



GLPC AGENDA ITEM # 5

OCTOBER 27, 2025

Rezoning Request by Smyrna Ready Mix Concrete LLC File #: VA-2025-12

Smyrna Ready Mix Concrete LLC (SRM) is requesting to rezone a total of 75.44 acres from Single-Family Residential (R-6) and Environmental Resource (E-R) to Heavy Industrial (M-2). The subject property is located along the south side of East Savannah Road, approximately 2,100 feet west of Clay Road and also about 1,000 feet west of Stokes Drive. The subject property is currently an undeveloped cleared tract of land, bordered by a substantial tree buffer along most of its boundaries. The applicant is proposing to construct a concrete mixing facility (batch plant) on the property.

The subject properties is located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of M-2 zoning. It should also be noted that the current R-6 zoning is non-compliant within the IAC Character Area.

The applicant has these two entire parcels of land (nearly 95 acres) under contract for purchase -- pending rezoning approval. These parcels are currently split-zoned, with 19.50 of the acres already zoned M-2. The applicant is simply requesting rezoning of the remaining 75.44 acres so that the entire property will be M-2, and allow the proposed usage as a concrete mixing facility, in the form of a batch plant with yard storage. The applicant selected this property because of its access to two (2) major rail lines, and its isolated/protected location within an overall industrial area with some industrial zoning already in place. The only major concerns with the proposed use are related to the needed truck access to Clay as raised by the City Engineer (see comments on page 5). The applicant is already aware of these concerns and is exploring several options to gain an acceptable truck access for their facility. Details of this will be fully resolved during the Plan Review stage of the development process.

The subject properties are located within a relatively large but isolated area that is bounded on 3 sides by railroads and only limited access to the public road system. The properties have never been developed, were previously used for agricultural purposes (mainly forest) and were part of the "islands annexation" process in 2006. Surrounding patterns are dominated by industrial zoning and mixed industrial uses, which are typical in the Industrial Activity Center character area. However, there are some residential uses located more than 1,000 feet to the east, which together form their own pocket of lands that are surrounded by industrial usage. These patterns reflect ongoing industrial activity in the area supported by access to highways and railroad infrastructure. This proposal is for a form of infill development on a site that is ideally located for industrial land use.

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

Applicant:	Smyrna Ready Mix Concrete LLC (SRM)																		
Owner:	J.N. Bray Company																		
Request:	Rezone from Single-Family Residential (R-6) and Environmental Resource (E-R) to Heavy Industrial (M-2)																		
Property General Information																			
Size & Location:	Two (2) parcels of land totaling 94.94 acres, located along the south side of Savannah Road, about 2,100 feet west of Clay Road and about 1,000 feet west of Stokes Drive. Each parcel is currently split-zoned, and the total portions of each parcel to be rezoned = 75.44 acres. <u>REZONING acreage summary:</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">West parcel</td> <td style="width: 20%;">current zoning</td> <td style="width: 20%;">M-2</td> <td style="width: 30%;">16.74 acres</td> </tr> <tr> <td></td> <td>current zoning</td> <td>R-6</td> <td>44.15 acres</td> </tr> <tr> <td>East parcel</td> <td>current zoning</td> <td>E-R</td> <td>31.29 acres</td> </tr> <tr> <td></td> <td>current zoning</td> <td>M-2</td> <td>2.76 acres</td> </tr> </table> ** 44.15 acres + 31.29 acres = 75.44 acres to be rezoned.			West parcel	current zoning	M-2	16.74 acres		current zoning	R-6	44.15 acres	East parcel	current zoning	E-R	31.29 acres		current zoning	M-2	2.76 acres
West parcel	current zoning	M-2	16.74 acres																
	current zoning	R-6	44.15 acres																
East parcel	current zoning	E-R	31.29 acres																
	current zoning	M-2	2.76 acres																
Street Address:	1100 Savannah Road (unassigned street address)																		
Tax Parcel ID:	Map # 0157A Parcel: 040A Map # 0157C Parcel: 011	City Council District:	1 Councilwoman Miller-Cody																
Zoning & Land Use Patterns																			
		Zoning	Land Use																
Subject Property:	Existing:	R-6, E-R	Vacant, partially cleared																
	Proposed:	M-2	Concrete batch plant																
Adjacent Property:	North:	M-2	Mixed Industrial																
	South:	R-6, M-2	Undeveloped (wooded), railroad yard																
	East:	M-1, M-2	Vacant industrial																
	West:	M-2	Railroad property																
Zoning & Land Use History	The subject properties were part of the "Islands Annexation" (island #76) in 2006. They were previously zoned R-C and A-U in the county, and was given R-6 and E-R zonings in the City upon annexation. They were previously used for agricultural purposes, and have never been developed.																		

