



## GLPC AGENDA ITEM # 11

AUGUST 25, 2025

### Rezoning Request by Stoker Development LLC File #: VA-2025-11

Stoker Development LLC is requesting to rezone 1.80 acres from Single-Family Residential (R-15) to Single-Family Residential (R-6). The subject property is located at 310 Eager Road which is along the north side of the road, about half way between Jadan Place and Walmar Place. This is also directly across the street from the Langdale Place housing complex. The property currently contains an existing single-family residence (1,453-sf). The applicant is proposing to demolish the existing residence and redevelop the property as a conventional Townhouse complex with up to 17 dwelling units along a private road right-of-way.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-6 zoning.

\*\* This is the same request (same applicant, same property) that was submitted by the applicant in 2020 for rezoning to R-6 (file # **VA-2020-06**). That request was recommended for denial by the GLPC (9-1 vote) and was later denied by the City Council on August 6, 2020 (6-0 vote). The only difference in the proposals is that in 2020, the applicant was proposing a mixed-residential development with a total of 15 dwelling units as part of a Planned Development request (if the rezoning to R-6 was approved). Now, the applicant is proposing an all-townhouse (single-family detached) development consisting of 17 dwelling units. However the applicant's conceptual site plan does not comply with all the "conventional" development standards for Townhouse development (mainly unit width, and private street design), and this proposed density can only be achieved through either a Planned Development proposal (separate request) or through a series of Variances approved by ZBOA. Most significantly of these, the minimum lot width for R-6 townhouses is 24' and the applicant is only depicting 22' on their site plan, and the access to each lot must be through a conventional right-of-way.

Density and infill development discussion. The subject property is a classic example of a proposal for infill development. Under R-15 zoning, the property has enough land area (78,500 square feet) for up to 5 single-family lots. However, it does not have enough road frontage along Eager Road for more than one lot (each lot must be at least 100' wide and contain at least 15,000 s.f. of land area). The only solution for subdividing this property conventionally under R-15 zoning is to construct a new street (50' right-of-way) along the eastern property line with a cul-de-sac approximately  $\frac{3}{4}$  of the distance into the lot, and then subdivide lots off of the new street. [see attached schematic drawings as a comparison for R-15, R-10 and R-6 conventional layouts for single-family homes] The main problem here is that the new street right-of-way would consume nearly  $\frac{1}{3}$  of the total land area and therefore the new subdivision would yield a total of only 3 lots under R-15. A very similar kind of scenario would apply under R-10 zoning. The property is still not wide enough along Eager Road to have more than one lot (each lot must be at least 80' wide and contain at least 10,000 s.f.), and it must use the same kind of street design to subdivide and develop the property with more than one lot. Because of the smaller lot widths allowed in R-10 zoning, this scenario would instead allow a subdivision with 4 lots along the new internal street. Ironically, in this scenario each lot would average approximately 13,000 s.f. due to irregular lot shapes and net buildable areas caused by the cul-de-sac. Under the proposed R-6 zoning, this scenario dramatically increases to perhaps 8 lots – depending on actual lot design – but probably more comfortably at 7 lots maximum. However, it should also be noted that R-6 zoning allows the additional possibility of duplexes if the lots are at least 9,000-sf in area, and staff can envision a maximum of 6 duplex lots here. It should be further noted that R-6 also allows conventional townhouses as well, and staff can envision up to approximately 14 of these, provided they are without garages and 2-bedroom maximum, and depending on the private street layout.

Most of these scenarios are intended to illustrate a main point, which is that conventional development (for single-family development) which includes a new standard internal street is "cost-prohibitive" and is wasteful of land, when considering the net result of only a few lots and unimaginative design. Given the property's characteristics, it is truly a prime candidate for some type of "Planned Development" approach, perhaps with a mixture or residential types – as was proposed in 2020. The only significant questions in all of this however, is DENSITY.

The existing land use pattern along Eager Road is dominated by single-family residential subdivisions of various shapes and sizes. There is no question that the residential land use pattern should continue. In terms of zoning pattern, most all of the properties along the north side of Eager Road are zoned R-15. However, it should be pointed out that this is a little deceiving in that the abutting small subdivisions along Jadan Place and Walmar Place are nonconforming in that 1/3 of their lots do not meet the R-15 minimum requirements. By today's standards, they would be zoned R-10 instead. Other nearby developments with a little higher density include those along the south side of Eager Road where there is a mixture of R-15, R-10, and PRD-10 zoning, as well as the Langdale Place development which has R-P zoning. However, the most recent and the most significant development in all of this is the 2013 rezoning of the property about 300' to the west at #316 Eager Road. This property is the exact same dimension and size (1.80 acres) and was successfully rezoned to R-10, and also received a Planned Development approval for 8 dwelling units. Given the actual R-10 nature of the abutting properties to the east and west, using this prior rezoning approval as a benchmark seems like a logical solution and still leaves open the "possibility" of up to 9 dwelling units with a quality Planned Development proposal.

