



# 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

## ORDINANCE NO. 2025- \_\_\_\_\_

### AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF VALDOSTA, GEORGIA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF VALDOSTA AS REQUESTED BY JUSTIN NIJEM, FOR CERTAIN PROPERTY DESCRIBED HEREIN, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

**WHEREAS**, an Application to amend the Official Zoning Map of the City of Valdosta (Application for Rezoning) has been submitted by Justin Nijem (File No. VA-2025-04) requesting to rezone certain properties described herein, from designation of Neighborhood-Commercial (C-N), to Multi-Family Residential (R-M); and

**WHEREAS**, official notices have been given and publications have been made pursuant to O.C.G.A. 36-66-4, and Section 242-4 of the City of Valdosta Land Development Regulations (LDR); and

**WHEREAS**, a public hearing was held by the Greater Lowndes Planning Commission on March 31, 2025, and said Planning Commission has rendered a recommendation to the Mayor and Council of the City of Valdosta; and

**WHEREAS**, the Mayor and Council of the City of Valdosta has considered this request and the recommendation of the Planning Commission, at a public hearing pursuant to said official notices and publications; and

**WHEREAS**, Mayor and Council of the City of Valdosta finds the approved request to be consistent with the City's adopted Comprehensive Plan, and the Standards Governing the Exercise of Zoning Power as described in the City's LDR.