



GLPC AGENDA ITEM # 6

OCTOBER 27, 2025

Rezoning Request by John Owens File #: VA-2025-14

John Owens is requesting to rezone a total of 49.92 acres from Planned Residential Development (PRD) and Highway Commercial (C-H), to a combination of Multi-Family Residential (R-M) and Single-Family Residential (R-10). The subject property is located at the SW corner of the intersection of Inner Perimeter and Jaycee Shack Roads. The property is currently undeveloped, and the applicant is proposing to develop the site as a conventional townhouse-style apartment complex in the R-M portion (up to about 300 dwellings), as well as a single-family residential subdivision (19 lots) in the R-10 portion. The proposed overall development will be constructed in multiple phases, with the initial phases including 48 apartments and 19 single-family residences.

The subject property is located within both the **Established Residential (ER)** and **Neighborhood Activity Center (NAC)** Character Areas on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M and R-10 zonings respectively.

The subject property was part of approved "Planned Development" mixed-use proposal from 2004, consisting of PRD, C-H and R-6 zoning areas (see details on page 2). This approved master plan consisted of single-family, townhouses, multi-family apartments totaling about 275 dwelling units, as well as 3+ acres of non-specific commercial uses. This proposed development never got started, and the property has remained vacant (uncleared) during the 21 years since.

The subject property is located within an area that has a diverse mix of land uses and zoning classifications. To the north of the subject property is the corridor of properties along Inner Perimeter Road, consisting of mainly commercial and some office/institutional land uses. To the NW of the subject property are currently undeveloped properties which are zoned for multi-family and/or office type development. To the SW and south is an established R-10 single-family residential subdivision (Forrestwood Estates). To the east is an existing railroad track that inhibits vehicular access to Jaycee Shack Road, and beyond that road are some more vacant lands which are currently being developed as a new single-family subdivision. The applicant's proposed rezoning pattern fits in very well with the surrounding land use and zoning patterns, and is ideally situated as a much-needed infill development on this property which has been sitting vacant for more than 20 years.

Primary access to the R-M portion of the proposed development will be from Inner Perimeter Road, with secondary access being required as a stubout to the R-P vacant properties to the west. Access to the R-10 portion of the proposed development will be from a northerly extension of Fallowleaf Lane into a newly-proposed cul-de-sac. The only potential development concerns at this time are the proper delineation of floodplains and wetlands areas, as well as potential sewer capacity limitations of a nearby sewer lift station (see comments from the City Engineer on page 6). However, all of these items will be addressed as part of the standard Plan Review processes for the development as needed.

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, of the proposed R-M and R-10 zonings as requested.

Planning Analysis & Property Information

VA-2025-14

Applicant:	John Owens		
Owner:	Betty Daugharty & Dean Brooks		
Request:	Rezone a total of 49.92 acres from Planned Residential Development (PRD) and Highway Commercial (C-H), to a combination of Multi-Family Residential (R-M) and Single-Family Residential (R-10).		
Property General Information			
Size & Location:	Portions of two (2) parcels consisting of 49.92 acres located at the SW corner of Inner Perimeter Road and Jaycee Shack Road.		
Street Address:	< no street address assigned >		
Tax Parcel ID:	Map # 0149B Parcel: 007 Map # 0149D Parcel: 040	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PRD, C-H	Vacant land (uncleared)
	Proposed:	R-M, R-10	Multi-Family residential & single-family subdivision
Adjacent Property:	North:	C-H, R-P	Commercial self-storage, offices, church
	South:	R-10, R-M	Single-family neighborhood, proposed apts
	East:	R-6, R-10	Vacant land, developing single-family subdivision
	West:	R-P, R-10	Vacant land, single-family neighborhood
Zoning & Land Use History	The subject property was part of an approved "Planned Development" mixed-use proposal from 2004, consisting of PRD, C-H and R-6 zoning areas (file # VA-2004-40). This was an annexation & rezoning request from county zoning designations of A-U, F-H and R-10, >> city zoning designations of C-H, R-6 and PRD) The R-6 area was later rezoned to R-M in 2009, as part of the citywide post-LDR implementation of R-M zoning (file # VA-2009-16). This master planned development would have consisted of 275 dwelling units + some undetermined amount of commercial development on 3+ acres. This proposed development never got started, and the property has remained vacant (uncleared) and in the same ownership these past 21 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest	
	Wetlands:	Depicted NWI wetlands on small portions of the property	
	Flood Hazards	FEMA designated 100-year floodplain along portions of the Knights Creek drainageway	
	Groundwater Recharge:	No known significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property.	