**Staff Recommendation:** Find R-10 zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend **approval of R-10 zoning** instead, to the City Council.

## Planning Analysis & Property Information

<b>Applicant:</b>	Stoker Development LLC (Jerry Stoker)		
<b>Owner:</b>	Canaan Properties LLC (Dr. Rasalam)		
<b>Request:</b>	Rezone from Single-Family Residential (R-15) to Single-Family Residential (R-6)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel comprising 1.80 acres located along the north side of Eager Road about half way between Jadan Place and Walmar Place		
<b>Street Address:</b>	310 Eager Road		
<b>Tax Parcel ID:</b>	Map # 0111D Parcel: 164	<b>City Council District:</b>	5 <i>Councilman Carroll</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-15	Single-family residence
	Proposed:	R-6	Townhouse development – 17 dwelling units
<b>Adjacent Property:</b>	North:	R-15	Single-family neighborhood
	South:	R-P	Langdale Place retirement home
	East:	R-15	Single-family neighborhood
	West:	R-15	Single-family neighborhood
<b>Zoning &amp; Land Use History</b>	The subject property has been developed as a single-family residence and zoned for residential for more than 50 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known “Significant” historic resources on or near the property		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	There are no NWI wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on the property	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Eager Road (8” water, 8” sewer)		
<b>Transportation:</b>	Eager Road (Minor Arterial)		
<b>Fire Protection:</b>	Fire Station # 5 (N Oak Street Ext) = approximately 1.25 miles to the north. Fire Station # 4 (Gornto Road) = approximately 1.50 miles to the SW. The nearest fire hydrant is located directly across the street to the south		

## **Comprehensive Plan Issues**

**Character Area:**     Established Residential

**Description:** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

**Development Strategy:** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

### **Goals and Policies:**

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods

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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 7.8 - Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community’s overall quality of life.

### **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.*

<b>(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.</b>	
<b>Applicant:</b>	The proposed rezoning is consistent with the surrounding land use pattern, with adjacent multi and single family residential to the east and west.
<b>Staff:</b>	Yes. Residential development is compatible with the surrounding zoning and land use pattern of the area. However, the potential densities of development allowed by R-6 zoning may be considered out of character with most of the adjacent properties.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<b>Applicant:</b>	The proposed rezoning will not affect the existing use of adjacent or nearby properties
<b>Staff:</b>	No adverse impact – if the allowable residential density is consistent with the surrounding development. (R-6 zoning is too dense)
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<b>Applicant:</b>	No, the subject property is currently used as a residential dwelling.

<b>Staff:</b>	Yes. However, the subject property has sufficient land area for a few more additional lots, but lacks sufficient street frontage.
<b>(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.</b>	
<b>Applicant:</b>	The proposed rezoning will not affect existing public facilities..
<b>Staff:</b>	No significant adverse impacts.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	Yes, the proposed rezoning is in conformity with the policy and intent of the GLPC.
<b>Staff:</b>	Yes. The proposed zoning is an allowable zoning classification in the ER character area.
<b>(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.</b>	
<b>Applicant:</b>	Adjacent property is R-15 and will be developed in coordination with the subject property.
<b>Staff:</b>	Although there has been a long-term trend along Eager Road for infill development on the prior-existing large residential lots, there have been no other residential developments in this vicinity that have been approved with quite this level of density – other than Langdale Place.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<b>Applicant:</b>	The proposed development and rezoning is not located in a wetland area or floodplain, and will not negatively impact the natural environment.
<b>Staff:</b>	No adverse impact.
<b>(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	Yes. The allowable density of the proposed rezoning could be considered a grant of special privilege.

### **Supplemental Regulations in the LDR Applicable to the Proposal**

#### **Section 218-13 Standards of Use & Development (W) Dwelling: Single-Family attached (Townhouses)**

- (1) Minimum lot depth: 100 feet.
- (2) Minimum spacing between buildings: 15 feet.
- (3) Minimum building façade height: 18 feet.
- (4) Maximum building height: 3 stories.
- (5) Maximum building length, width, and depth: 200 feet.
- (6) Maximum building floor area (all floors): 10,000 square feet.
- (7) Minimum first floor building size (other than garages and unoccupied storage buildings): 2,000 square feet of heated floor area.
- (8) Maximum impervious surface: 65% of parcel.
- (9) No more than six or fewer than three continuous townhouses shall be connected in a row within the same building.
- (10) Garages must be accessed from an alley located behind the rear yard.
- (11) Exterior walls shall be constructed of brick, stone, stucco or siding. Exposed concrete block is not permitted.
- (12) Preliminary architectural building elevations of single-family attached dwellings shall be submitted prior to approval of rezoning or building permit.