Neighborhood Characteristics		
Historic Resources:	There are no designated historic resources in the area	
Natural Resources:	Vegetation:	Mostly cleared land
	Wetlands:	There are denoted NWI wetlands within the subject property
	Flood Hazards	The western portion of the property is within the current FEMA designated 100-year floodplain
	Groundwater Recharge:	No significant recharge areas in the vicinity
	Endangered Species:	No known endangered species on or near the property, however, there may be some such species within the wetlands areas.
Public Facilities		
Water & Sewer:	Existing Valdosta water and sewer services along Savannah Road	
Transportation:	Savannah Road (Local street)	
Fire Protection:	Fire Station # 1 (South Oak Street) = approximately 2.4 miles to the west. The nearest fire hydrants are located along Savannah Road.	

Comprehensive Plan Issues

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments.

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 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

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

Standards for the Exercise of Zoning Power (Review Criteria)

VA-2025-12

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.

(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.	
Applicant:	It is consistent with the land use patterns of nearby properties
Staff:	Yes. The proposed use is compatible with the nearby and adjacent development patterns
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It will not adversely affect adjacent properties.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No. The current residential and E-R zonings on portions of the properties do not have a reasonable economic use in light of the surrounding zoning and land use patterns, which are industrial.
(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.	
Applicant:	No.
Staff:	No significant adverse impacts – with property road access.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes, the proposed M-2 zoning is compliant in the IAC Character Area and supported by the Goals & Policies of the Comprehensive Plan.
(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.	
Applicant:	The surrounding conditions are not suitable for the currently zoned R-6 “residential use area with the nearby manufacturing and railroads. The “E-R” zoning is not suitable for a recreational use.
Staff:	Yes, the only new development or redevelopment in the area over the years has been in the form of industrial.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Construction plans will be prepared to prevent any impact on wetlands and floodplain.
Staff:	No significant adverse impact.
(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.	
Applicant:	No.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

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 Inspections: No comments at this time

Fire: Fire Dept has no comments.

Engineering: There are concerns regarding the impact to the public street (Savannah Rd) if accessed primarily by the new range of uses allowable by this intensified zoning. Recommend rezoning conditioned upon either: (1) access made to Clay Road by way of private ingress/egress easement through adjacent property (preferred), or (2) upgrade to existing residential classified road section (Savannah Rd) sufficient to sustain increased intensity of use without accelerated wear/roadway deterioration.

Applicant should also be made aware that the current South Truck Bypass configurations show Savannah Road having limited access to the re-routed US 84 (from E Hill Avenue) by way of Savannah Road, which may seriously impact future access to the property, if primary access is intended to be made to US 84. Clay Road access would be unimpeded in any routing scenario, which is why staff recommends primary access be made directly to Clay Road.

Landscape: Must comply with LDR Chapter 328 for M-2 landscape requirements

Police: < No comments received >

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

Letter of Authorization
 Zoning Location Map
 Character Area Map
 Aerial Location Map
 Survey – overall property
 Survey – Rezoning areas
 Conceptual Site Sketch
 SRM company info (2 pages)

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at Savannah Road 0157A-040A & 0157C-011
(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 Smyrna Ready Mix Concrete LLC to act as agent on my/our behalf, in submitting an application requesting the Rezoning of my/our property to a M-2 zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Tallulah H. Gregory
Signature(s)

Tallulah H. Gregory
PRINT name(s)
J.N. Bray Co. Pres.

8/26/25
Date

NOTARY PUBLIC

State of VA, County of Roanoke

Sworn to and subscribed to me on this 26th day of August 2025.

