



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 # 3925)

DOC ID: 3925

Consideration of an Ordinance to rezone 0.51 acres from Single-Family Residential (R-10) to Highway-Commercial (C-H) as requested by Samuel Straka (File No. VA-2025-05). The property is located at 107 Jordan Street. The Planning Commission reviewed this at their March 31, 2025 Regular Meeting and recommended approval (7-0 Vote).

BUDGET IMPACT/FUNDING SOURCE:

Samuel Straka is requesting to rezone 0.51 acres from Single-Family Residential (R-10) to Highway-Commercial (C-H). The subject property is located at 107 Jordan Street which is along the east side of the road between Maude Street and West Hill Avenue. It is the northern portion of an existing parcel (0.94 acres total) that is currently split-zoned R-10 and C-H. The property currently contains a vacant Single-Family residence as well as a small accessory building. There are currently no immediate plans for redevelopment and no conceptual site plan has been provided; however, the applicant is simply requesting to have all the property zoned C-H so that it can be better marketed for future commercial development.

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 C-H Zoning.

The subject property is one of the last remnants of what was likely a rural residential area more than 60 years ago before the construction of I-75 and the widening of West Hill Avenue (U.S. 84). This former neighborhood has long since transitioned to an area dominated by commercial development on nearby arterial