



## 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.

## Planning Analysis & Property Information

<b>Applicant:</b>	George T. (Tommy) Biles		
<b>Owners:</b>	George T. Biles (5.94 acres), City of Valdosta (0.23 acres)		
<b>Request:</b>	Rezone from Residential Agricultural (R-A)(county) and Single-Family Residential (R-10)(county), to all Residential Professional (R-P)(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Three (3) parcels comprising 6.17 acres located along the east side of Bemiss Road, about 800 feet north of the intersection with N. Forrest Street Extension..		
<b>Street Addresses:</b>	3832 - 3870 Bemiss Road		
<b>Tax Parcel ID:</b>	Map # 0146C Parcels: 607 - 609	<b>City Council District:</b>	4 <i>Councilman Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-A(county) R-10(county)	Rural residential
	Proposed:	R-P	Multi-Family Residential (townhouse style)
<b>Adjacent Property:</b>	North:	C-C	Commercial, vacant lands
	South:	R-6, R-A	Single-Family residential, open lands
	East:	R-P	Vacant land
	West:	E-A, R-21	Rural residential, farmland
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned R-A and R-10 (in the County) for more than 15 years, and has long been a rural residential site .		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Scattered trees (rural homesite)	
	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 identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Bemiss Road.		
<b>Transportation:</b>	Bemiss Road / GA-125 (Major Arterial)		
<b>Fire Protection:</b>	Fire Station # 8 (N Forrest Street Ext) = approximately 0.6 miles to the south		

## **Comprehensive Plan Issues**

**Character Area:**     Neighborhood Activity Center

**Description:**   A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

**Development Strategy:** Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools..

### **Goals and Policies:**

**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.

**GOAL 8: INTERGOVERNMENTAL COORDINATION** – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies..

### **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 multi-family residential to the south
<b>Staff:</b>	Yes. The proposed use is compatible with the adjacent land use patterns.
<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 impacts.
<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. Two of the subject properties are currently vacant and undeveloped and the other one has a single-family residence which will be removed from the property
<b>Staff:</b>	No. Continued use as low-density residential property with only 2 dwellings covering 6 acres, is not consistent with redevelopment trends and patterns along this portion of the Bemiss Road corridor.

<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 adverse impact.
<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 R-P zoning is compliant in the Neighborhood Activity Center (NAC) 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-P and will be developed in coordination with the subject property.
<b>Staff:</b>	Yes, the development trends in this immediate area have been for commercial development to the immediate north, with emerging residential development to the immediate south.
<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 wetlands 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>	No. The proposed rezoning would not constitute a grant of special privilege.

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

#### **Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings**

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (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.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.

- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
- (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
  - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
  - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
  - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

### **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:**

Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Boundary survey  
 Conceptual site plan



