



GLPC AGENDA ITEM # 4

NOVEMBER 24, 2025

Rezoning Request by Atlanta Gas Light (AGL) File #: VA-2025-13

Atlanta Gas Light (AGL) is requesting to rezone a total of 45.64 acres from Single-Family Residential (R-15) and Residential Professional (R-P), to Highway Commercial (C-H). The subject property is a portion of a proposed new rectangular-shaped parcel located near the NW corner of the intersection of East Hill Avenue and Inner Perimeter Road. The applicant is proposing to purchase about 120 acres (the proposed parcel) at this intersection corner. The property is currently split-zoned R-15, C-H and R-P. The applicant is proposing to approximately double the area of C-H zoning within the site, to accommodate the construction of a utility substation in the form of a satellite Liquefied Natural Gas (LNG) facility for recharging the area's natural gas pipeline distribution system. Under the City's zoning regulations, this proposed usage of the property is classified as a Utility Substation, which is a permitted use in C-H zoning.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning.

The actual proposed Utility Substation will be situated on a relatively small (12-acres cleared area) interior section of the parcel, which is centrally located within the property. All of the surrounding 100+ acres will be retained by the applicant as a forested "buffer" to the LNG facility. Much of this buffer area is required for both safety and security purposes, and it will help mitigate any visual/negative impacts of the facility, while preserving the natural landscape and green space around the development. This area of the City is now emerging as a "new development area" with industrial uses to the south, as well as lots of planned residential and commercial uses to the north and east. The proposed facility will play a vital role with some of this new development, and it will be an overall asset to have for the entire community.

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:	Atlanta Gas Light (AGL)														
Owner:	J.N. Bray Company														
Request:	Rezone 45.64 acres of land from R-15 & R-P to C-H														
Property General Information															
Size & Location:	Within a 120-acre “proposed parcel” of land located at the NW corner of the intersection of East Hill Avenue and Inner Perimeter Road. This parcel is currently split-zoned, and the total portions of each area to be rezoned = 45.64 acres <u>REZONING acreage summary (to be rezoned to C-H):</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">NE area</td> <td style="width: 25%;">current zoning</td> <td style="width: 20%;">R-P</td> <td style="width: 20%;">3.07 acres</td> </tr> <tr> <td>NW interior area</td> <td>current zoning</td> <td>R-15</td> <td>39.31 acres</td> </tr> <tr> <td>Southern area</td> <td>current zoning</td> <td>R-P</td> <td>3.26 acres</td> </tr> </table> ** 3.07 acres + 39.31 acres + 3.26 acres = 45.64 acres to be rezoned.			NE area	current zoning	R-P	3.07 acres	NW interior area	current zoning	R-15	39.31 acres	Southern area	current zoning	R-P	3.26 acres
NE area	current zoning	R-P	3.07 acres												
NW interior area	current zoning	R-15	39.31 acres												
Southern area	current zoning	R-P	3.26 acres												
Street Address:	NW corner of the intersection of East Hill Avenue and Inner Perimeter Road														
Tax Parcel ID:	Map #0154 Parcel: 001	City Council District:	1 Councilwoman Miller-Cody												
Zoning & Land Use Patterns															
		Zoning	Land Use												
Subject Property:	Existing:	R-15, R-P, C-H	Vacant												
	Proposed:	C-H	Liquefied Natural Gas (LNG) Facility												
Adjacent Property:	North:	R-15, R-P	Vacant												
	South:	R-1, M-2	Walmart Dairy Plant; two residential homes (Across East Hill Avenue)												
	East:	C-H, R-P	Vacant												
	West:	R-P, M-1	Radio Station, Commercial Tire Center												
Zoning & Land Use History	The property is natural forested land (recently harvested), and has always been undeveloped.														
Neighborhood Characteristics															
Historic Resources:	There are no designated historic resources in the area														
Natural Resources:	Vegetation:	Natural forest													
	Wetlands:	There are NWI wetlands within the subject property													
	Flood Hazards	The property is located 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, with the presence of wetlands there is a possibility of such.
Public Facilities		
Water & Sewer:	Existing Valdosta water and sewer services are in the process of being extended to this area near the subject property.	
Transportation:	Inner Perimeter Road and East Hill Avenue (both Principal Arterials/Major Highways)	
Fire Protection:	Fire Station # 1 (South Oak Street) = approximately 3.2 miles to the west. The nearest fire hydrants are located along East Hill Avenue and Inner Perimeter Road.	