Public Facilities	
Water & Sewer:	Existing Valdosta water and sewer services along Jaycee Shack Road and Fallingleaf Lane
Transportation:	Inner Perimeter Road (Principal Arterial) Jaycee Shack Road (Local street) Fallingleaf Lane (Local street)
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 1.7 miles to the NW. The nearest fire hydrants are located along Falling Leaf Lane

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.

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

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

POLICY 3.3 – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

POLICY 3.4 – New housing developments should be universally designed to provide access to all persons.

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

POLICY 6.3 – The effects of new development shall be anticipated so as to maintain or improve appropriate levels

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.

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.

(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:	The proposed rezoning is consistent with the surrounding land use pattern, with adjacent single-family residential to the south and east.
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:	The proposed rezoning will not affect the existing use(s) or usability of adjacent or nearby 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, the subject property is currently vacant and undeveloped.
Staff:	Yes, however the approved master development plan is 21 years old and has never been implemented, nor has that plan been previously engineered for today's guidelines.
(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:	The proposed rezoning will not affect existing public facilities.
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes, the proposed rezoning is in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan.
Staff:	Yes, the proposed R-M and R-10 zonings are compliant in the ER and NAC Character Areas, 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:	Adjacent properties are zoned R-10 and will be developed in coordination with the subject property.
Staff:	Yes, the emerging development pattern in this immediate area has been for residential development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The proposed development and rezoning are not located in wetlands area or floodplain, and will not negatively impact the environment.
Staff:	Although portions of the property are impacted by potential floodplain and wetlands delineation, there are no significant adverse impacts anticipated – with good site plan engineering.

(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

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 Inspections: No comments for this CUP

Fire: Fire Dept has no comments.

Engineering: As stated during pre-app, no system impacts for water or transportation from range of uses allowable by this change in zoning. Stormwater over-attenuation in lieu of water quality volume treatment will be required due to proximity to known flooding condition ("hot spot"). Sanitary sewer service connection required to be made along north edge of power easement to existing Eastwind lift station for R-M rezoned segment. Eastwind LS will very likely require pump re-fit and force main upsize in response to development of this property as it is currently at capacity. Shouldn't need to be a condition of rezoning but the owner/developer should be made aware (again - as was stated in pre-app) and cost recovery/upgrade can be addressed further during plan review.

Landscape: Developments must comply with applicable provisions of LDR Chapter 328

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Letter of Authorization
 Zoning Location Map
 Character Area Map
 Aerial Location Map
 2004 PRD information (2 pages)
 Boundary survey – current zoning pattern
 Boundary survey – proposed zoning pattern
 Boundary survey – current site features
 Proposed conceptual site plan
 Building elevation – apartments front side

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at TBD Inner Perimeter Rd. Valdosta, GA 31605 0149D 040, 0149B 007
(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 John Owens to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a R-M & R-10 zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Bj Daugherty Bette Jean Daugherty 9-12-2025
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 12 day of September 20225.