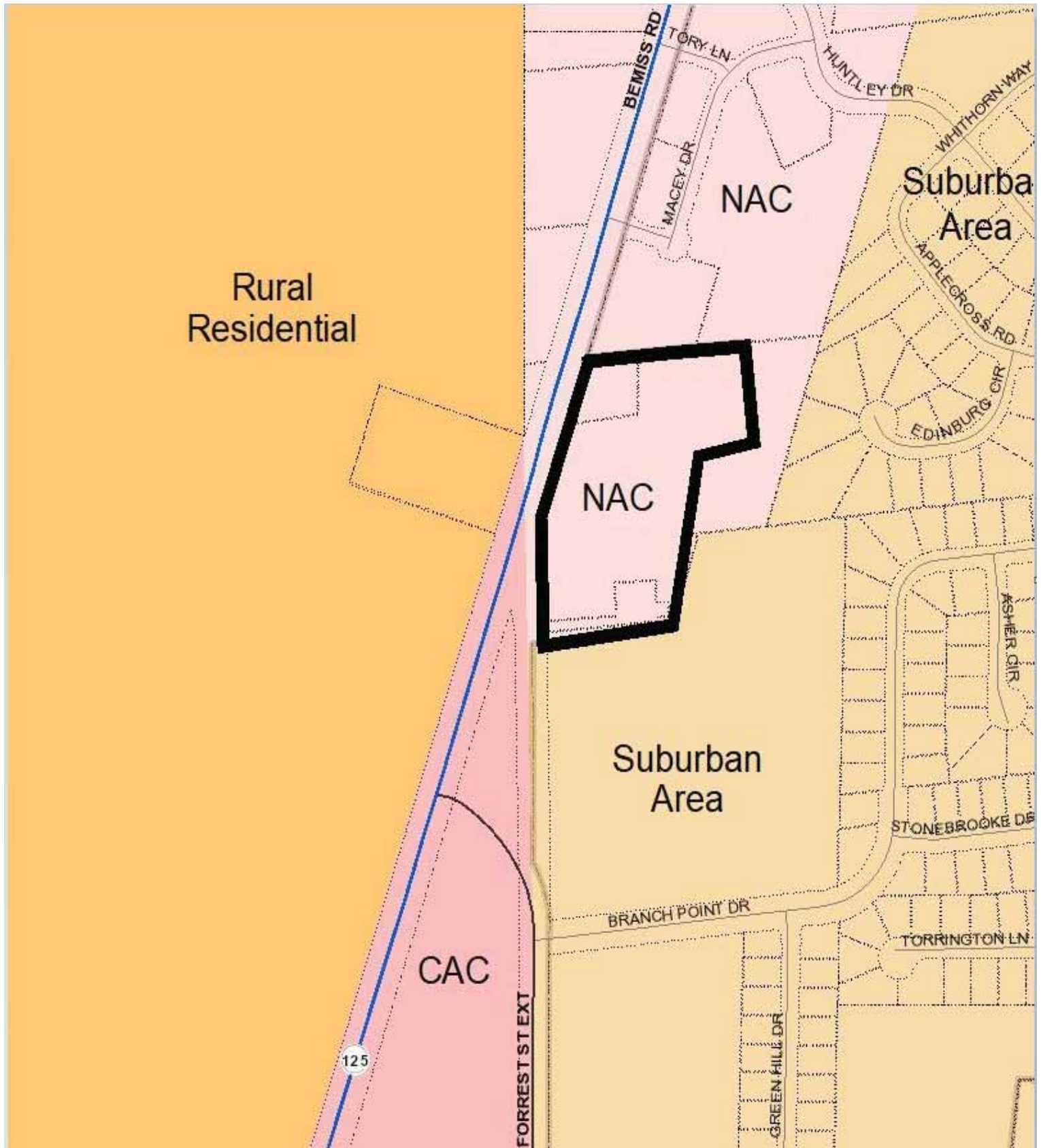
# VA-2025-09 & VA-2025-10 Future Development Map