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

POLICY 6.1 – Wise policy decisions shall maximize the efficient use of existing infrastructure as well as future investments in capital improvements, long term operation, and maintenance.

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

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.

(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:	N/a
Staff:	Yes
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	N/a
Staff:	No
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	N/a
Staff:	Yes, the property could be used in its current zoning designations; however, depending on the use, a rezoning request submission would still be likely.
(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:	N/a
Staff:	No, this use will not cause any issues with the existing adjacent facilities or uses.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	N/a
Staff:	Yes
(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:	N/a
Staff:	No
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	N/a
Staff:	The proposed rezoning will not result in significant adverse impacts on the natural environment.
(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:	N/a
Staff:	No

Supplemental Regulations in the LDR Applicable to the Proposal

The applicable supplemental standards for this rezoning request are found in Section 218-13 (Z): ***Standards of Use and Development for Electric, Petroleum or Gas Substation.***

- (1) Structures shall be placed not less than 50 feet from any property line.
- (2) Structures are to be enclosed by a fence at least 8 feet high.
- (3) The lot shall be suitably landscaped, including a buffer strip at least 10 feet wide along the front, side and rear property lines; planted with evergreen trees and shrubs that grow at least 8 feet tall and provide an effective visual screen.

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 Comment

Fire: No Comment

Landscape: <No Comments received>

Police: <No Comments received>

Public Works: No Comment

Utilities: <No Comments received>

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Letter of Authorization
 Boundary survey
 Site Plan
 Facility schematics

LETTER OF AUTHORIZATION

To: City of Valdosta, Georgia
300 N. Lee Street
Valdosta, GA 31603-1125

Re: Unassigned Address, Hwy 84, Parcel #0154-001

Property Street Address and Tax Map/Parcel Number

To Whom it may concern:

Please accept this letter as the owner of the above referenced property, do hereby authorize
Atlanta Gas Light Company (Company's Name) to submit for rezoning of a proposed
facility located at Hwy 84 & Inner Perimeter Rd (Property Street Address).

If you have questions or wish to discuss this authorization, you may reach me at:

Owner:

Name The J.N. Bray Company
Address 1173 1st Street SE
City Moultrie, GA 31768
Phone (540) 871-6867

IN WITNESS WHEREOF, this Security Instrument has been executed by Borrower under seal as of
the day and year first above written.

Signed, sealed, and delivered in the presence of:

Paula Bridge

Notary Public

My Commission expires: April 30, 2029

(NOTARY SEAL)

OWNER:

The J.N. Bray Company

By: Tallulah Gregory

Name: Tallulah Gregory

Title: President

PAULA BRIDGE
NOTARY PUBLIC
REG. #7739142

COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2029

VA-2025-13 Zoning Location Map

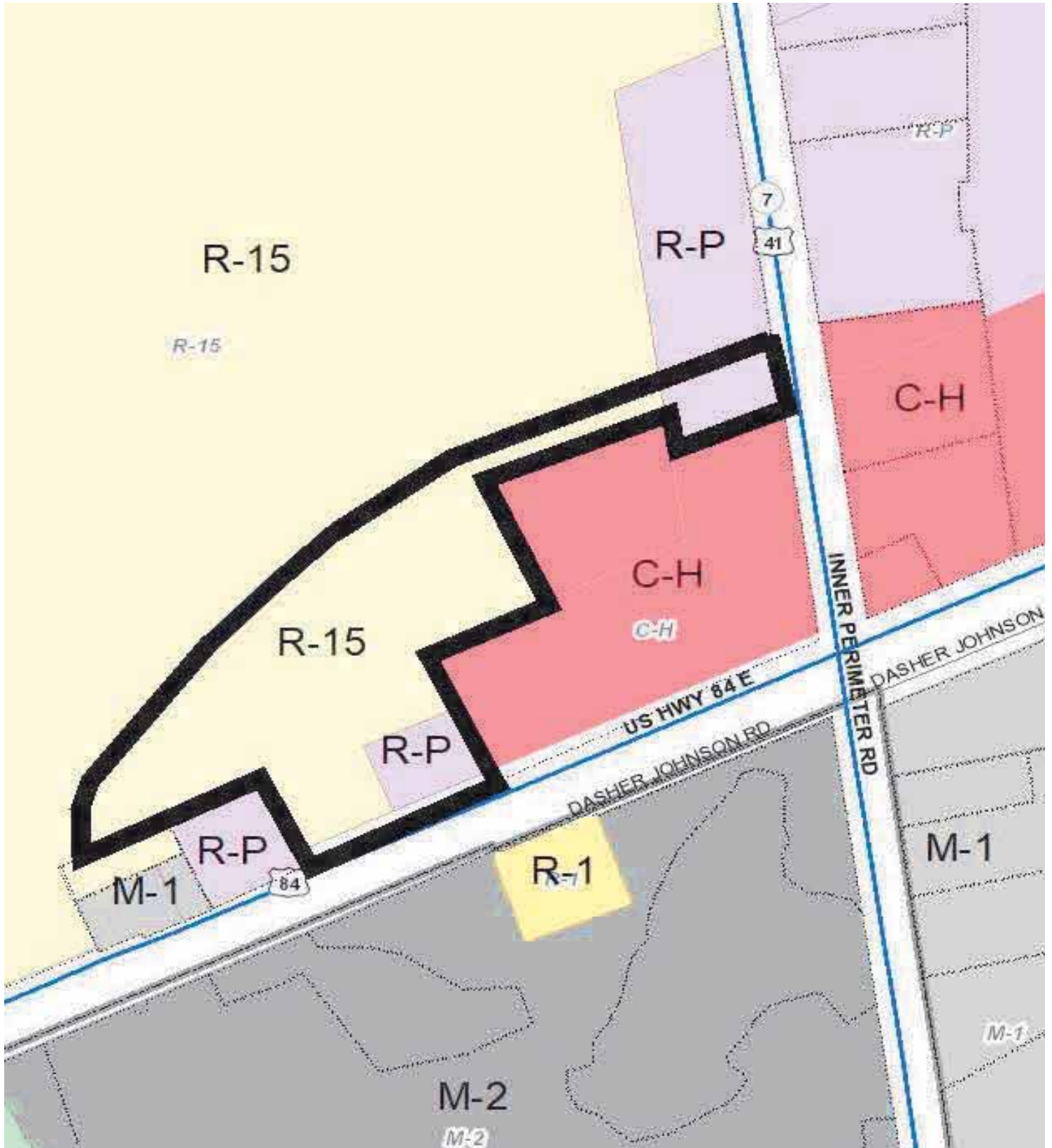


**Atlanta Gas Light
Rezoning Request**

NW of IPR & E Hill Avenue (US 84)