### **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:** No comments

**Engineering:** No comments at this time

**Fire:** The Fire Dept has no comments regarding the proposed rezoning

**Landscape:** No comments (R-6 zoning is exempt from Landscape).

**Police:** < No comments received >

**Public Works:** No issues or concerns

**Utilities:** < No comments received >

### **Attachments:**

Letter of Authorization  
 Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Boundary survey  
 Lot density comparisons from VA-2020-06 (3 pages)  
 Conceptual Site Plan (townhouses)

## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 310 Eager Rd. Valdosta, GA 31602 0111D 164  
(street address) (Tax Map/Parcel #)

I, We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Stoker Development, LLC to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a R-6 zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature]

Signature(s)

LIVINGSTONE A

PRINT name(s)

7/15/2025

Date

NOTARY PUBLIC

State of GEORGIA, County of LOWNDES

Sworn to and subscribed to me on this 15 day of JULY 202 5.

My commission expires Feb. 14, 2028.

Kelli D. Prevost  
Notary Public

(seal)



# VA-2025-11 Zoning Location Map



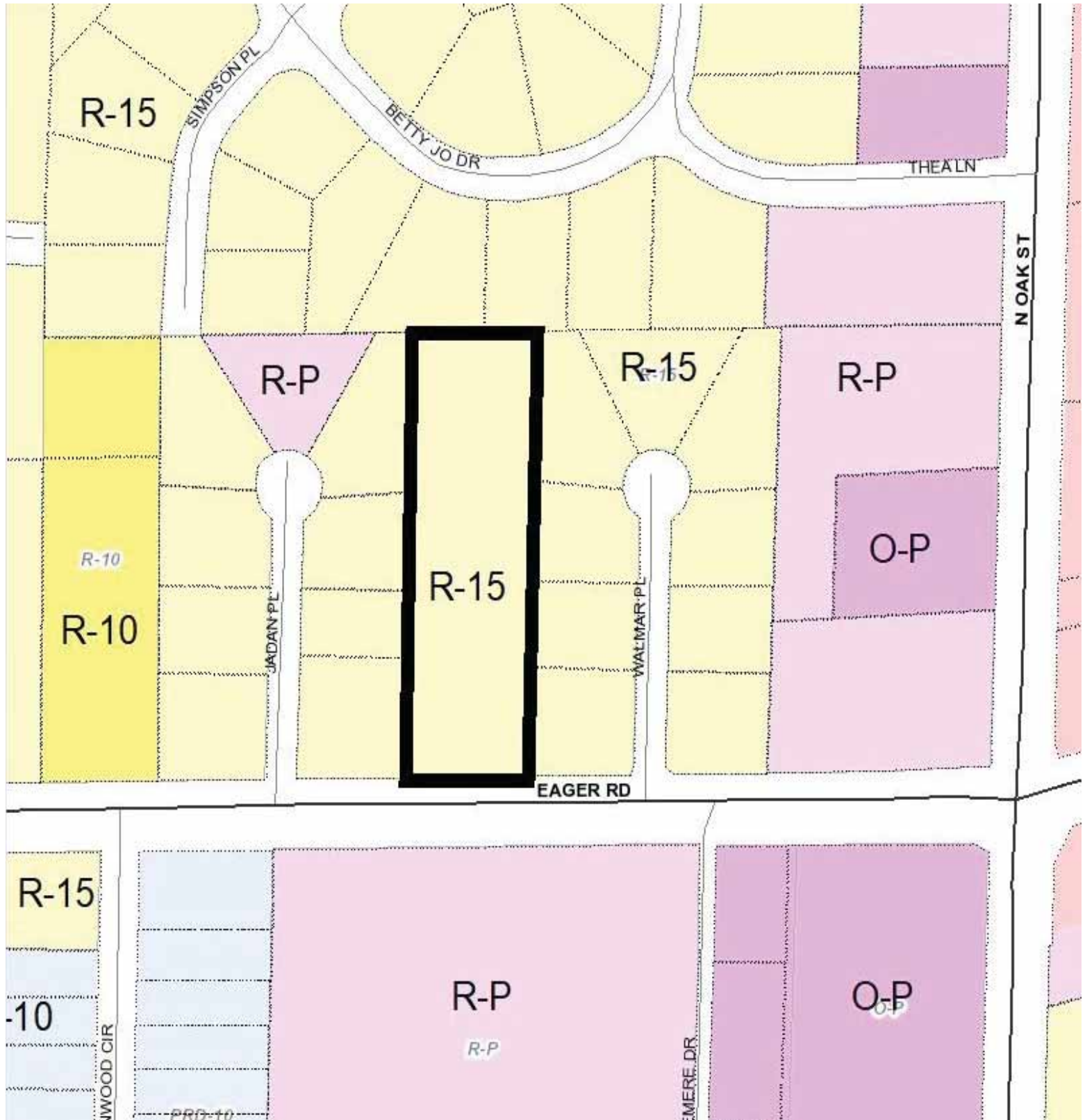
Stoker Development LLC  
Rezoning Request