George T. Biles  
Rezoning & Annexation Requests

3856 Bemiss Road      Character Area = Neighborhood AC  
Tax Map # 0146C    Parcels # 607-609

\*\* Map NOT to scale      Map Data Source: VALOR GIS July 2025





# VA-2025-09 & VA-2025-10 Aerial Location Map



George T. Biles  
Rezoning & Annexation Requests

3856 Bemiss Road  
Tax Map # 0146C Parcels # 607-609

~ 2023 Aerial Imagery

\*\* Map NOT to scale

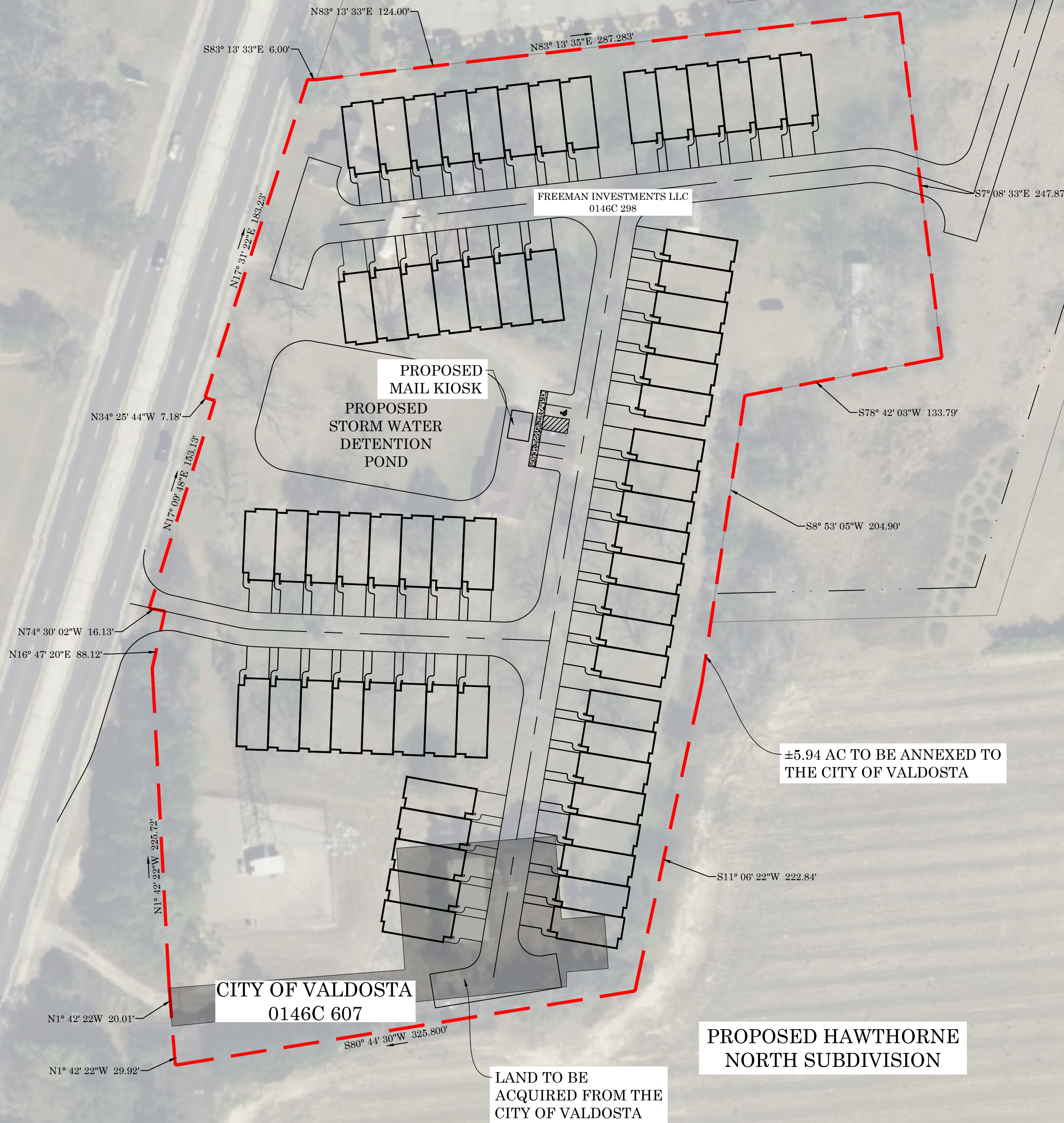
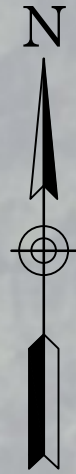
Map Data Source: VALOR GIS July 2025











SITE INFORMATION			
PROJECT ADDRESS		TBD BEMIS ROAD, VALDOSTA, GA 31602	
PARCEL NUMBER		0146C 608 (6.3 AC)	
PARCEL ZONING		[ZONING / LAND USE]	
PROJECT AREA		6.3 AC	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	30'	FRONT	[XX']
SIDE	20'	SIDE	[XX']
REAR	8'/15' CORNER	REAR	[XX']

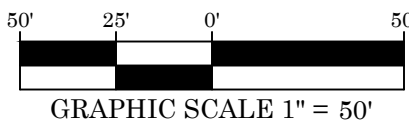
- GENERAL SITE NOTES:
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
  - ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
  - HORIZONTAL DATA SHOWN HEREON IS BASED ON [COORDINATE SYSTEM]. VERTICAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA STATE PLANES, WEST ZONE< US FOOT.



AES PROJECT NUMBER		
25-25048		
DATE OF PLANS		
07/15/2025		
REVISIONS		
NO.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

**BILES VILLAS**  
STOKER PROPERTIES  
ANNEXED LAND FOR CITY OF VALDOSTA

VALDOSTA, LOWNDES, GA



SHEET

1 OF 1

