

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 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.

Commissioner Willis asked if the houses are included. Mr. Martin stated they are, as well as the cell tower. Chairman Miller asked if a rezoning request on the adjacent property was recently denied. Mr. Martin said yes.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matt Inman, Applicant Representative – 2759 Cotton Bay Crossing

Mr. Inman stated the proposal is for 64 residential lots for this initial phase and that detention pond and city water/sewer will be utilized. Additionally, the development plan will include a decel lane off Bemiss Rd. as well as 2 points of ingress/egress.