310 Eager Road  
Tax Map # 0111D Parcel # 164

Current Zoning = R-15

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





# VA-2025-11 Future Development Map



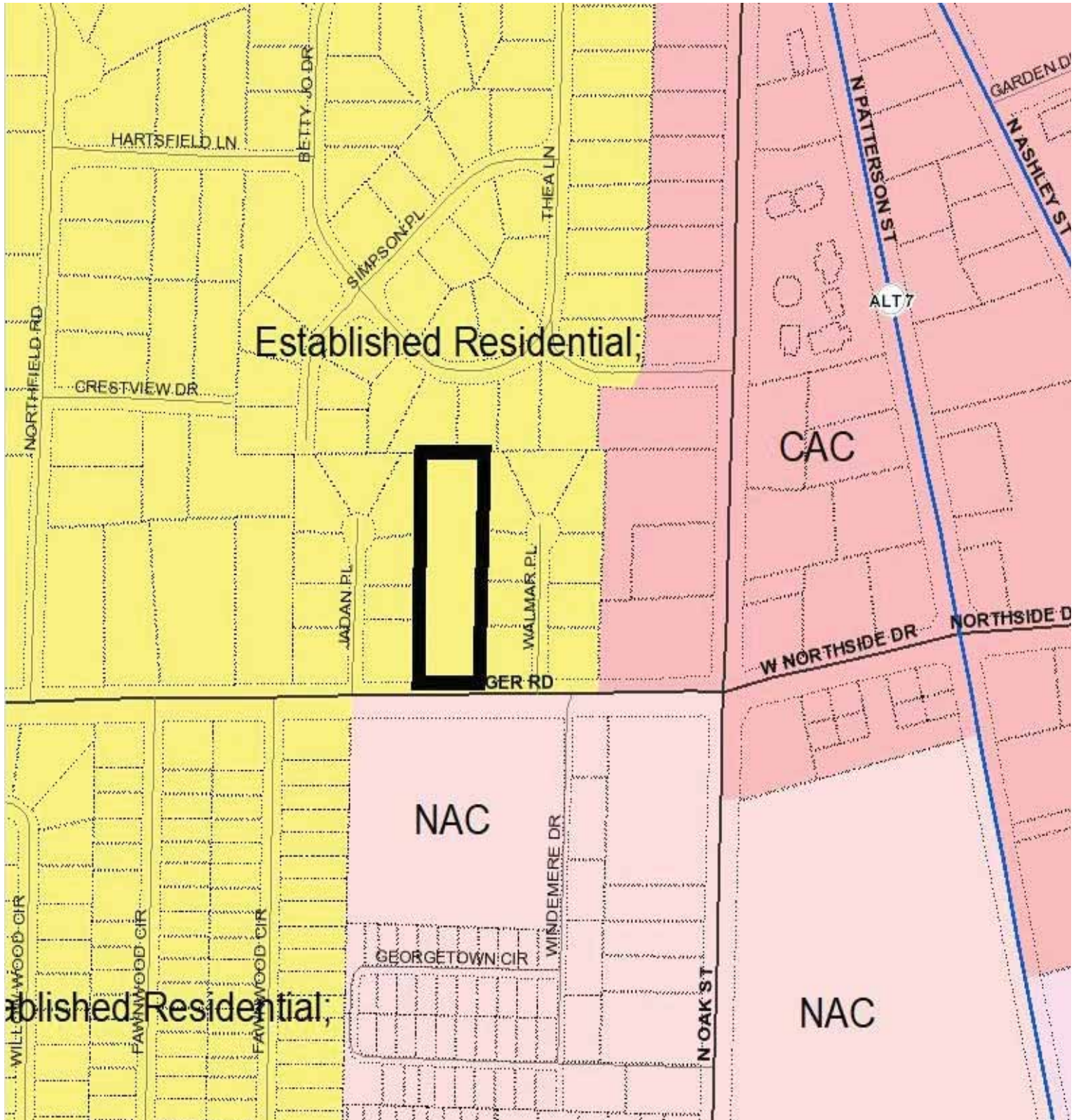
**Stoker Development LLC**  
**Rezoning Request**