My commission expires Oct 31 2027

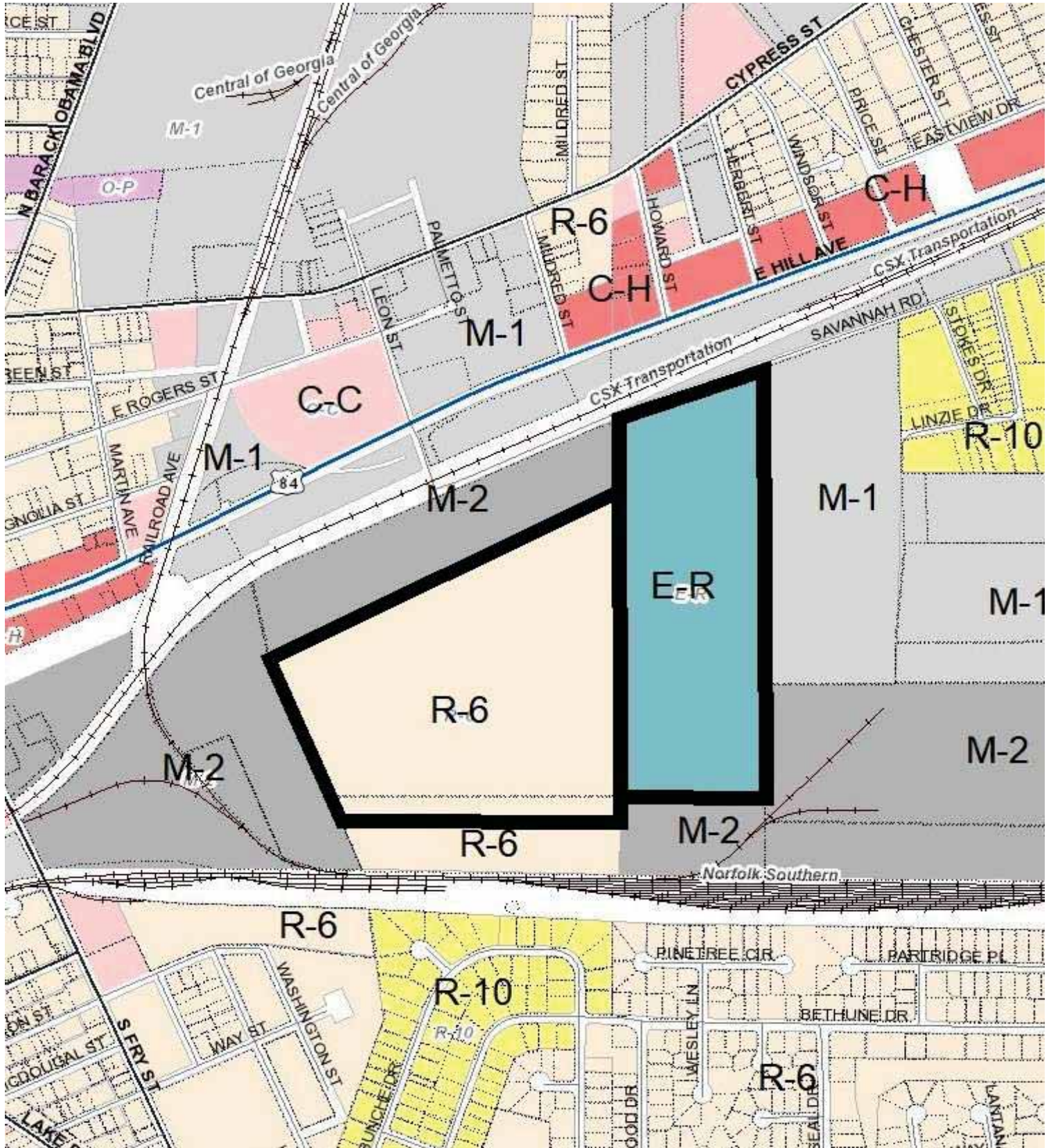
Andrew J. Williams
Notary Public

(seal)

