



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.

Planning Analysis & Property Information

Applicant:	Sheldon Hill and Laine Chaney		
Owner:	Sheldon Hill and Laine Chaney		
Request:	Rezone from Rural Residential (R-R)(county), to Heavy Industrial (M-2) and Highway Commercial (C-H) in the City of Valdosta		
Property General Information			
Size & Location:	19.82 acres located at the NE northeast corner of Inner Perimeter Road and Howell Road		
Street Addresses:	1605 Howell Road (unofficial address – for discussion purposes only)		
Tax Parcel ID:	Map # 0187 Parcel: 087	City Council District:	1 Councilwoman Miller-Cody
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A (county)	Vacant; crop field
	Proposed:	M-2 (city) & C-H (city)	Industrial & commercial (speculative)
Adjacent Property:	North:	M-2	Industrial
	South:	E-A	New Life Ministries (church)
	East:	R-A	Farmland, Rural Residential
	West:	E-A	Forest
Zoning & Land Use History	The subject property has been zoned R-A in the county for the past 20 years, and was previously zoned A-U since the county adopted zoning in 1972. The property has always been used for agricultural purposes.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest and open fields	
	Wetlands:	There are depicted NWI wetlands located to the west of the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water services and planned sewer services along Inner Perimeter Road		
Transportation:	Inner Perimeter Road (Principal Arterial)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 2 miles to the west		

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, storm-water, 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 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 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:	Yes
Staff:	Yes. The proposed use is compatible with the adjacent land use 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.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	Yes
Staff:	No. Continued use as rural agricultural or rural residential, is not consistent with the redevelopment trends and patterns to the adjacent north of the 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.	
Applicant:	No
Staff:	No adverse impacts.
(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 and C-H zoning is compliant in the Industrial Activity Center (IAC) Character Area.
(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 ability for a spur off the main line.
Staff:	Yes, the emerging development trends in this area support industrial/commercial development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Very little environmental impact.
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 Regulations in the LDR Applicable to the Proposal

< 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 Plan Review: "No Comments"

Engineering: "No Comments"

Fire: "No Comments"

Police: "No Comments"

Landscape: "No Comments"

Utilities: "Water and sewer available"

Public Works: "No Comments"