310 Eager Road  
Tax Map # 0111D Parcel # 164

**Character Area = Established Residential**

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025



# VA-2025-11 Aerial Location Map



Stoker Development LLC  
Rezoning Request

310 Eager Road  
Tax Map # 0111D Parcel # 164

2007 Aerial Imagery

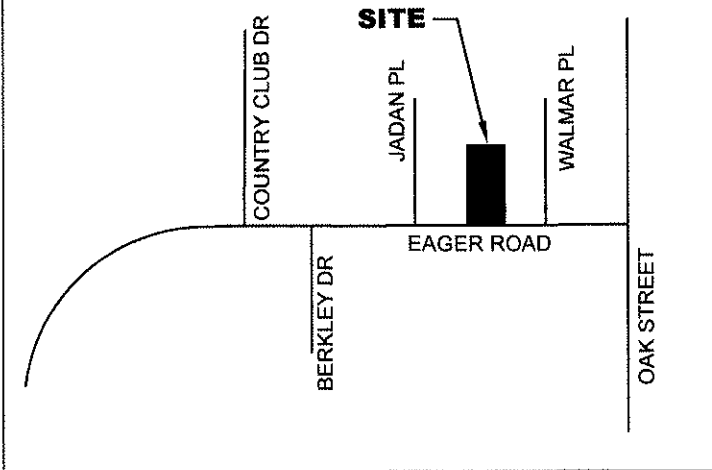
\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





## LOCATION MAP



## SITE INFORMATION

- MUNICIPALITY: CITY OF VALDOSTA
- LAND DISTRICT: 11
- LAND LOT: 34
- SETBACKS:
  - FRONT: 20'
  - REAR: 20'
  - SIDE: 8'
- UTILITIES: CITY OF VALDOSTA WATER AND SEWER
- THE PROPERTY IS NOT WITHIN A 100-YR FLOOD ZONE.

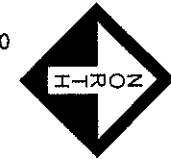
NOTE: THIS MAP IS NOT INTENDED TO BE USED AS A LEGAL DOCUMENT FOR RECORDING.

## REZONING MAP

310 EAGER ROAD



SCALE: 1" = 40'



**PACE**  
CIVIL ENGINEERING - GENERAL CONTRACTING  
4560-F Valnorth Drive  
Valdosta, GA 31602  
229.292.0756  
mphelps.pace@gmail.com

**EAGER ROAD  
60' ROW**

S87° 45' 00"W 153.00'

SIDESETBACK: 20'

SIDESETBACK: 8'

N0° 15' 00"W 513.54'

N/F CANAAN PROPERTIES, LLC  
MAP/PARCEL: 111D-164  
AREA: 1.80 ACRES

SIDESETBACK: 8'

S0° 15' 00"E 513.54'

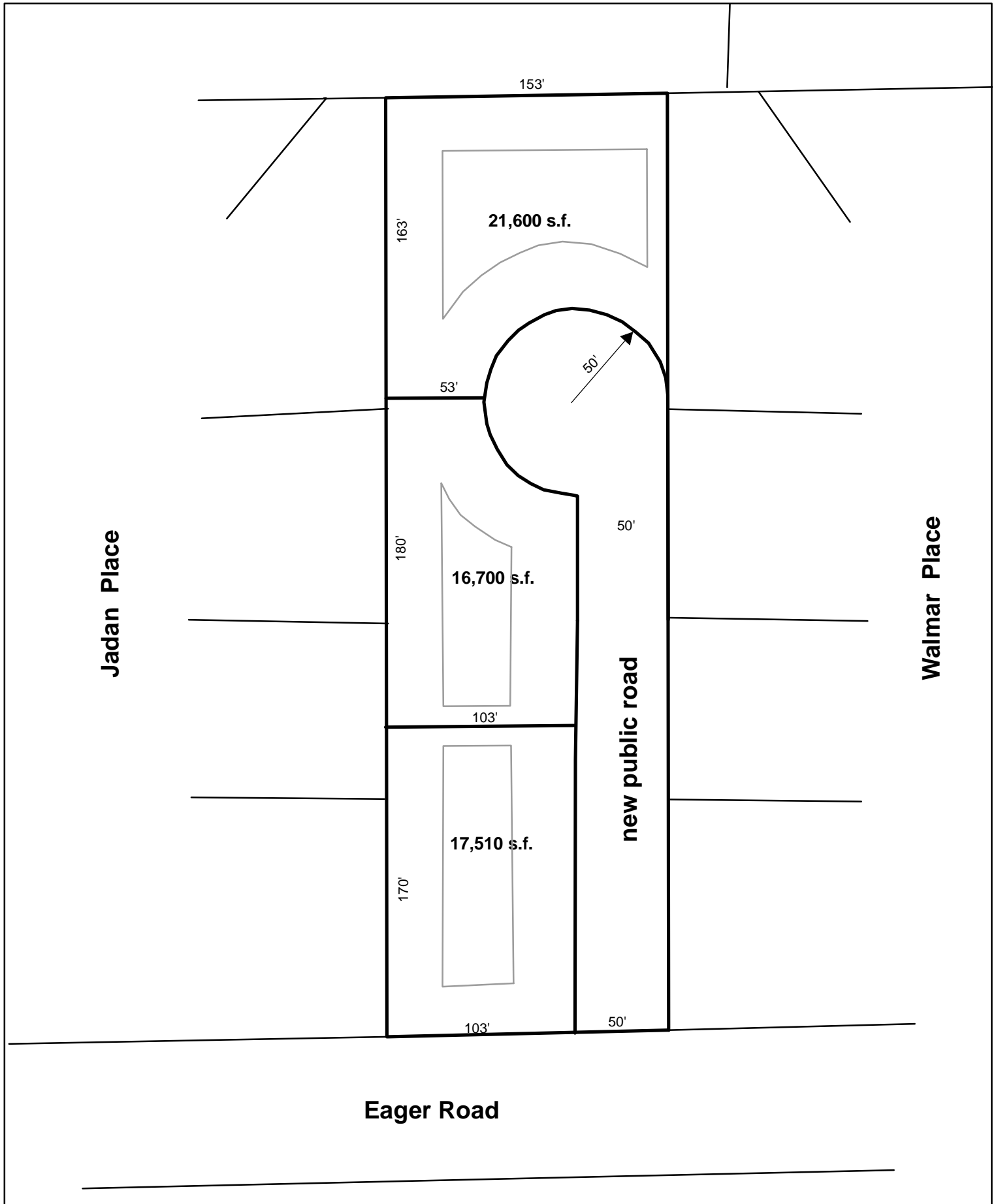
SIDESETBACK: 20'

