



GLPC AGENDA ITEM # 6 MARCH 30, 2026

Rezoning Request by RST Construction File #: VA-2026-02

RST Construction (Rusty Trancygier), on behalf of Connell Cabinets Inc. (Phillip Connell), is requesting to rezone 5.20 acres from Single-Family Residential (R-15) to Multi-Family Residential (R-M). The subject property is a proposed parcel of land located along the north side of Lake Laurie Drive, approximately 200 feet west of Cherry Creek Road. The property is currently vacant, and the applicant is proposing to develop the site with an upscale multi-family residential complex, consisting of eight (8) four-story buildings with eight (8) dwelling units each, for a total of 64 dwelling units. The actual size of each dwelling is unknown, but each is proposed to be a 3-bedroom unit. Each unit is proposed to be marketed and sold individually (as condo style).

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M zoning.

** The subject property was part of a controversial Rezoning request (for about 22 acres) which was to rezone from R-15 to Planned Residential Development (PRD), for a proposed high-density single-family development (casefile # VA-2007-25, applicants = Mark Courson and Cove Partners LLC). That request was initially tabled by the Planning Commission & City Council for one month, and then WITHDRAWN by the applicant before reaching a final vote by City Council. No other public hearings on the subject property have since been held.

For this current rezoning proposal, it is very important to note that this is for only a PORTION of the overall property that was being considered in 2007, and there is no proposed change to the remaining R-15 zoning area in terms of use or development standards. The applicant's proposed conceptual site plan for this 5.2 acre site depicts the 8 proposed buildings along with 128 surface parking spaces. The applicant has indicated there will also be 8 parking spaces beneath each building, in the form of subterranean (below grade) parking areas. This yields a total of 192 parking spaces, which matches the total # proposed bedrooms. See attached conceptual drawings. It should also be emphasized that these plans are CONCEPTUAL, and have not yet been fully engineered nor submitted for any formal plan review process for actual permitting. Based on staff's cursory review for this rezoning request, a few deficiencies have been identified in terms of Zoning regulations. These include issues relating to buffer yards and building setbacks, distances between parking spaces and assigned dwelling units, as well as roof pitch of the proposed buildings. Staff believes all of these issues can be easily resolved by the applicant prior to formal plan review, or otherwise some specific Variances can be sought by the applicant through a separate public hearing process.

As a matter of procedure, rezoning requests are reviewed by staff for consistency with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP). Summary details of these items and their respective recommended findings are articulated on the following pages. Typically with most Rezoning requests, there will be some items that support the request and others that will not. Staff's overall findings in this particular case are mixed, but most of the rationale seems to lean against approval. It should be noted that the subject property and most all of its surroundings to the west of Cherry Creek Road, have been zoned R-15 for more than 35 years and developed as single-family residential for most of this time. There is no multi-family residential development nearby, and most of the developed properties exceed the minimum development standards of R-15 in terms of minimum lot size and minimum house size.

Staff strongly believes the development of this property should be residential, and it is simply just a question of how dense it should be. Given the surrounding geography and the property's proximity to a major neighborhood entrance, there is an argument to support at least a modest increase in density. However, the applicant's proposal is 3 levels higher than the existing R-15 (skipping over R-10 and R-6 zoning densities). This should truly be considered "spot zoning" and staff considers this disparity to be too excessive in light of the surrounding land use and zoning patterns which are very well-established.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend **DENIAL** to the City Council.