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey

VA-2026-07 Zoning Location Map

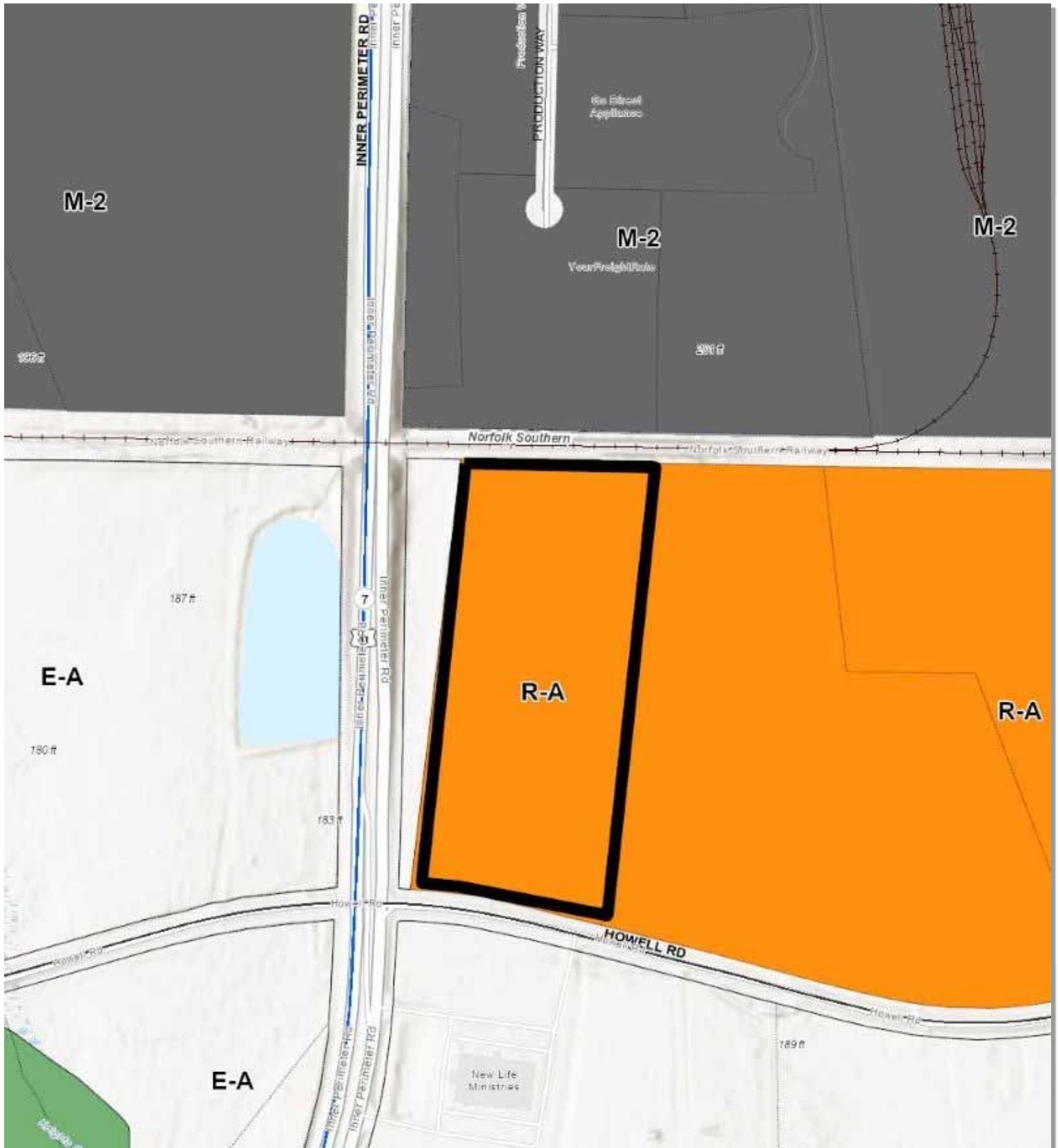


Sheldon Hill & Laine Chaney
Rezoning Request

1605 Howell Road
Tax Map: # 0187 Parcel: 087

Current Zoning = R-A (county)