N87° 45' 00"E 153.00'

# VA-2020-06 Conventional R-15 Layout

Stoker Development LLC Rezoning Request

50 25 0 50 Feet



# VA-2020-06 Conventional R-10 Layout

Stoker Development LLC Rezoning Request

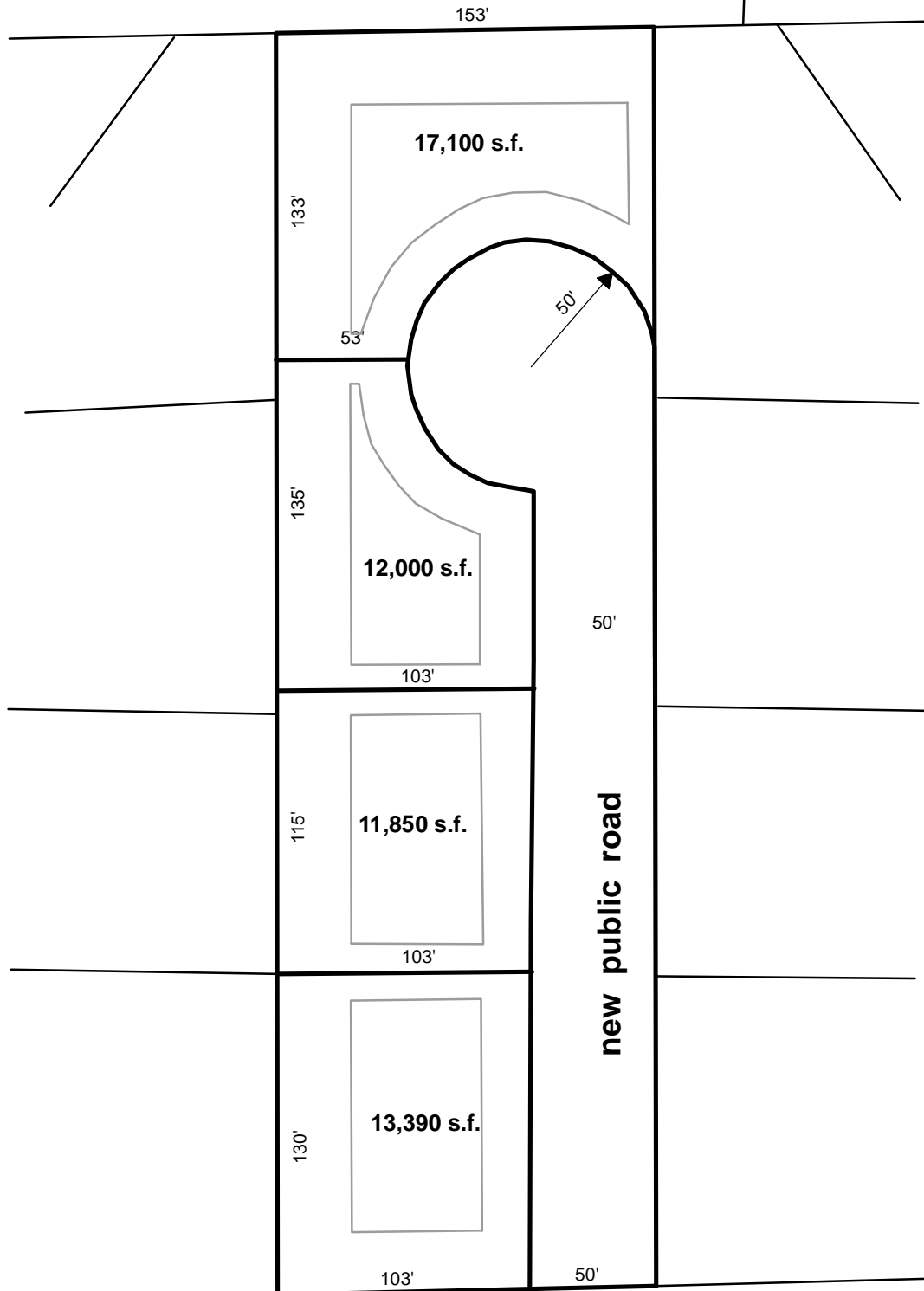
50 25 0 50 Feet



Jadan Place

Walmar Place

Eager Road



# VA-2020-06 Conventional R-6 Layout

Stoker Development LLC Rezoning Request

