



Valdosta City Council

216 East Central Ave
Valdosta, GA 31601

SCHEDULED

Meeting: 04/10/25 05:30 PM
Department: Planning & Zoning
Category: Zoning
Prepared By: Matt Martin
Initiator: Matt Martin

ORDINANCE NO. (ID # 3924)

DOC ID: 3924

Consideration of an Ordinance to rezone 0.84 acres from Neighborhood-Commercial (C-N) to Multi-Family Residential (R-M) as requested by Justin Nijem (File No. VA-2025-04). The property is located at 1604 Lankford Drive. The Planning Commission reviewed this at their March 31, 2025 Regular Meeting and recommended approval (7-0 Vote).

BUDGET IMPACT/FUNDING SOURCE:

Justin Nijem is requesting to rezone 0.84 acres from Neighborhood-Commercial (C-N) to Multi-Family Residential (R-M). The subject property is a triangular-shaped parcel located at 1604 Lankford Drive which is along the north side of the road about 400 feet east of North St. Augustine Road. This is also between the Westside Baptist Church and the Circle K convenience store. The property is currently vacant and the applicant is proposing to develop it with a 15-unit two-story apartment building in accordance with a submitted site plan. Each dwelling unit will consist of one (1) bedroom and one (1) bath, and total about 850 square feet of heated floor area. Because C-N Zoning does not allow multi-family development, the applicant is seeking the downzoning to R-M.

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 R-M zoning.

The subject property is one of the last remaining vacant properties along the Lankford Drive corridor which is dominated by mainly institutional and high-density residential uses with limited commercial uses at either end. The existing zoning