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



VA-2026-07

Future Development Map

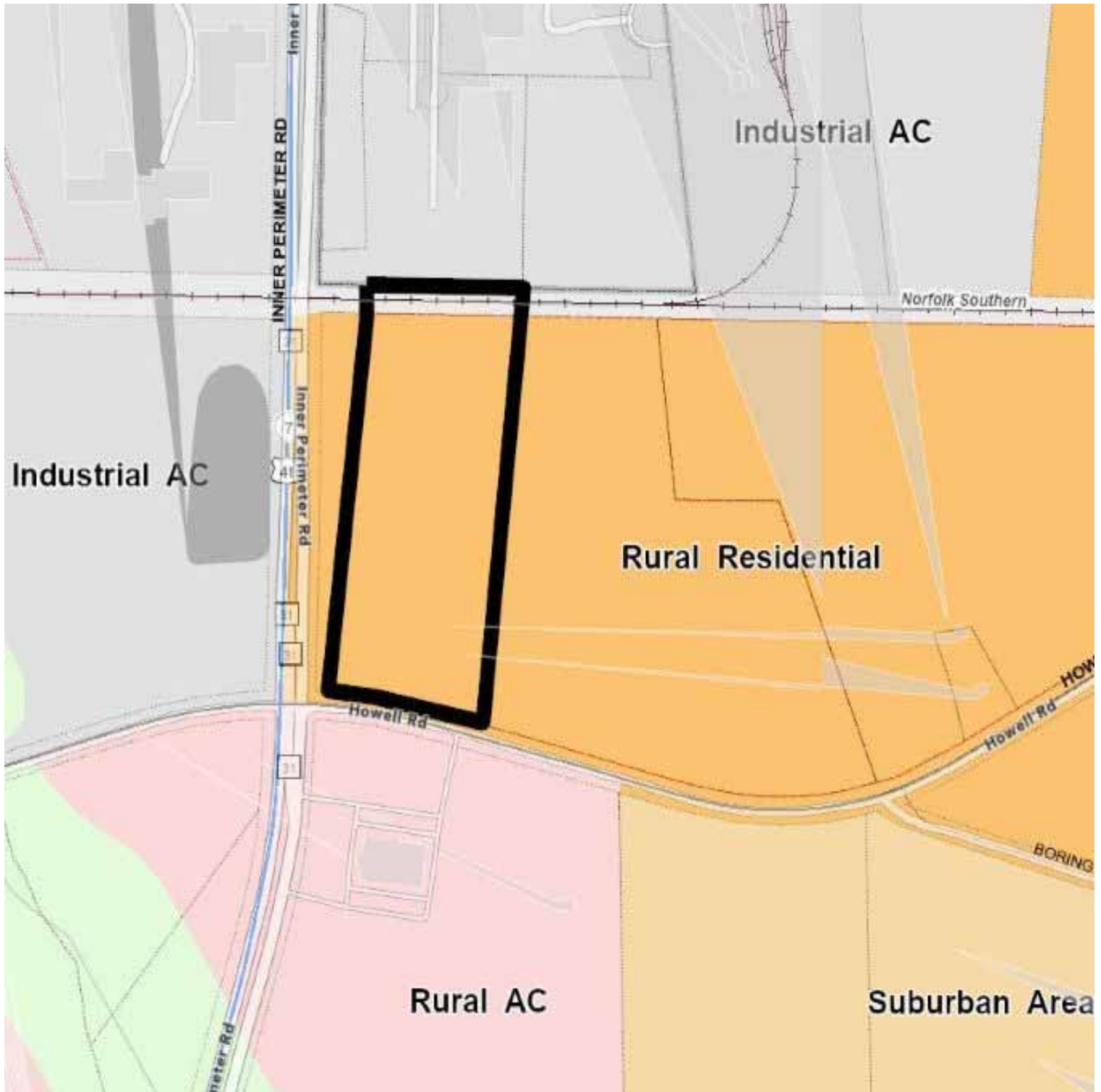


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1605 Howell Road
Tax Map: # 0187 Parcel: 087