ANDREW J WILLIAMS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7626306

My Commission Expires: Oct 31, 2027

** Map NOT to scale Map Data Source: VALOR GIS September 2025



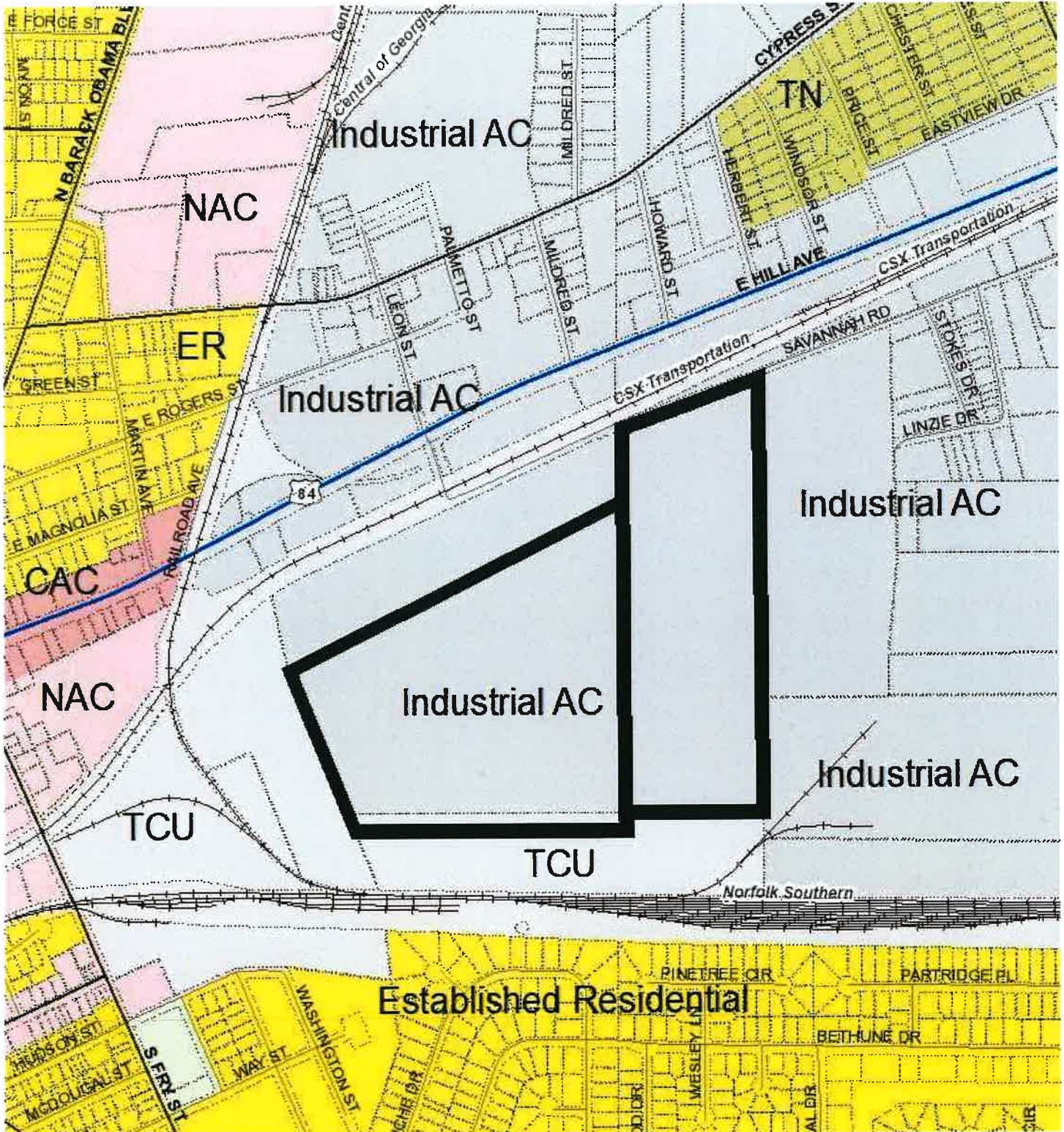
VA-2025-12 Future Development Map



Smyrna Ready Mix Concrete LLC
Rezoning Request

South side of Savannah Rd Character Area = Industrial AC
Tax Parcels # 0157A 040A & # 0157C 011