My commission expires April 9, 2027

Tyler R. Grow
Notary Public



VA-2025-14 Zoning Location Map

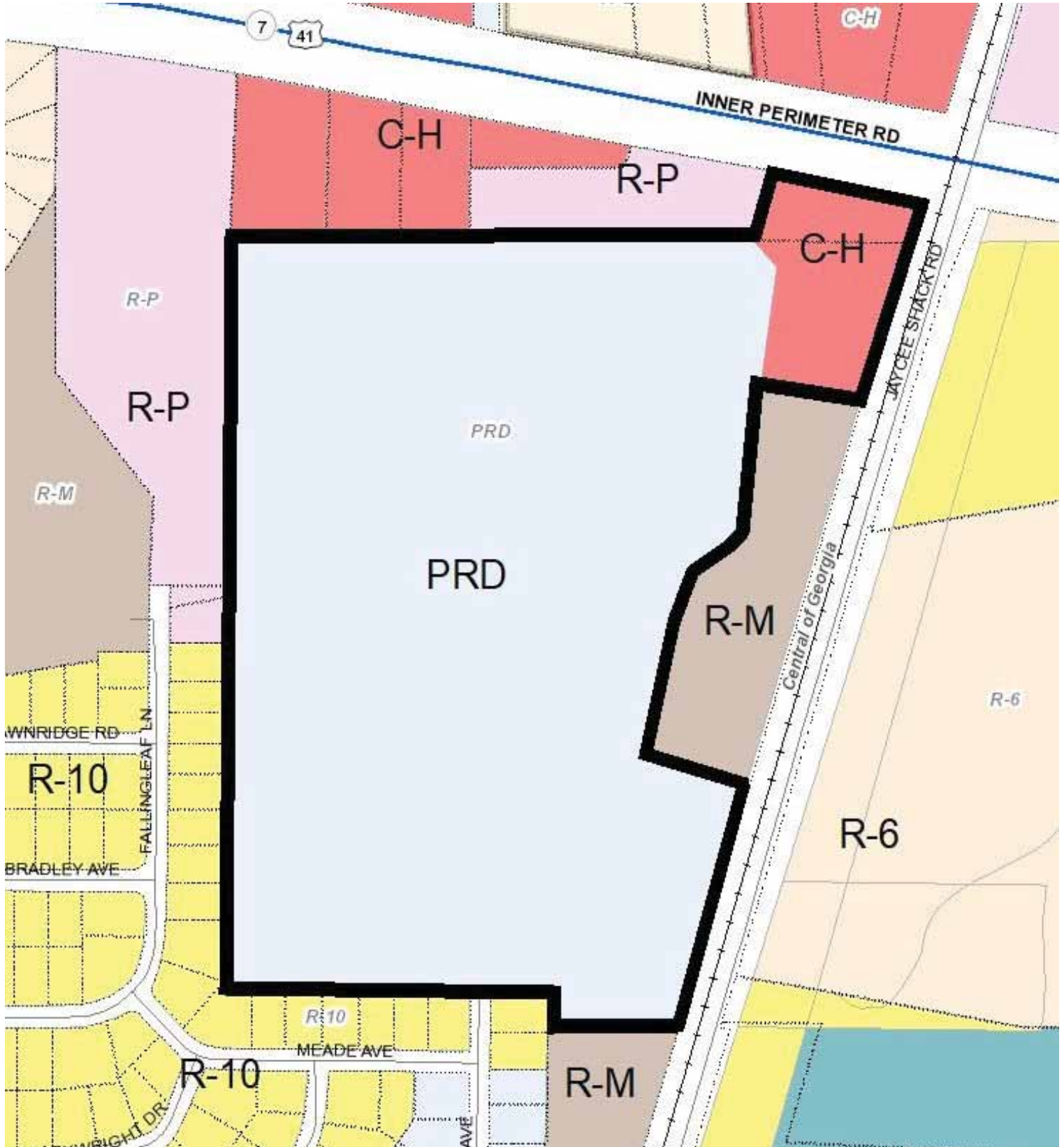


John Owens
Rezoning Request

SW of IPR & Jaycee Shack intersection
Tax Parcels: # 0149B-007 & # 0149D-040

Current Zoning = PRD & C-H

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



VA-2025-14 Future Development Map

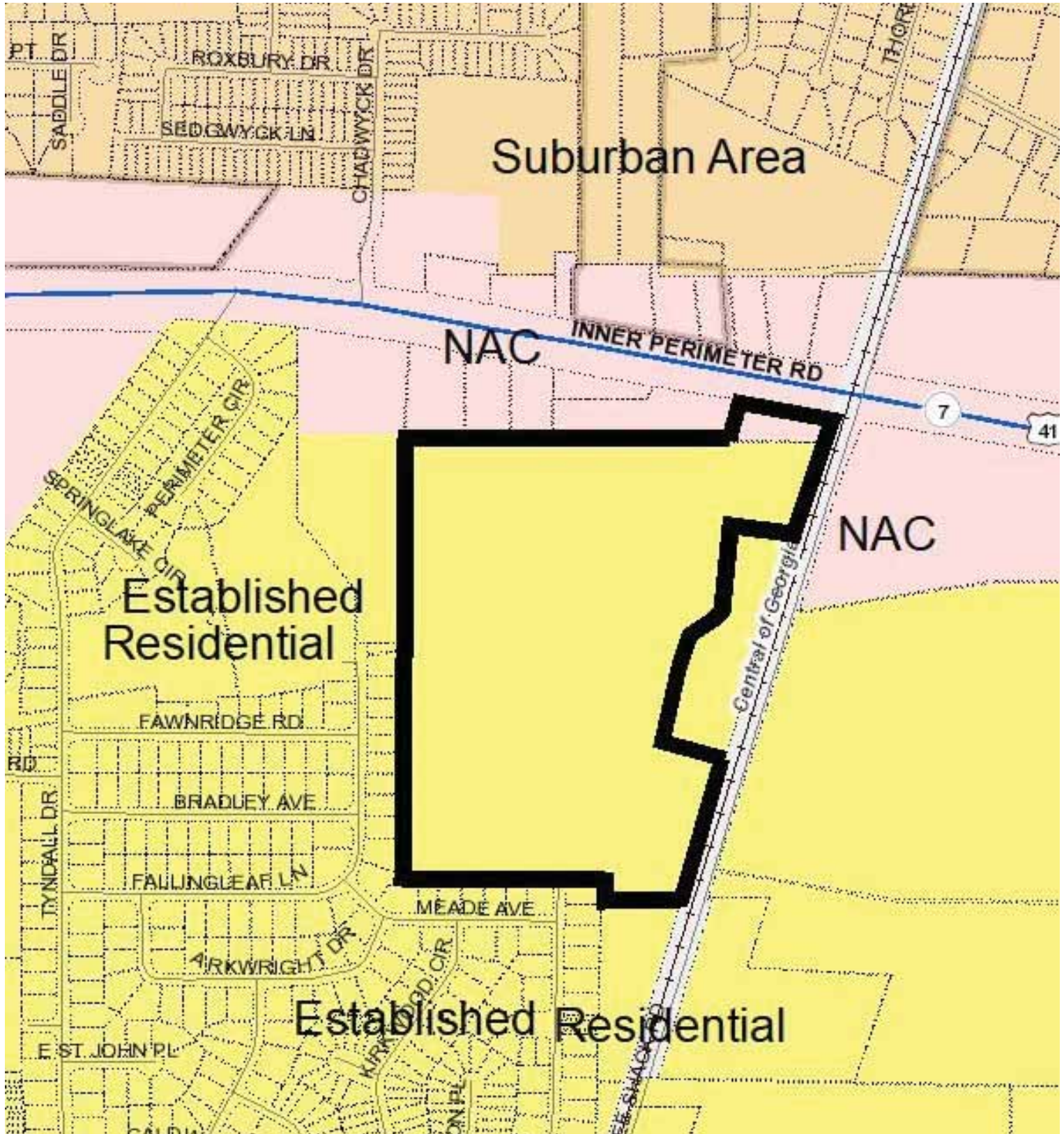


John Owens
Rezoning Request

SW of IPR & Jaycee Shack intersection
Tax Parcels: # 0149B-007 & # 0149D-040

Character Area = NAC & ER

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



VA-2025-14 Aerial Location Map

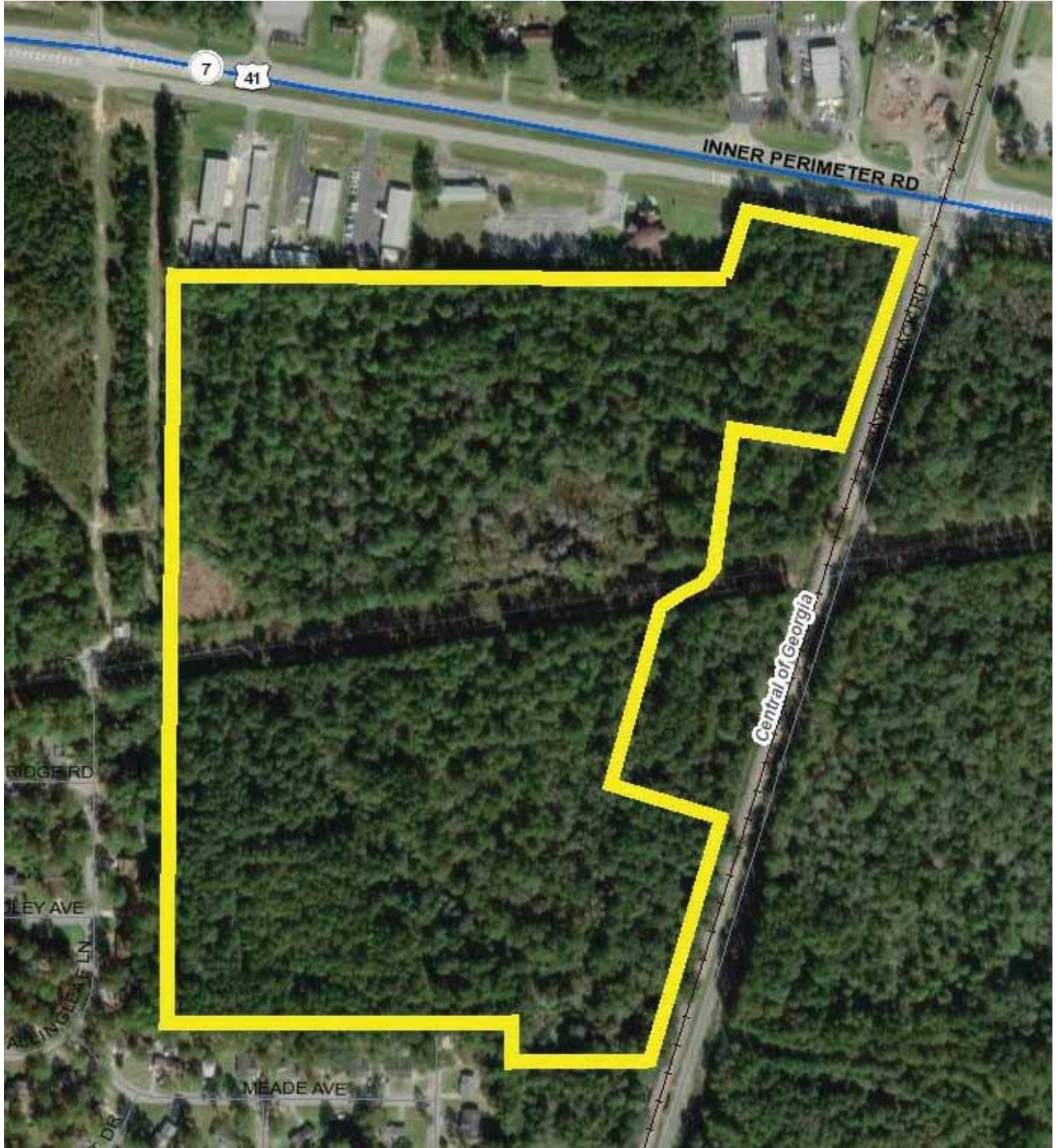


John Owens
Rezoning Request

SW of IPR & Jaycee Shack intersection
Tax Parcels: # 0149B-007 & # 0149D-040

~ 2023 Aerial Imagery

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