Character Area = Rural Residential

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



VA-2026-07 Aerial Location Map

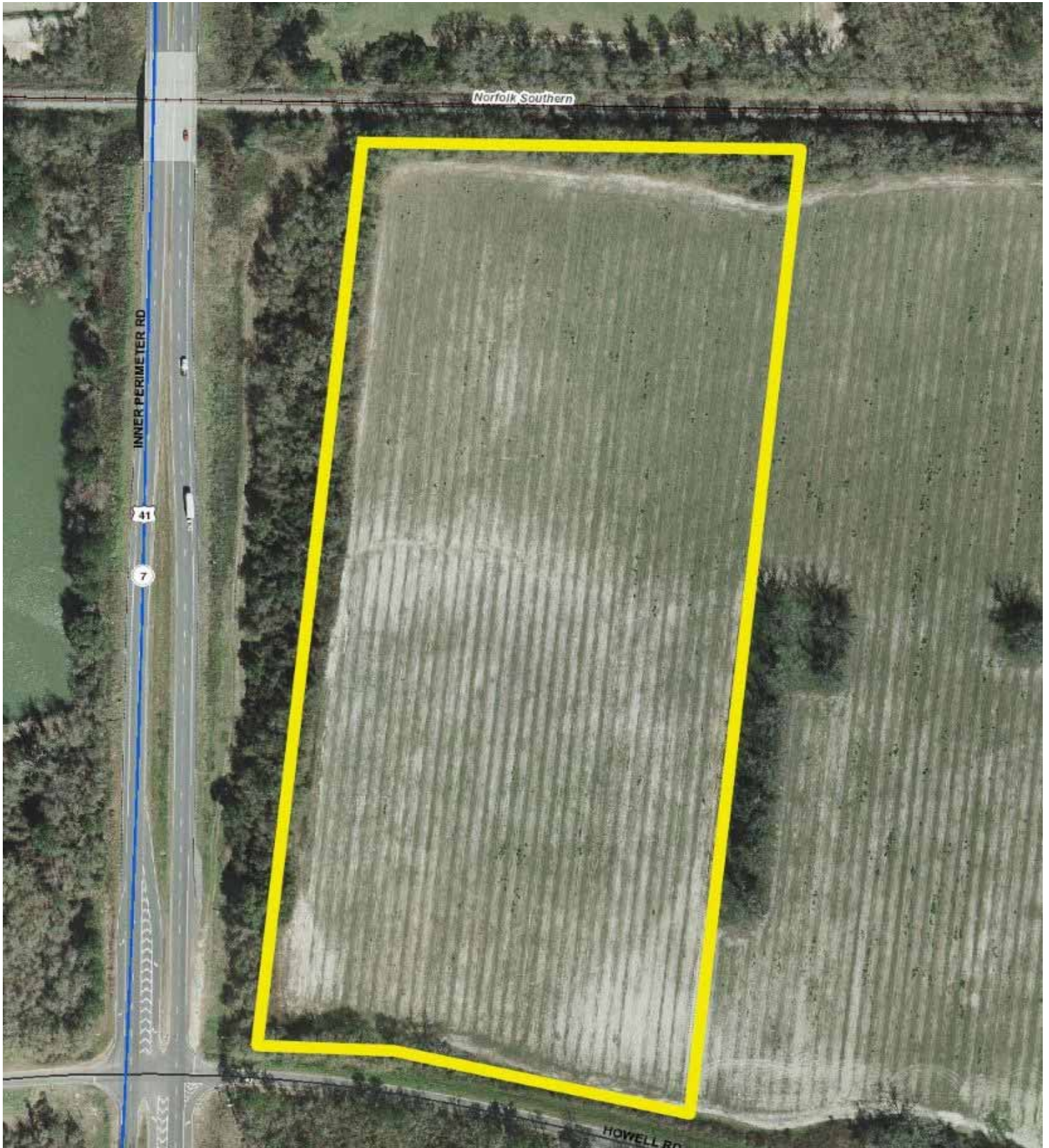


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2007 Aerial Imagery

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



NOW OR FORMERLY
JENNY JO SPIVEY
DB 7145 PG 659
PARCEL #0187 086

GRID NORTH
GA WEST ZON

S 06°26'41" W 1123.01'

S 06°26'41" W 326.72'

R-A TO M2
15.57 Acres

R-A TO C-H
4.25 Acres

N 83°27'05" W 623.75'

N 81°35'06" W C:445.11'

A:445.78' R:234.183'

N 76°07'48" W 181.14'

HOWELL ROAD (100' R/W)

N 06°35'18" E 1056.41'

N 06°35'18" E 289.14'

NOW OR FORMERLY
HB EDWARDS JR ETAL
DB 348 PG 642
PARCEL #0160B 001

PGC/POB:
SOUTHWEST CORNER OF "TRACT 1"
ON "PLAT OF SURVEY FOR JAMES
L SPIVEY III, ET AL RECORDED IN
PLAT CABINET "C" PAGE 1990

INNER PERIMETER ROAD (100' R/W)

GEORGIA SOUTHERN AND FLORIDA RAILROAD (750' R/W)

S 89°34'21" E 624.54'

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