** Map NOT to scale Map Data Source: VALOR GIS September 2025



VA-2025-12 Aerial Location Map

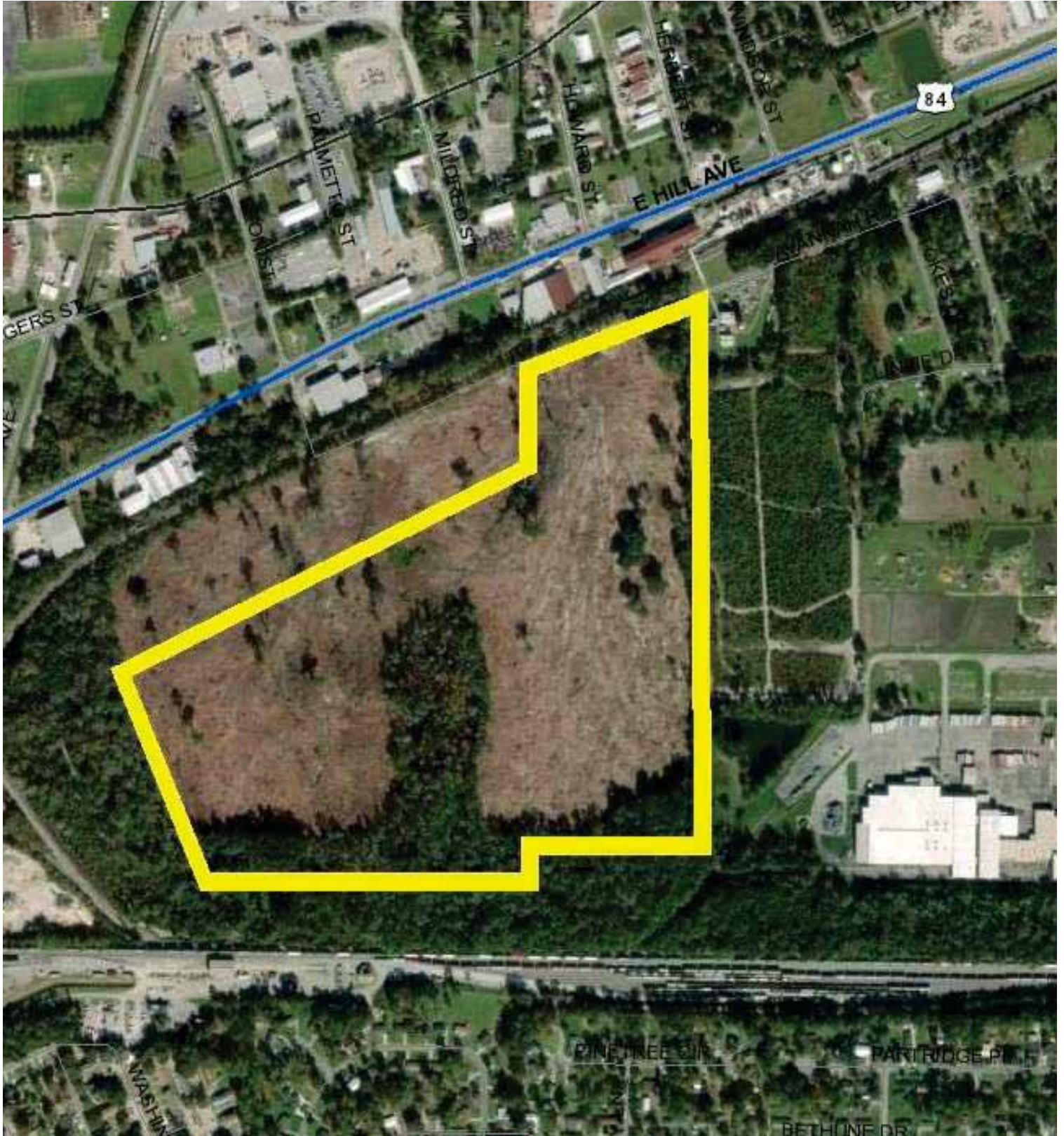


**Smyrna Ready Mix Concrete LLC
Rezoning Request**

E Savannah Road
Tax Parcels: # 0157C-011 & # 0157A-040A

~ 2023 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS September 2025



RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS
PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF
THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE
UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH
THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD
OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CITY OF VALDOSTA PLANNING AND ZONING ADMINISTRATOR DATE