Tax Parcel: # 0154 - 001

Current Zoning = R-15 & R-P

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



VA-2025-13 Future Development Map

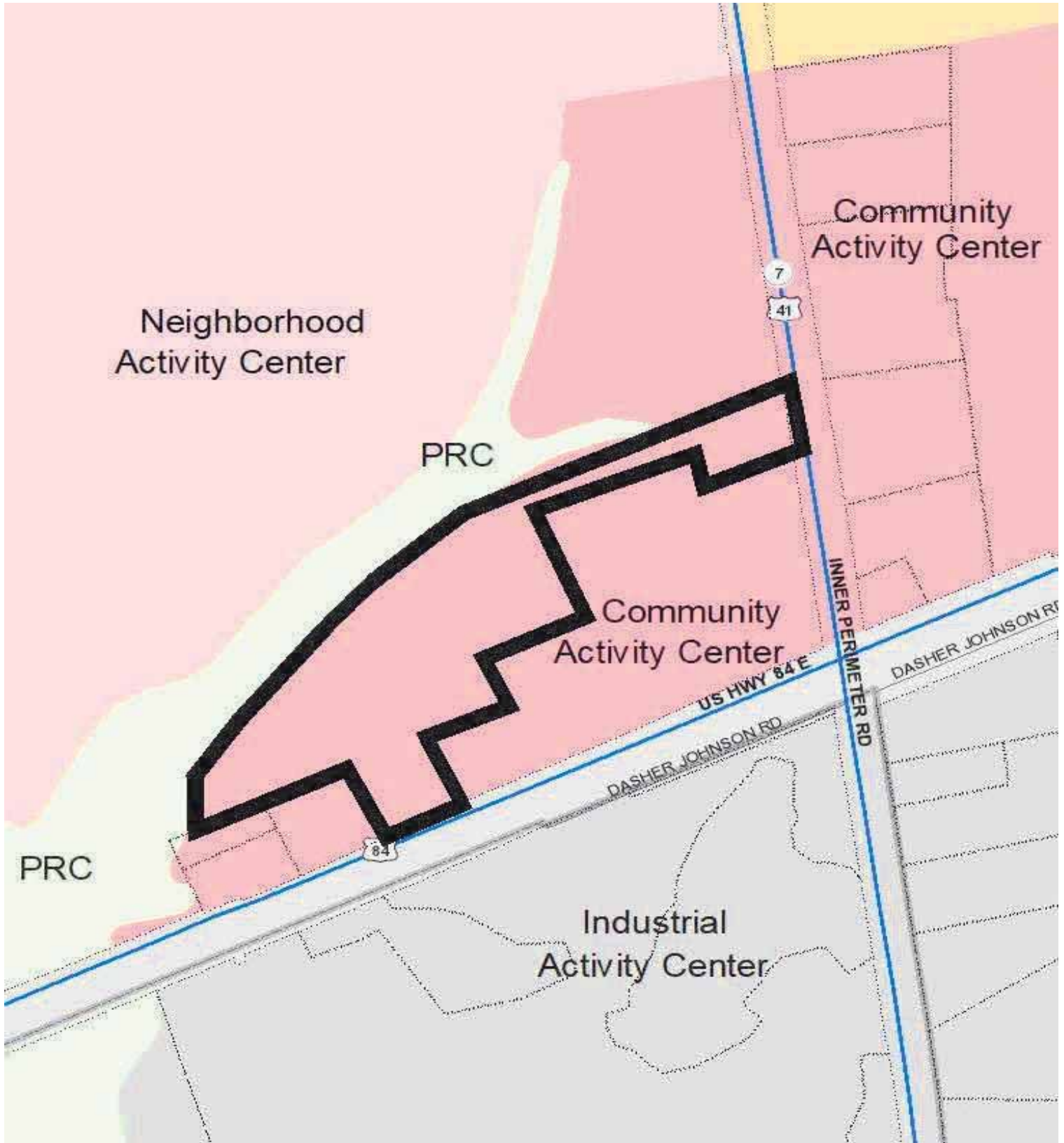


Atlanta Gas Light
Rezoning Request

NW of IPR & E Hill Avenue (US 84)
Tax Parcel: # 0154 - 001

Character Area = Community AC

