



GLPC AGENDA ITEM # 9

AUGUST 25, 2025

Rezoning Request by George T. Biles File #: VA-2025-09

George T. Biles and the City of Valdosta are requesting to rezone three (3) parcels of land totaling 6.17 acres from Residential Agricultural (R-A)(county) [5.30 acres] and Single-Family Residential (R-10)(county) [0.87 acres], to all Residential Professional (R-P)(city). The subject properties are located at 3832-3870 Bemiss Road, which is along the east side of the road, about 800 feet north of the intersection with North Forrest Street Extension. (The applicants are also seeking voluntary annexation of the properties, and this request is being reviewed concurrently under file # VA-2025-10). The properties currently contain two (2) single-family residences, as well as a cell tower and some accessory buildings. One of the small parcels (0.23 acres) is a former utility pump station still owned by the City of Valdosta, but it is in the process of being sold (for the proposed development). The applicant is proposing to later sell the entire property for a proposed multi-family development in the form of a "townhouse style" apartment complex consisting of about 94 dwelling units. (As a point of reference, the maximum allowable residential development for this acreage would be 111 dwelling units in R-P zoning.)

The subject properties are located within an **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-P zoning.

The existing land use pattern in this area along Bemiss Road is dominated by mainly commercial uses to the north, but still rural/open land type uses to the immediate south, with a commercial pattern resuming again even farther south (near Mt Zion Church Road). The existing zoning patterns of the area generally follow the same land use patterns. The NAC character area allows for zoning intensities ranging from R-6 at the low end, upward through C-C zoning at the higher end for properties fronting Bemiss Road. Given the adjacent existing commercial land use and zoning patterns to the north, a rezoning of this property to C-C would have been considered compliant and deemed acceptable by staff – even for speculative development. However, in this case the developer and primary applicant are instead choosing to propose a high-density form of residential development, and therefore requesting only R-P zoning instead of commercial. This is considered equally acceptable and compatible with the patterns of the area, particularly when considering the existing rural (R-A and E-A) zonings that are still in place on properties to the south along Bemiss Road.

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.