**LAND USE CERTIFICATE
CITY OF VALDOSTA, GEORGIA**

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Map No.: 0149B
Map No.: 0149D

Parcel #: 007
Parcel #s: 040 and 042

Property Size and Location: Subject property is located at the southwest corner of the Inner Perimeter Road and Jaycee Shack Road intersection.

ANNEXATION/REZONING REQUEST	
Applicant: Bette J. Daugharty and Beverly D. Brook	File #: VA-2004-40
Original Zoning Classification: A-U, F-H and R-10 (County)	
Requested Zoning Classification: C-H, R-6 and PRD (City)	
Date of Final Public Hearing: November 11, 2004	
The Valdosta Mayor and Council approved annexation and Highway-Commercial (C-H), Multi-Family Residential (R-6) and Planned Residential Development (PRD) zonings based on the submitted site plan. (7-0 vote)	

The application and permit file, for requests which were approved with conditions, should be reviewed. The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively.

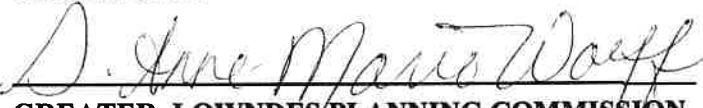
Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This certificate reflects the status of the property as of 11-11-04.

This land use information has been recorded on the following map(s):



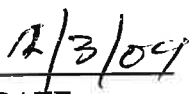
TECHNICIAN



GREATER LOWNDES PLANNING COMMISSION
CURRENT PLANNER



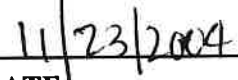
ZONING ADMINISTRATOR



DATE



DATE



DATE

0149B 002
N/F
MALACHITE 3974 INNER
PERIMETER ROAD LLC
C/O K E ANDRERWS
(ZONED C-H)

0149B 003
N/F
DAVID J
HUTCHERSON
(ZONED C-H)

0149B 004
N/F
BRILAND LLC
(ZONED C-H)

0149B 006
N/F
WORD OF OASIS CHURCH INC
(ZONED R-P)

0149B 007
N/F
GEORGE L NICHOLS

ZONING
C-H
(3.24 ACRES)