Planning Analysis & Property Information

Applicant:	RST Construction (Rusty Trancygier)		
Owner:	Connell Cabinets Inc. (Phillip Connell)		
Request:	Rezone from Single-Family Residential (R-15) to Multi-Family Residential (R-M)		
Property General Information			
Size & Location:	One proposed parcel consisting of 5.20 acres located along the north side of Lake Laurie Drive, approximately 200 feet west of Cherry Creek Road. <i>** (parent parcel consists of approximately 22 acres)</i>		
Street Address:	< not yet assigned >		
Tax Parcel ID:	Map # 0106 Parcel: 248 <i>** (parent parcel)</i>	City Council District:	5 Councilman Carroll
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant land
	Proposed:	R-M	Multi-family Residential
Adjacent Property:	North:	R-15	Vacant land, single-family neighborhood
	South:	R-15	Single-family neighborhood
	East:	R-15	Vacant land
	West:	R-15	Pond, Single-family neighborhood
Zoning & Land Use History	The subject property has been zoned R-15 for more than 35 years. It was part of a formal Rezoning request to rezone from R-15 to PRD in 2007, for a proposed high-density single-family development (file # VA-2007-25) (Mark Courson, Cove Partners LLC). That request was initially tabled by the Planning Commission & City Council for one month, and then WITHDRAWN by the applicant before reaching a final vote by City Council. No other public hearings on the subject property have since been held.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources located on or near the subject property.		
Natural Resources:	Vegetation:	Natural forest – relatively new growth (since 2012)	
	Wetlands:	There are depicted NWI wetlands along the east side of the adjacent pond.	
	Flood Hazards	Located well-outside the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Lake Laurie Drive, as well as Cherry Creek Road nearby.		

Transportation:	Lake Laurie Drive (local street)
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.90 miles to the south

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.

Goals and Policies:

POLICY 3.10 ---- The community’s anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community’s character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

GOAL 5: LAND USE ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

POLICY 5.2 ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 5.4 ---- Efforts should be made to ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

POLICY 5.6 ---- Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation, and increased densities, thereby reducing development pressure on agricultural land.

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.	
<i>Applicant:</i>	Yes
<i>Staff:</i>	No. The potential range of residential uses in R-M zoning is notably more dense than what is permitted in the surrounding R-15 zoning pattern. In terms of potential “conditional uses”, there are several institutional and other non-residential uses that are eligible for consideration (see attached Zoning District Comparison Chart)
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	No.
<i>Staff:</i>	With this proposed 5.2 acres and configuration, no significant adverse impacts on the potential development of the adjacent vacant property (remainder of parent parcel), nor the existing single-family development that is farther away.

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, particularly when developed in conjunction with owner’s remaining parent property.
(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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No, the proposed rezoning and scale of the proposed development will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the Comprehensive Plan encourages guided infill development and the request is compliant with the Established Residential (ER) character area. However, there remains a question of “compatibility” (in terms of density) of the proposed development as it relates to Goal # 5.
(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.	
<i>Applicant:</i>	The proposed location does not directly abut single-family residential properties. The shape of the property hinders the development of single-family properties.
<i>Staff:</i>	All of the recent development in this area over the past 30+ years has been for single-family development in accordance with (or higher than) R-15 standards.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	Limited (low).
<i>Staff:</i>	No significant adverse impact. Any new residential development on this property (regardless of zoning category) must meet all current applicable development standards.
(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.	
<i>Applicant:</i>	No
<i>Staff:</i>	Yes. The proposed rezoning could be considered a “spot zoning” and therefore construed as a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

LDR Chapter 218, Article 3, Supplemental Development Standards

Section 218-13(V) Dwelling, Multi-family

- (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

Utilities: < No comments received >

Fire: Fire Dept has no comments or concerns ** The Fire Dept would like to receive site plan and architectural building plan to complete a full review for this project.

City Engineer: I mostly want to comment that Cherry Creek & Lake Laurie will eventually be a major roadway intersection and will require some type of escalated intersection control (roundabout, signalized intersection, etc...). I would image a more intensive or higher density residential use (like multi-family) would make contextual sense at this location given the anticipated traffic growth – especially along Cherry Creek which is an arterial roadway with substantial interconnectivity northward into the County. No issues as it pertains to my office – for this rezoning. I think a denser residential use makes sense here. I'll leave the nuances of "how dense is too dense" to [others].