Barbara L. Herring
BARBARA L. HERRING RLS #2785

7-14-25

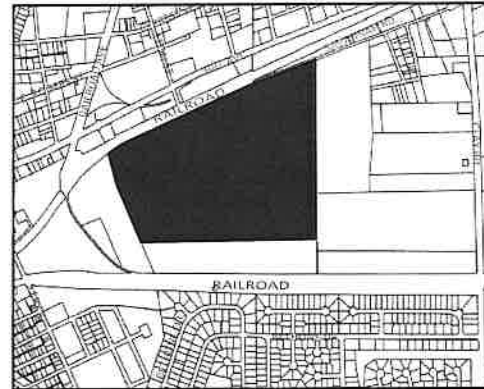
DATE



OU - OVERHEAD UTILITY
CP - POWER POLE
IPS - IRON PIN SET - 5/8" REBAR
R/W - RIGHT OF WAY
CMF - CONCRETE MONUMENT FOUND
THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD ZONE,
AND CONTAINS WETLANDS.
GPS WAS USED FOR THE CONTROL NETWORK FOR THIS
SURVEY.
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.04'
AT THE 95% CONFIDENCE LEVEL.
GEORGIA STATE PLANE COORDINATE SYSTEM, WEST
ZONE, NAD 1983.
TRIMBLE 5800 GPS S8001-50 RTK RECEIVER, TRIMBLE
38843-TS SOFTWARE, GPS GPS GEORGIA NETWORK
TOPCON PS-103A "TOTAL STATION"
PLAT CLOSURE: 1"/3,228,284

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685



LOCATION MAP

COMBINATION SURVEY FOR
**SMYRNA READY MIX
CONCRETE, LLC**
BEING IN LAND LOTS 77, 78, 107 & 108 OF THE
11TH LAND DISTRICT, VALDOSTA, LOWNDES
COUNTY, GEORGIA

SURVEY DATE: JULY 11, 2025
PLAT DATE: JULY 14, 2025

GRAPHIC SCALE: 1 INCH = 200 FT.

TAX MAP 0157A PAR 040A
TO BE COMBINED WITH
TAX MAP 0157C PAR 011
94.940 ACRES
TOTAL AREA

CITY CONTROL MONUMENT
ASA #47

NAIL W/WASHER
R/S #3015
CENTERLINE
INTERSECTION
OF SAVANNAH RD
AND STOKES DRIVE

NAD 1983

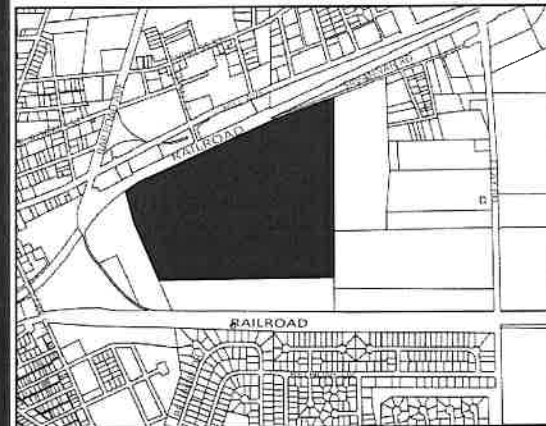
CLAY ROAD

N. OR F. SEABOARD COAST LINE (100' R/W)

SAVANNAH RD. (45' R/W)

N. OR F. NORFOLK SOUTHERN RAILROAD - SOUTHERN RAILWAY SYSTEM (150' R/W)

**Overall
Property**



LOCATION MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP

REZONING SURVEY FOR
**SMYRNA READY MIX
CONCRETE, LLC**

BEING IN LAND LOTS 77, 78, 107 & 108 OF THE
11TH LAND DISTRICT, VALDOSTA, LOWNDES
COUNTY, GEORGIA

SURVEY DATE: JULY 11, 2025
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GRAPHIC SCALE : 1 INCH = 200 FT.



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TO BE COMBINED WITH
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NAD 1983