C-H
3.24 acres

0149D 040
N/F
BETTY DAUGHARTY &
JEAN DEAN BROOKS

L=150.70'
R=150.00'
CH=S34°35'09"W
CH=144.44'
Δ=57.5635

L=65.88'
R=75.00'
CH=S38°12'15"W
CH=63.78'
Δ=50.3270

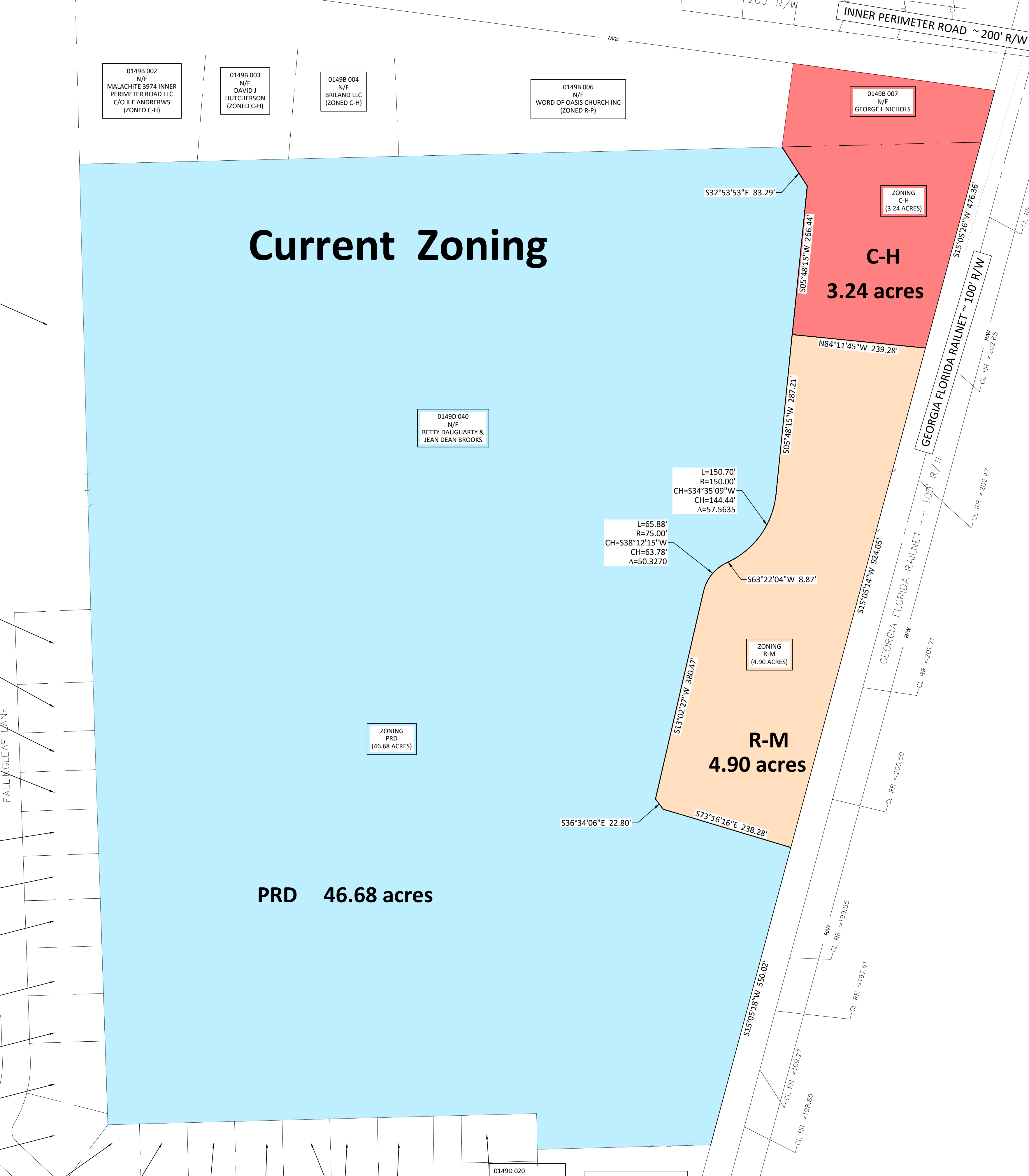
ZONING
R-M
(4.90 ACRES)

R-M
4.90 acres

ZONING
PRD
(46.68 ACRES)