Landscape: Development must comply with Chapter 328 of the LDR for landscape requirements

Public Works: < No comments received >

Police: < No comments received >

Attachments:

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Floodplain Location Map
- Boundary Survey
- Conceptual Site Plan
- Building Elevations (4 pages)
- Zoning Districts Comparison Chart
- Comprehensive Plan – Established Residential description
- Public response; letters and emails

VA-2026-02 Zoning Location Map



RST Construction Inc.
Rezoning Request

** Lake Laurie Drive
Tax Parcel: # 0106 248 (partial)

Current Zoning = R-15

** Map NOT to scale Map Data Source: VALOR GIS February 2026



VA-2026-02 Future Development Map

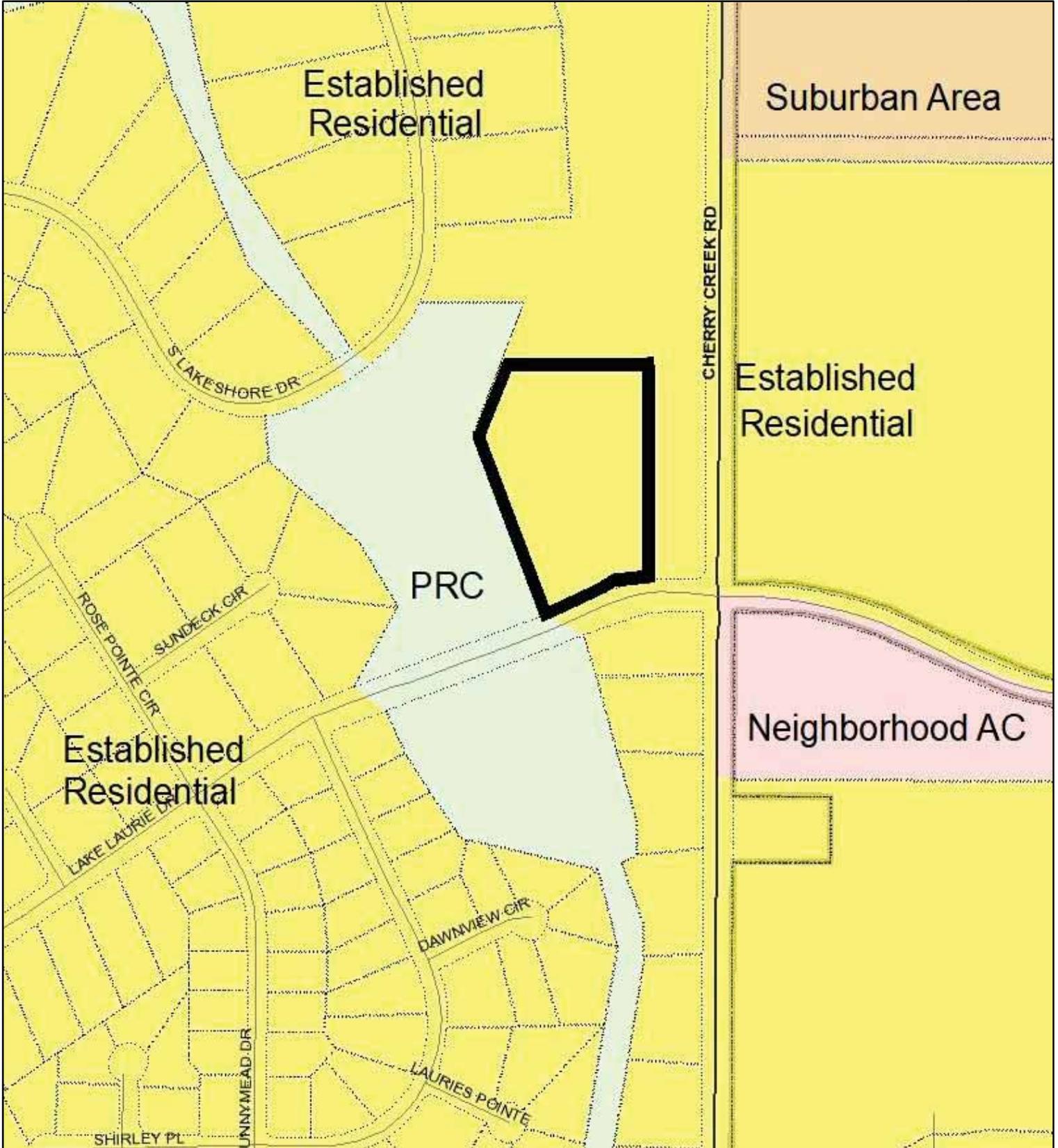


RST Construction Inc.
Rezoning Request

** Lake Laurie Drive
Tax Parcel: # 0106 248 (partial)

