map, to the text of the LDR and to the Comprehensive Plan (Future Development Map or text) must be submitted by the ~~25th day of the month, or the business day immediately following in the case of a holiday or weekend~~ designated monthly review cycle deadline in order to be considered at a subsequent Planning Commission and City Council meeting after the required advertisement and review period.

Section 242-9 Variances

- (D) Application Procedures. An application for a variance shall be filed with the Department, accompanied by a non-refundable fee, as established from time to time by the City Council, to defray the actual cost of processing the application. The application must be submitted by the designated monthly review cycle deadline. ~~shall be in such form~~ and shall contain at least such following information and documentation:.

Amendment # 3: General Dimensional Standards

Amend the text of Chapter 214 Standards Applying to All Districts, Table 214-1 Development Standards for Residential Zoning Districts, to eliminate redundancies in minimum lot size and maximum unit density requirements, as well as reduce the minimum lot width requirement for single-family attached (townhouse) development in certain zoning districts.

Section 214-1 Dimensional Standards of Zoning Districts

TABLE 1: Development Standards for Residential Zoning Districts

Zoning District	Minimum Lot Size (sq. feet)	Max Unit Density per Acre (for Multi-Family)	Min. Lot Width (feet)
R-E	1 Acre	<u>n/a</u>	150
R-25	25,000	<u>n/a</u>	125
R-15	15,000	<u>n/a</u>	100
R-10	10,000	<u>n/a</u>	80
R-6	6,000 2,500 Single-family attached 9,000 Duplex	<u>n/a</u>	60 <u>24</u> Single-family Attached
R-M	6,000 2,500 Single-family attached 9,000 Duplex 20,000 Multi-family	7.2 Single-family attached 18 Multi-family	60 25 <u>20</u> Single-family Attached
R-P	6,000 2,500 Single-family attached 4,000 Live-work units (see Section 218-13) 9,000 Duplex 10,000 Multi-family	7.2 Single-family attached 8 Live-work dwellings 18 Multi-family or Loft Dwellings	60 25 <u>20</u> Single-family Attached

Amendment # 4: Supplemental Development Standards for Multi-Family

Amend the text of Chapter 218 Use Regulations, Section 218-13 Standards of Use and Development, Sub-Section (V)(5) Architectural Standards for Multi-Family Development, to only require pitched roofs when located in the R-M zoning district.

Section 218-13(V)(5) Architectural Standards for Multi-family Development

(5) Architectural Standards for multi-family development:

- (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
- (b) Buildings located in the R-M zoning district must have pitched roofs with a minimum of 4:12 pitch.
- (c) No exposed concrete masonry units may be used on exterior building walls.
- (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.