PRD 46.68 acres

0149D 020



JAYCE

0149B 007
N/F
GEORGE L NICHOLS

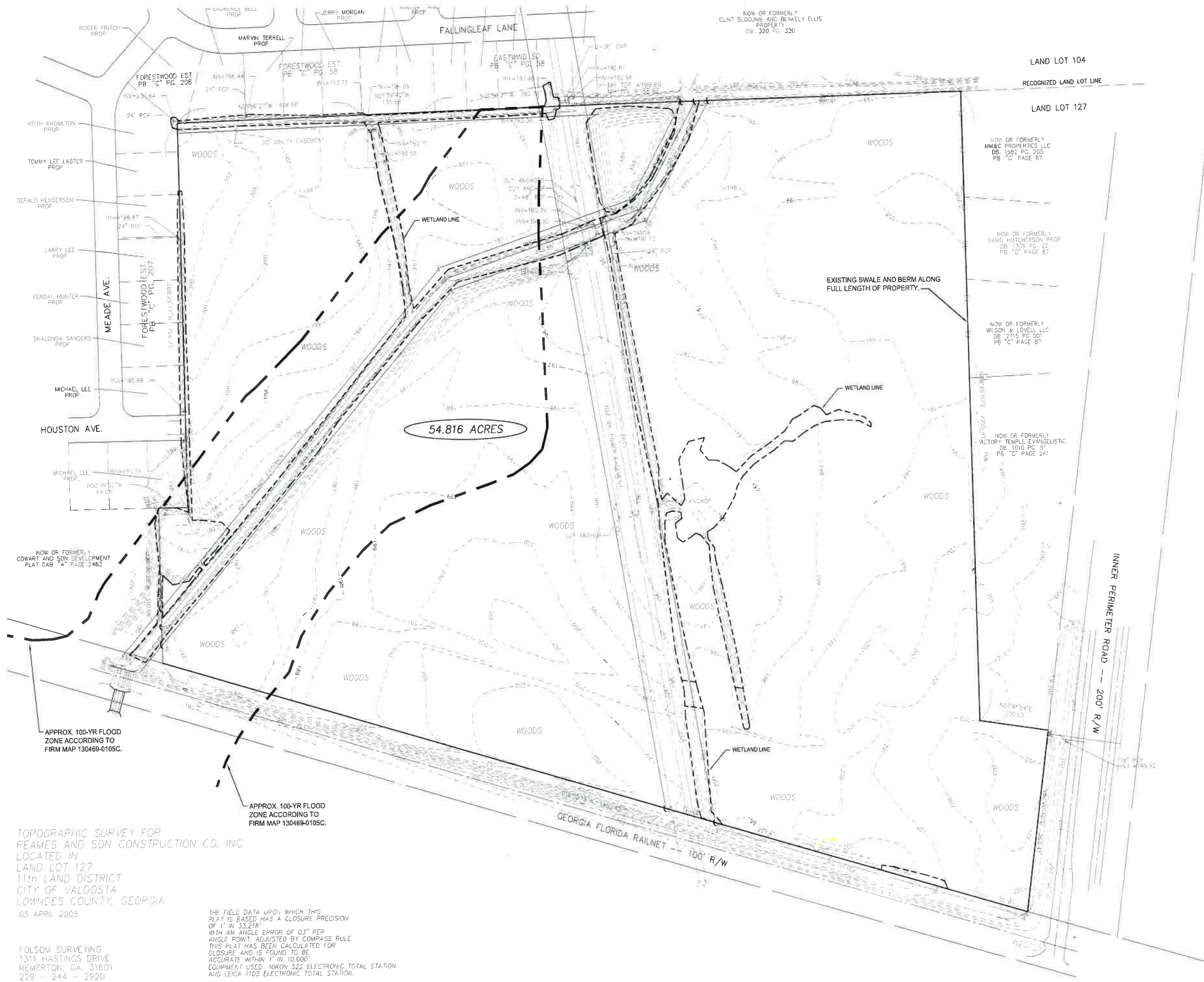
ZONING
R-M
43.12 ACRES

R-M 43.12 acres

R-10 11.70 acres

0149D 020

S88°30'07"W 237.53' S88°30'19"W 72.45'