Character Area = Established Residential

** Map NOT to scale Map Data Source: VALOR GIS February 2026



VA-2026-02 Aerial Location Map



RST Construction Inc.
Rezoning Request

** Lake Laurie Drive
Tax Parcel: # 0106 248 (partial)

~ 2023 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS February 2026



VA-2026-02 Floodplain Location Map

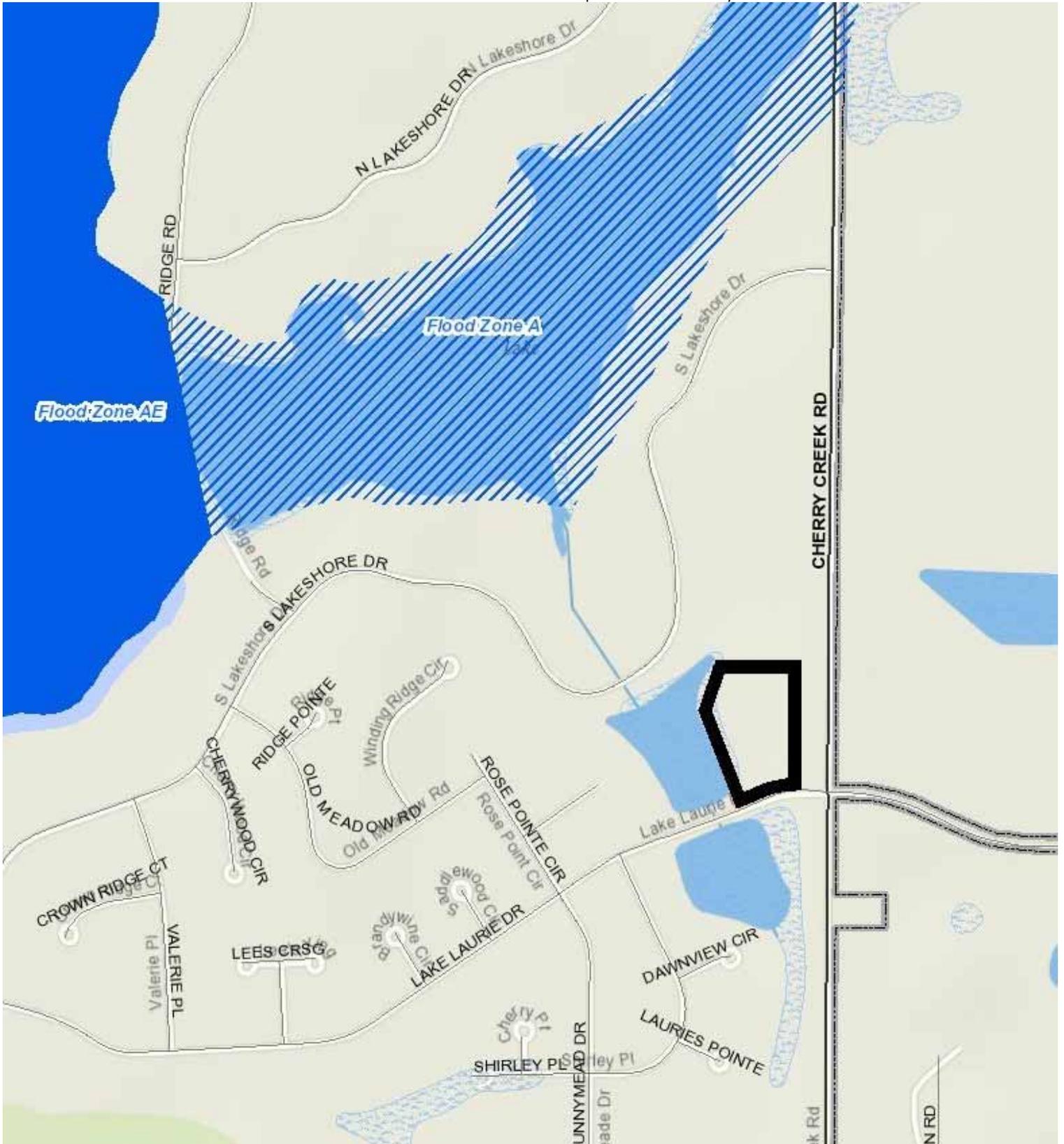


RST Construction Inc.
Rezoning Request

** Lake Laurie Drive
Tax Parcel: # 0106 248 (partial)

FEMA 100-Year Floodplain &
National Wetlands Inventory (NWI)

** Map NOT to scale Map Data Source: VALOR GIS March 2026





LOCATION MAP
N.T.S.

LAKE LAURIE

LAKESHORE DRIVE S (50' R/W)

LAKE LAURIE DRIVE (80' R/W)

TRACT 1
5.20 ACRES

R: 450.23'
A: 86.92'
B: S 75°15'17" W
C: 86.79'

N 23°12'30" W 477.70'

N 20°55'24" E 227.64'

S 89°58'16" E 361.10'