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



VA-2025-13 Aerial Location Map



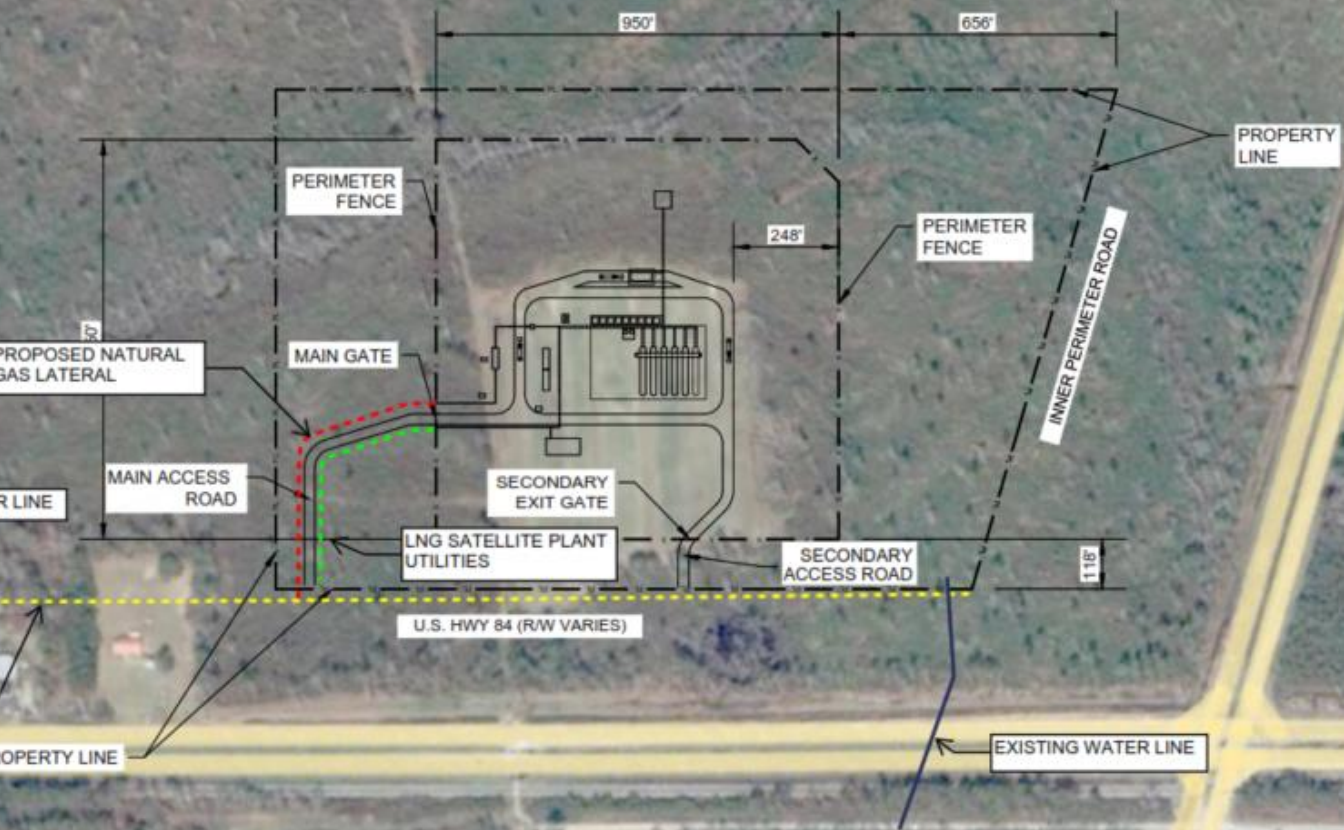
Atlanta Gas Light
Rezoning Request

NW of IPR & E Hill Avenue (US 84)
Tax Parcel: # 0154 - 001

~ 2023 Aerial Imagery

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





PLAN VIEW

OVER ALL SITE PLAN



