



GLPC AGENDA ITEM # 4

JULY 27, 2026

Rezoning Request by Sheldon Hill and Laine Chaney File #: VA-2026-07

Sheldon Hill and Laine Chaney are requesting to rezone 19.82 acres from Residential Agriculture (R-A)(county) to a combination of Heavy Industrial (M-2) [15.57 acres], and Highway Commercial (C-H) [4.25 acres] in the city. The subject property is located at the northeast corner of Inner Perimeter Road and Howell Road. (The applicants are also seeking voluntary annexation of the property, and this request is being reviewed concurrently under file # VA 2026-08). The property is currently vacant and utilized as crop field. There is no specific use that is immediately planned for the subject property, and the applicants are simply proposing to market the property for future industrial and commercial development.

The subject property is currently located within a **Rural Residential** (RR) Character Area on the Future Development Map of the Comprehensive Plan. There is a proposed change to this Character Area designation as a result of the annexation and Comprehensive Plan Update which is currently underway. The Character Area designation for this property is proposed to be updated to **Industrial Activity Center** (IAC) upon approval of the annexation.

The subject property is adjacent to existing developed areas within the City of Valdosta. The surrounding land use pattern is dominated by industrial uses to the north, an institutional use (church) to the south and on the east and west are agricultural uses as mainly rural/open land or crop fields. The applicant's intention to market the property for future industrial and commercial development is due to its strategic location adjacent to the railroad and its proximity to Inner Perimeter Road. This fits in well with the developing land use patterns of this area along Inner Perimeter Road. Therefore, the requested rezoning is consistent with the City's long-term land use objectives and it will provide opportunities for future industrial and commercial development that is compatible with the surrounding area while supporting economic growth and efficient use of infrastructure.

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 as requested.