S 0°01'44" W 566.63'

Cherry Creek STATEN ROAD (80' R/W)

PROPERTY DATA SUMMARY

PROJECT INFO:
 ZONING:
 CURRENT: R-15
 PROPOSED: R-M
 ACREAGE: 5.20

BUILDING SETBACKS:
 FRONT: 15 FEET
 SIDE: 20 FEET
 REAR: 25 FEET

DATE	REVISIONS	DESCRIPTION

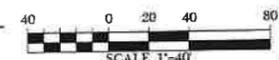
NORTH PARK
CITY OF VALDOSTA, LOWNDES COUNTY, GA
LAND LOT 37 OF THE 11th LAND DISTRICT

INNOVATE!
Engineering & Surveying
www.innovatees.com
PHONE: 229-249-9113 - 2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

DATE: 02/13/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 of 1
PROJECT NUMBER 1903

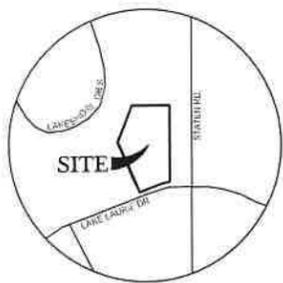


SCALE 1"=40'
HALF SCALE 1"=80'
VERTICAL SCALE 1"=4'

BOUNDARY PLAT



13Project:021903 The Cove at Lake Laurie.ecs11013 REVISION: CONCEPT.dwg PLAT 2/13/2026 11:34 AM



LOCATION MAP
N.T.S.

LAKE LAURIE DRIVE (80' R/W)