CLAY ROAD

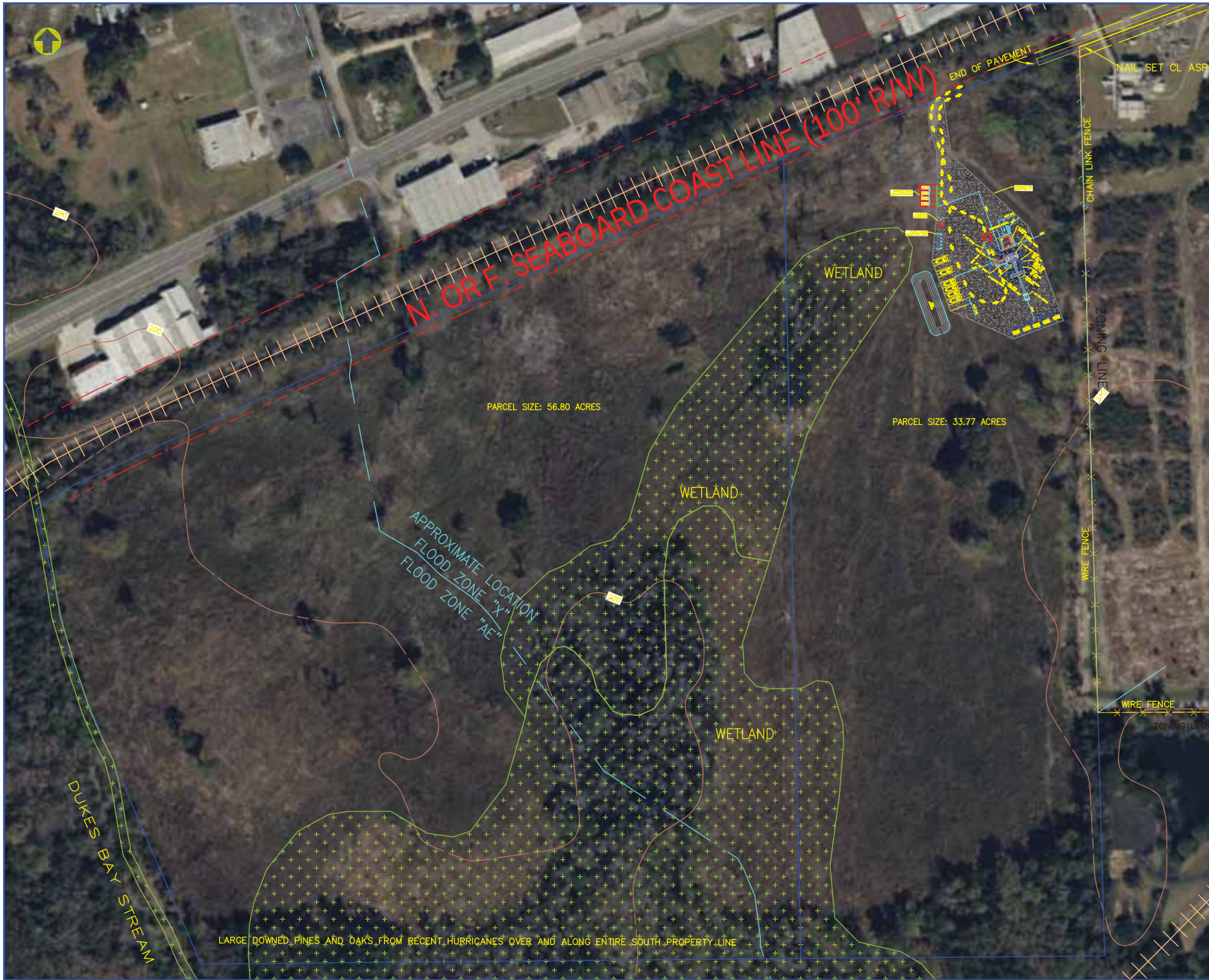
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TRIMBLE 5800 GPS 58001-50 RTK RECEIVER, TRIMBLE
38843-TS SOFTWARE, eGPS GPS GEORGIA NETWORK
TOPCON PS-103A TOTAL STATION

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

N. OR F. NORFOLK SOUTHERN RAILROAD - SOUTHERN RAILWAY SYSTEM (150' R/W)

**Rezoning
Areas**



- GENERAL NOTES:**
- 1) REFERENCE MAPS: SRM - SAVANNAH AVE. REZONING PLAT, SRM - SAVANNAH AVE. BOUNDARY SURVEY
 - 2) LANDSCAPING TO BE DETERMINED BETWEEN ENGINEER AND CITY ARBORIST
 - 3) DEVELOPED ACRES: 2.38, UNDEVELOPED ACRES: 31.49+56.8+88.29
 - 4) TOTAL WETLAND AREA ON PROPERTY: 25.5 ACRES
 - 5) HOURS OF OPERATION: 7AM-5PM, MONDAY-SATURDAY
 - 6) TOTAL NUMBER OF EMPLOYEES: 14

PROGRESS PRINT
NOT FOR CONSTRUCTION
07-MAY-25

REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.