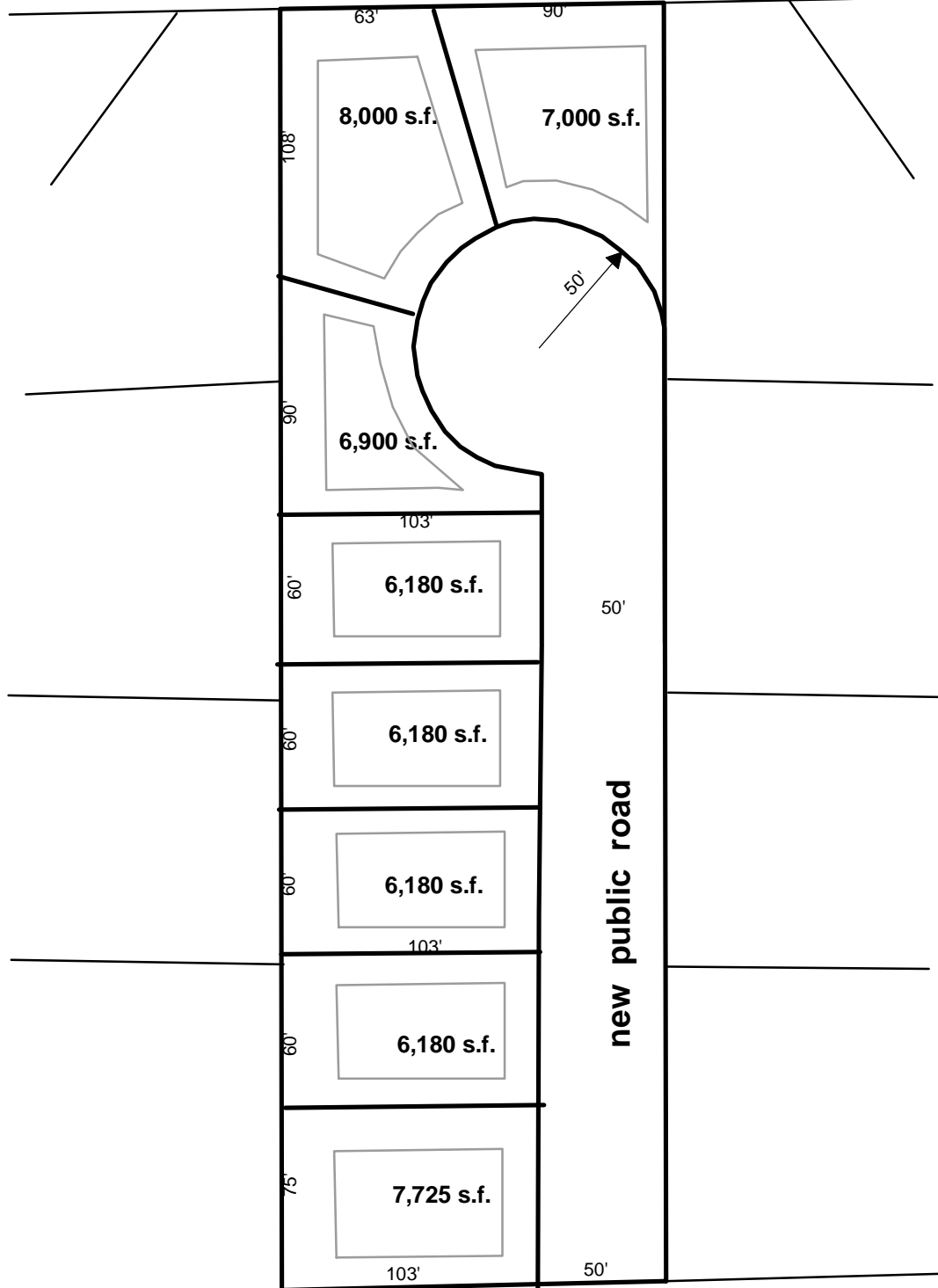
50 25 0 50 Feet



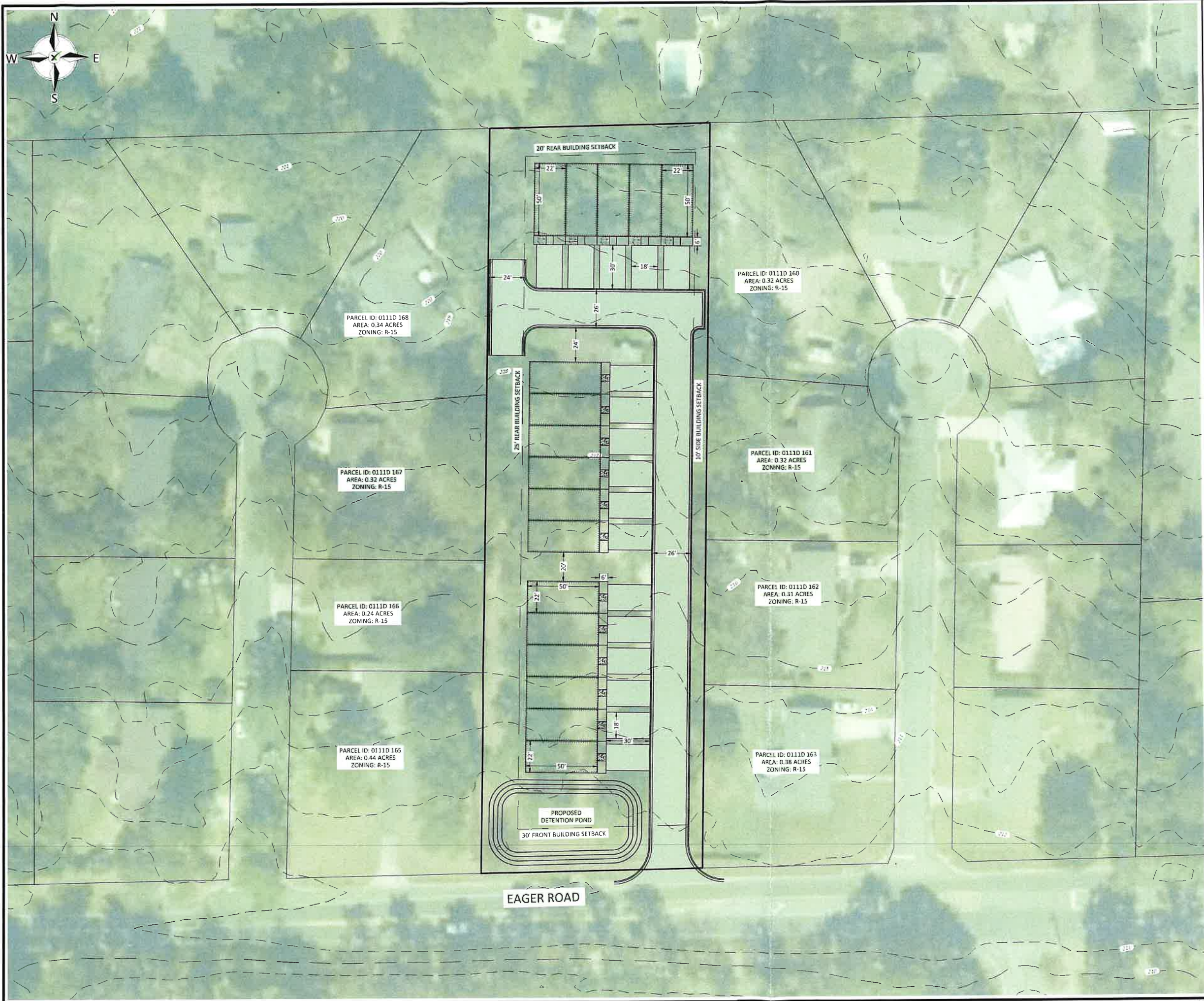
Jadan Place

Walmar Place

Eager Road







SITE DATA TABLE			
PROJECT ADDRESS		310 EAGER ROAD, VALDOSTA, GEORGIA 31602	
PARCEL NUMBER		0111D 164 (1.80 ACRES)	
ZONING		R-15	
PROJECT AREA		1.80 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	30'	FRONT	N/A
SIDE	10'	SIDE	N/A
REAR	20' / 25'	REAR	N/A

**CONCEPTUAL DISCLAIMER:**  
INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.



REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

**CONCEPTUAL SITE PLAN**

**COTTAGES AT EAGER**

**VALDOSTA, LOWNDES COUNTY, GEORGIA**

**STOKER UTILITIES**

**PROJECT NO. 25-25121**  
**DATE: 07/09/2025**  
**DRAWN BY: BJM**  
**CHECK BY: BMI**

**SHEET NO. 1**

**GRAPHIC SCALE 1" = 30'**