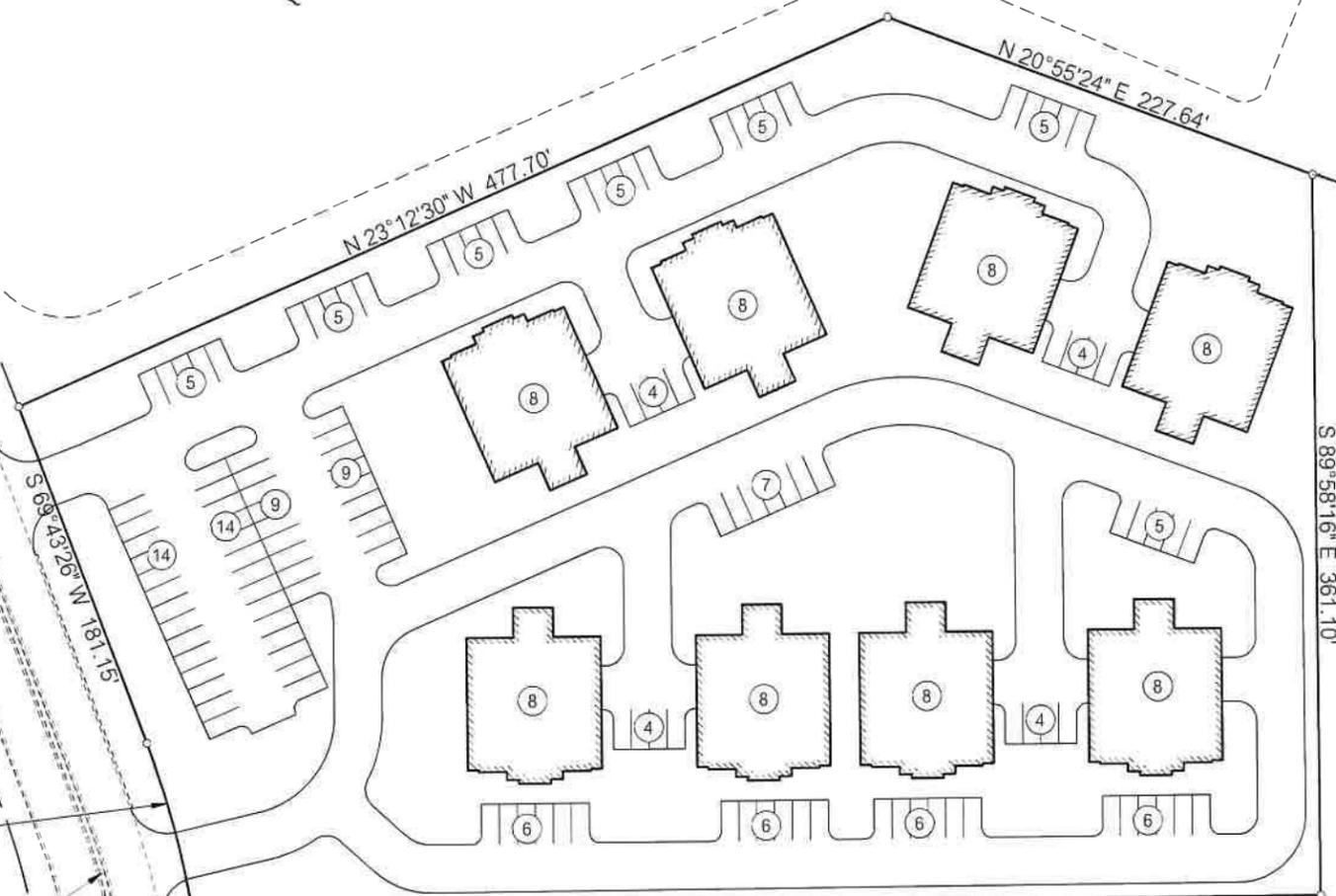
PROPOSED
MEDIAN CUT

R: 450.23'
A: 86.92'
B: S 75°15'17" W
C: 86.79'

PROPOSED
MEDIAN CUT

LAKE LAURIE

LAKESHORE DRIVE S (50' R/W)



PROPERTY DATA SUMMARY

PROJECT INFO:
 ZONING: TO BE REZONED FROM R-15 TO R-M
 ACREAGE: 5.20

BUILDING SETBACKS:
 FRONT: 15 FEET
 SIDE: 20 FEET
 REAR: 25 FEET

UNIT DENSITY:
 R-M: 18 UNITS / AC
 ALLOWED: 113 UNITS
 DEPICTED: 64 UNITS

PARKING DATA FOR MULTI-FAMILY:
 1 SPACE/BEDROOM
 REQUIRED = 192
 PROVIDED = 192

Cherry Creek ~~STATION~~ ROAD (80' R/W)

154.4'

REVISIONS	DATE

NORTH PARK
 CITY OF VALDOSTA, LOWNDES COUNTY, GA
 LAND LOT 37 OF THE 11th LAND DISTRICT

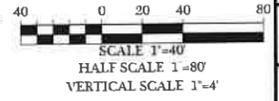
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NOT FOR
 CONSTRUCTION