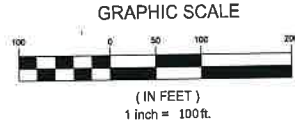


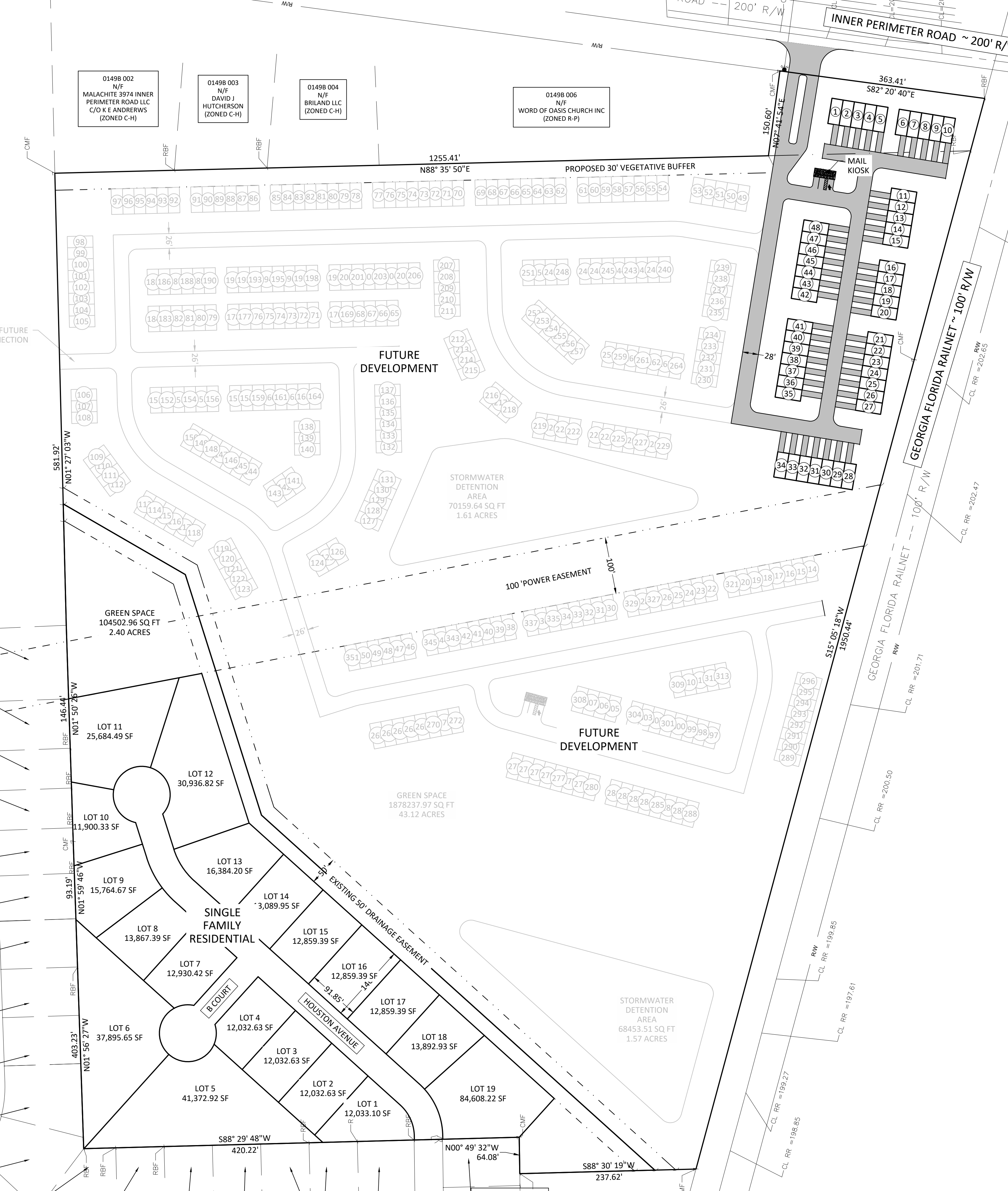
- LEGEND**
- RBF = REBAR FOUND
 - RFP = 5/8" x 18" REBAR PLACED
 - CMF = CONCRETE MONUMENT FOUND
 - CMP = CONCRETE MONUMENT PLACED
 - R/W OR R.O.W. = RIGHT OF WAY
 - CL = CENTERLINE
 - IPF = IRON PIPE FOUND
 - AC = ARC LENGTH OF CURVE
 - LC = TANGENT LENGTH OF CURVE
 - RC = RADIUS OF CURVE
 - SW = SIDEWALK
 - BC = BACK OF CURB
 - G = GUTTER
 - LIP = LIP OF GUTTER
 - EP = EDGE OF PAVEMENT
 - X = UTILITY POLE WITH GUY WIRE
 - GV = GAS VALVE
 - WS = WATER SPIGOT
 - WM = WATER METER
 - SLC = SEPTIC LINE CLEAN OUT
 - TS = TRAFFIC SIGN
 - TP = TELEPHONE PEDESTAL
 - 219 = CONTOUR LINE
 - 220 = INDEX CONTOUR LINE
 - = SANITARY SEWER LINE WITH FLOW DIRECTION ARROWS
 - = WATER MAIN
 - = OVERHEAD UTILITY LINE
 - = FENCE
 - = NOT TO SCALE

TOPOGRAPHIC SURVEY FOR
REAMES AND SON CONSTRUCTION CO. INC
LOCATED IN
LAND LOT 127
11th LAND DISTRICT
CITY OF VALDOSTA
LOWNDES COUNTY, GEORGIA
05 APRIL 2005

FOLSOM SURVEYING
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 - 244 - 2920

THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS A CLOSURE PRECISION
OF 1" IN 33,218'
WITH AN ANGLE ERROR OF 03" PER
ANGLE POINT, ADJUSTED BY COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN 1" IN 10,000'.
EQUIPMENT USED: NIKON 522 ELECTRONIC TOTAL STATION
AND LEICA 1103 ELECTRONIC TOTAL STATION.







4 Unit Front Elevation Layout Plan

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SCALE: 1/8"=1'-0"