Homestead LNG Rendering

VA-2075-13

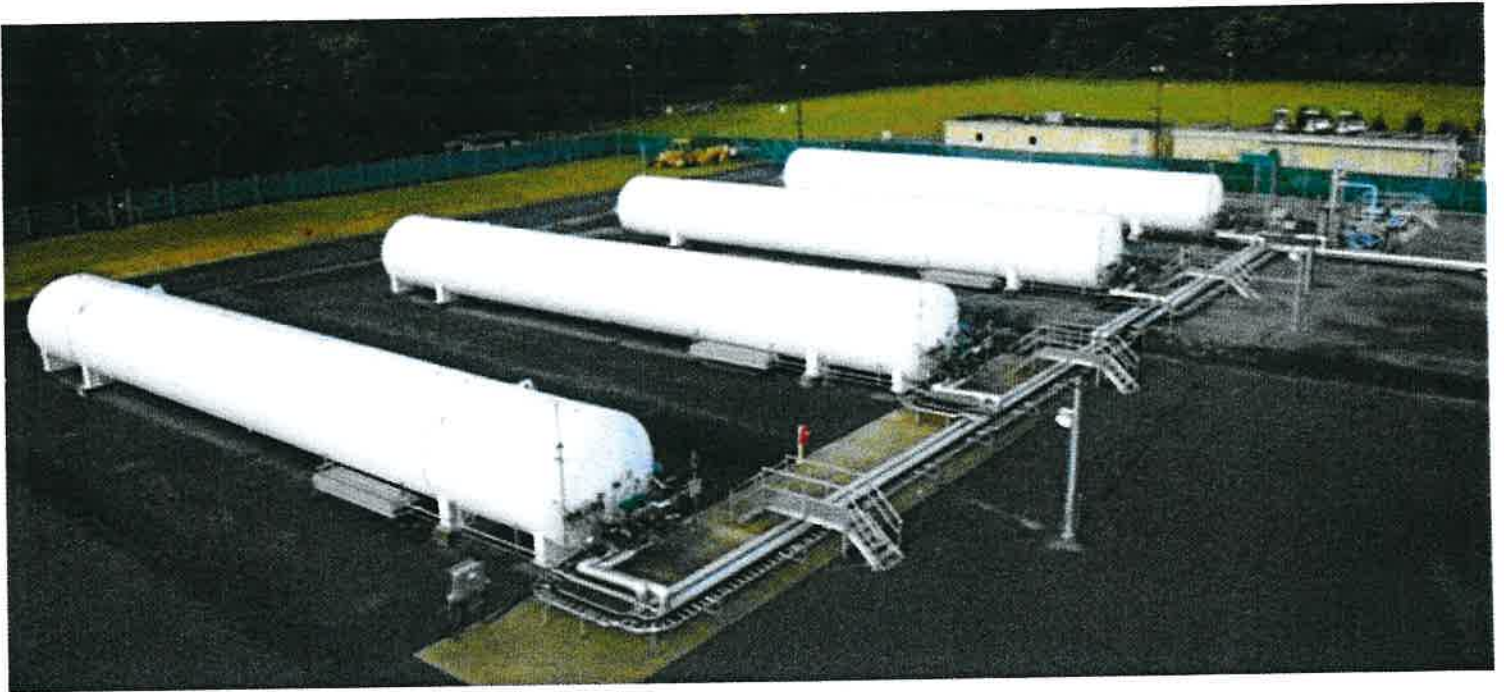


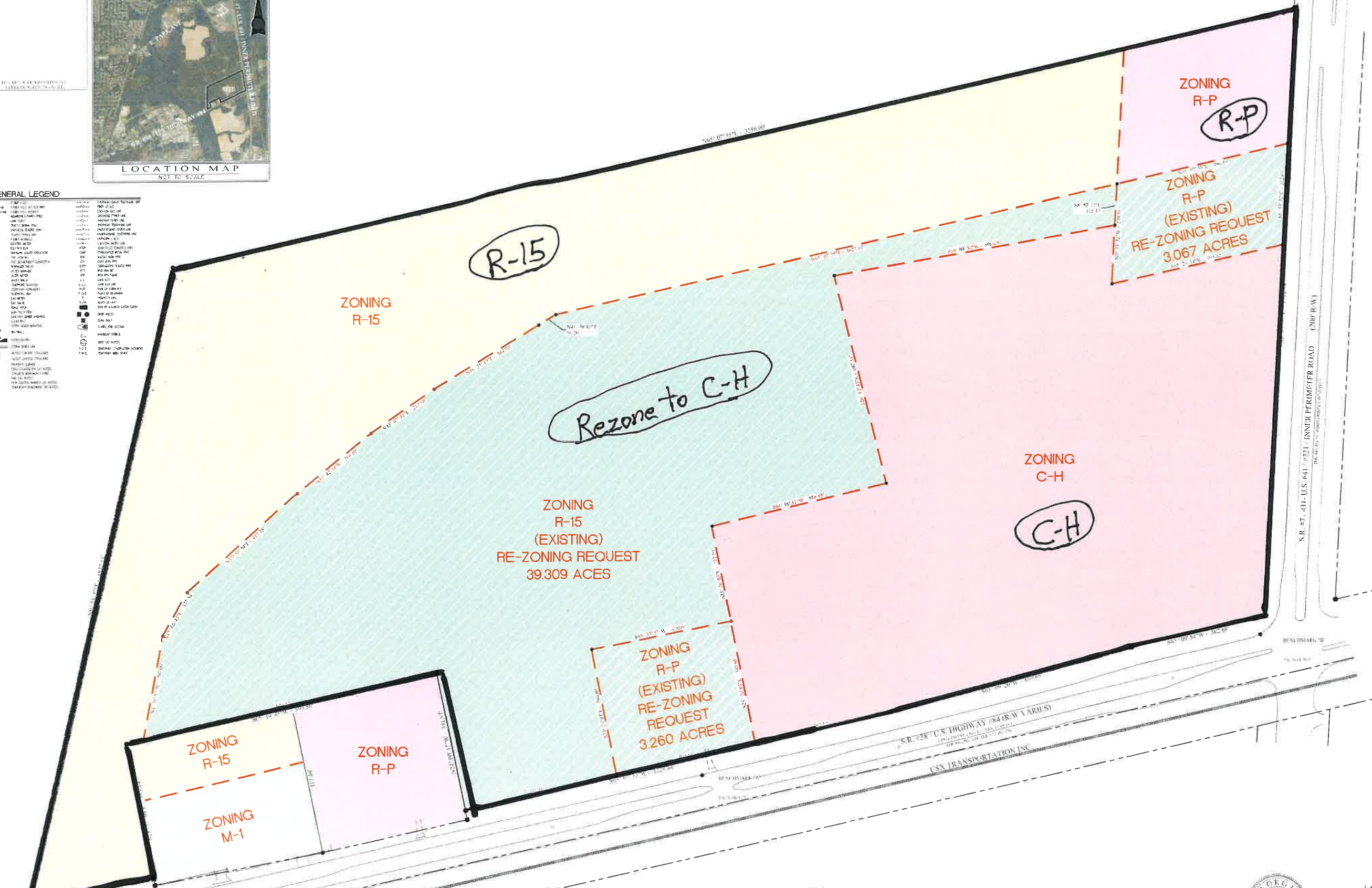
Image 1 – Bullet Tanks for LNG Storage

* VA-2025-13



GENERAL LEGEND

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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SUPPLEMENTAL
FINDING VERIFICATION OF THE SAME RE-ZONING REQUEST FOR THE CITY OF VALDOSTA, GEORGIA
BY THE CITY OF VALDOSTA, GEORGIA
APPROVAL
APPROVED BY THE ENGINEER

APPROVAL
APPROVED BY THE ENGINEER
APPROVAL
APPROVED BY THE ENGINEER



Project ID: 1008295-4870 / 4930 Valdosta Service Center
Atlanta Gas Light Company
ATLANTA GAS LIGHT COMPANY
SAGL 2506082