PENTA
PENTA Engineering Co. LLC
10123 Corporate Square Drive, St. Louis, MO 63132-2805
www.penta.net; Phone: 314-878-0123; Fax: 314-878-0120

This drawing and the information contained herein is submitted confidentially and is the property of Penta Engineering Co. LLC. It may not be duplicated, disclosed, or utilized without written consent from Penta Engineering Co. LLC.

SRM
SMYRNA READY MIX
CONCRETE, L.L.C.
MURFREESBORO, TN

READY MIX TERMINAL
VALDOSTA, GEORGIA
PROPERTY PLAN WITH SAT MAP

DESIGNED: ES	DATE: 06MAY25	PENTA DRAWING NUMBER: 250502-M-101	REV: -
CHECKED: ES	DATE: 06MAY25	CLIENT DRAWING NUMBER: -	
APPROVED: -	SCALE: 1"=100'		



Company Summary

23 *States*
560 *Concrete Plants*
27 *Quarries*
12 *Cement Terminal*
8500+ *Team members*

Our History

SRM Concrete is a family-owned and operated ready-mix, aggregates, and cement company founded in 1999 by my parent's, Mike and Melissa Hollingshead.

My dad, a concrete finisher, started Smyrna Ready Mix to service his own concrete needs because he was not receiving reliable customer service from the local ready-mix companies. Both Mom and Dad grew up with very little, but they did have a strong work ethic and a will to succeed.

Dad started finishing concrete when he was 18 years old and soon afterward started his own company, Hollingshead Concrete. As a kid, I remember Dad working sunup to sundown and then working nights at a local factory. There was a time when he was working 20 hours a day. While he had an undeniable work ethic, the business didn't thrive. He struggled with alcohol. In the meantime, my mom began attending church services and brought me and my brother, Ryan to every service. One evening, she convinced my dad to come. That night, my dad gave his life to the Lord, and our family's lives changed.

Their finishing business began to grow. Dad was pouring a few hundred yards a day and kept running up against bad service from local ready-mix producers. He decided to do something about it. He went to a payphone and called my mom to tell her to check on buying a concrete plant. She thought he was crazy, but she did it anyway.

My parents realized they could scrape together enough money to buy a ready-mix plant. Dad and his crew put up the plant in our backyard. He attended an auction in Indiana and purchased five used concrete trucks for \$10,000 each. Only three of them made it back to Smyrna after two of the truck's engines blew. From that point on, my brother and I woke up to trucks getting loaded every morning.

Dad had no clue what he was doing, and no clue how to make concrete. However, by unwavering work ethic and faith, they persevered and SRM was founded. Within six months of launching the company, other area concrete finishers began ordering. This led to growth throughout other locations in Middle Tennessee.

In 2012, we began to focus on growth through acquisition. Since that time, we have completed over 100 acquisitions across the nation. Growing up in the business, I have had the opportunity to serve in many roles and became the CEO in 2014. My brother Ryan grew up in the business as well and serves as the President of our materials division. Today, you may find Dad cutting a deal with a seller somewhere around the country, overseeing our development business, running the Smyrna quarry, or even driving a concrete truck. Dad has always been a visionary and continues to offer his leadership in that capacity as our Chairman.

While the growth of our company has been impressive, the most impressive part has been the development of our team. We have the best team members in the business, and because of each and every one of them, SRM continues to grow and thrive. Our history has been written by each one of them. They have helped grow this company from a small local producer to the largest ready-mix producer in the country. They work countless hours and strive for perfection in everything that they do. It's truly humbling to work side by side each day with such great people.

We are living the American dream. This company started with nothing. No money, no customers, just a will to work hard and a belief that God would go before us and do what we couldn't. It was never our intent to become a national company, but our faith gets further cemented each day that we can achieve anything that we set our mind to.

Our company continues to expand, but our mission to provide every customer with quality concrete and unmatched service remains the same. Our culture will not waver, and our work ethic will not be matched. We will become the largest, most profitable construction materials company in the country while maintaining a best-in-class culture.

- Jeff Hollingshead



From left to right: Ryan Hollingshead, Mike Hollingshead, Jeff Hollingshead