DATE:
 02/15/2026
 DRAWN BY:
 M. WILSON
 CHECKED BY:
 B. KENT

SHEET
 1 of 1

PROJECT NUMBER
 1903



RM CONCEPT

10/15/2025 The City of Lake LaurieCon1390 RELZONING CONCEPT 2026 - CONCEPT - 11 - 03-11-25-AM







Zoning District Comparison Chart

Development Standards	R-15	R-M
Minimum Lot Area (square feet): Single-family Duplex Multi-family	15,000 ---- ----	6,000 9,000 20,000
Minimum Lot Width (feet)	100	60
Minimum Building Setbacks: Front, Side, Rear (feet)	30 10 25	15 8 25
Maximum Impervious Surface (% of total lot area)	None	65 %
Maximum Dwelling Unit Density (# units per acre, multi-family)	----	18
Land Use	P - Permitted Use CUP - Conditional Use --- - not permitted	
Dwellings: single-family detached	P	P
Dwellings: single-family attached (townhouses)	---	P
Dwellings: duplex	---	P
Dwellings: multi-family	---	P
Dwellings: accessory dwelling	C	P
Dwellings; Manufactured Home (mobile home)	---	C
Mobile Home Park	---	C
Boarding House / Rooming House	---	P
Fraternity / Sorority House or Fraternal Facility	C	C
Halfway House	---	C
Transitional Housing Facility	---	C
Home Business	C	C
Cemetery/Mausoleum, Country Club/Golf Course, Community Center	C	C
Library, Museum	---	C
Church or Place of Worship	C	C
Nursing Home, Residential Care Facility	---	C
Park (passive)	P	P
Personal Care Home – Family (2-3 persons)	P	P
Personal Care Home – Family (4-6 persons)	C	C
Personal Care Home – Group (7-15 persons)	---	C
Personal Care Home – Congregate (16+ persons)	---	C
School: pre-K – grade 12, private residential boarding	C	C
Bed & Breakfast Inn	---	C
Daycare Facility; family size (6 or less children/adults)	P	P
Daycare Facility; group size (7-18 children/adults)	C	C
Utility Substations	C	C

and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Quality Community Objectives:

- Sense of Place
- Economic Prosperity
- Efficient Land Use
- Local Preparedness

Implementation Measures:

- **Choosing Businesses to Recruit and Support** - Process for identifying businesses that best suit the community. This requires gaining knowledge about local assets and capabilities, as well as the desires of the community.
- **Traffic Calming** - Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways.
- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
- **Urban Redevelopment/Downtown Development (DCA Model Code 5-5)** - Using Georgia's legal redevelopment tools to revitalize central business districts.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Heat Island Mitigation** - Reducing heat in developed areas by planting shade trees, preserving open space, using cool roofing and porous paving materials.



Established Residential Character Area

(Lowndes County and the Cities of Hahira, Lake Park, Remerton, and Valdosta)



uses.

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.

Predominant Land Uses

Residential with limited neighborhood amenities such as schools, churches, and limited neighborhood serving commercial

Permitted Zoning:

Environmental Resource (E-R)
Estate Residential (R-E)
Single-family Residential (R-25, R-15, R-10, R-6)
Multi-family Residential (R-M)

Medium Density Residential (R-21 and R-15)
Suburban Density Residential (R-10)
Single-Family Residential (R-6S)
Planned Development (P-D)

Low Density Residential (R-1)

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.

Quality Community Objectives:

- Housing Options
- Efficient Land Use
- Sense of Place

Implementation Measures:

- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Georgia Historic Resource Survey** - Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- **Historic Preservation (DCA Model Code 5-4)** - DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.

Industrial Activity Center Character Area

(Lowndes County and the Cities of Hahira, Lake Park, and Valdosta)



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.

Predominant Land Uses

Industrial and commercial uses including light and heavy manufacturing and warehousing.

Permitted Zoning:

Environmental Resource (E-R)
Community Commercial (C-C)
Highway Commercial (C-H)
Adult Commercial (C-A)

Light Manufacturing (M-1)
Heavy Manufacturing (M-2)
High Intensity Industrial (M-3)
Intensive Services District (I-S)