



GLPC AGENDA ITEM # 6

AUGUST 31, 2026

Rezoning Request by Robin and Dale Watts File #: VA-2026-09

Robin and Dale Watts are requesting to rezone a total of 8.20 acres from Single-Family Residential (R-10) and Residential Professional (R-P) to all Community Commercial (C-C) zoning. The subject property is located at 2480 East Park Avenue which is along the south side of the road, immediately west of the intersection with Stallings Road and about 1,500 feet east of the intersection with Inner Perimeter Road. The property is currently undeveloped as natural forest and wooded areas. No specific development or commercial use is currently proposed for the property. Rather, the applicants are requesting the rezoning to eliminate the existing split-zoning status and establish consistent zoning across the entire parcel, thereby allowing the property to be more effectively marketed and positioned for future development.

The subject property is currently located within a **Community Activity Center (CAC)** on the Future Development Map of the Comprehensive Plan.

The subject property is located immediately north and west of a C-C-zoned property that is currently being developed with single-family residential homes. The broader surrounding land use pattern is dominated by natural forest and open land aside from the residential development in the area. The applicant's intention is to market the property for future commercial development due to its location near regional transportation corridors as well as its location in an area that is experiencing development at a steady pace. While the immediate area is not yet characterized by a concentration of commercial development, the broader land use pattern west of Inner Perimeter Road and northeast on Park Avenue reflects a gradual transition toward a more developed mix of residential and commercial uses. The subject property's frontage along East Park Avenue and proximity to Inner Perimeter Road make it well positioned to accommodate future development that could serve the growing residential population in the surrounding area.

The requested rezoning would also address the property's existing split-zoned configuration. Currently, the 8.20-acre tract is divided between R-10 and R-P zoning districts, creating a split-zoned parcel that may limit the ability to plan and market the property as a cohesive development site. Establishing a single C-C zoning designation would provide consistent zoning across the entire property and allow future development to be considered within a single zoning classification instead of multiple zoning classifications.

Although the applicants have not identified a specific future development proposal, the requested C-C zoning would provide flexibility for future commercial development and other uses permitted within the district, subject to applicable site plan, access, landscaping, buffering, stormwater, and other development requirements. Any future development would be required to undergo the development review process to ensure that site-specific impacts are appropriately addressed. Overall, the requested rezoning is consistent with the Community Activity Center designation identified on the Comprehensive Plan's Future Development Map and is compatible with the evolving development pattern along this portion of East Park Avenue. The property's proximity to Inner Perimeter Road, existing transportation infrastructure, and nearby residential development provides an appropriate condition for future commercial and/or residential development.

Therefore, the requested rezoning is consistent with the City's long-term land use objectives and it will provide opportunities for future commercial and/or residential development that is compatible with the surrounding area while supporting economic growth and efficient use of planned 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:	Robin and Dale Watts		
Owner:	Robin and Dale Watts		
Request:	Rezone a total of 8.20 acres from R-10 and R-P to all C-C		
Property General Information			
Size & Location:	8.20 acres located at 2480 East Park Avenue		
Street Addresses:	2480 East Park Avenue		
Tax Parcel ID:	Map # 0150 Parcel: 088	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10 & R-P	Vacant; crop field
	Proposed:	C-C	commercial / residential (speculative)
Adjacent Property:	North:	R-P	Natural Forest
	South:	C-C	Residential (In development)
	East:	C-C	Residential (In development)
	West:	R-P	Natural Forest
Zoning & Land Use History	The subject property has been split-zoned for 18 years The property has always been natural forest		
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 on and to the east 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:	Planned Valdosta water services and planned sewer services along Inner Perimeter Road and a portion of E. Park Avenue		
Transportation:	East Park Avenue (Minor Arterial / Collector)		
Fire Protection:	Fire Station # 2 (Park Avenue) = approximately 2.8 miles to the west		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

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 7.1 – The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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:	The proposed rezoning is consistent with the surrounding land use pattern and it will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties.
Staff:	Yes, it is consistent.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	The proposed rezoning will not adversely affect the existing uses or usability of adjacent or nearby property.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	The subject property does have a reasonable economic use as it is currently zoned but the current zoning does not afford the highest and best use of the property.
Staff:	No, The split-zone of the property impacts the use to where it may not allow for a reasonable economic use as it is currently zoned without some form of rezoning.

(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:	The proposed rezoning will not result in or cause excessive or burdensome use of existing streets or transportation facilities, or the capacity of other public facilities.
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	The proposed rezoning is in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan.
Staff:	Yes. The proposed C-C zoning is compliant in the Community Activity Center 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 existing conditions that affect the use and development of the property are due to the split-zoned nature of the property. Having the property rezoned to a zoning that is similar to the surrounding properties will allow for a more uniform development pattern in the area.
Staff:	Yes, the current surrounding zoning as well as the emerging development trends in this area support the proposed rezoning.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The property is currently vacant land and for the foreseeable future the property will stay vacant so there will be no adverse impacts on the natural environment as a result of this rezoning.
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:	The proposed rezoning will not constitute a grant of special privilege to the individual owner.
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: "No Comments"

Public Works: "No Comments"

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Boundary survey

VA-2026-09 Zoning Location Map

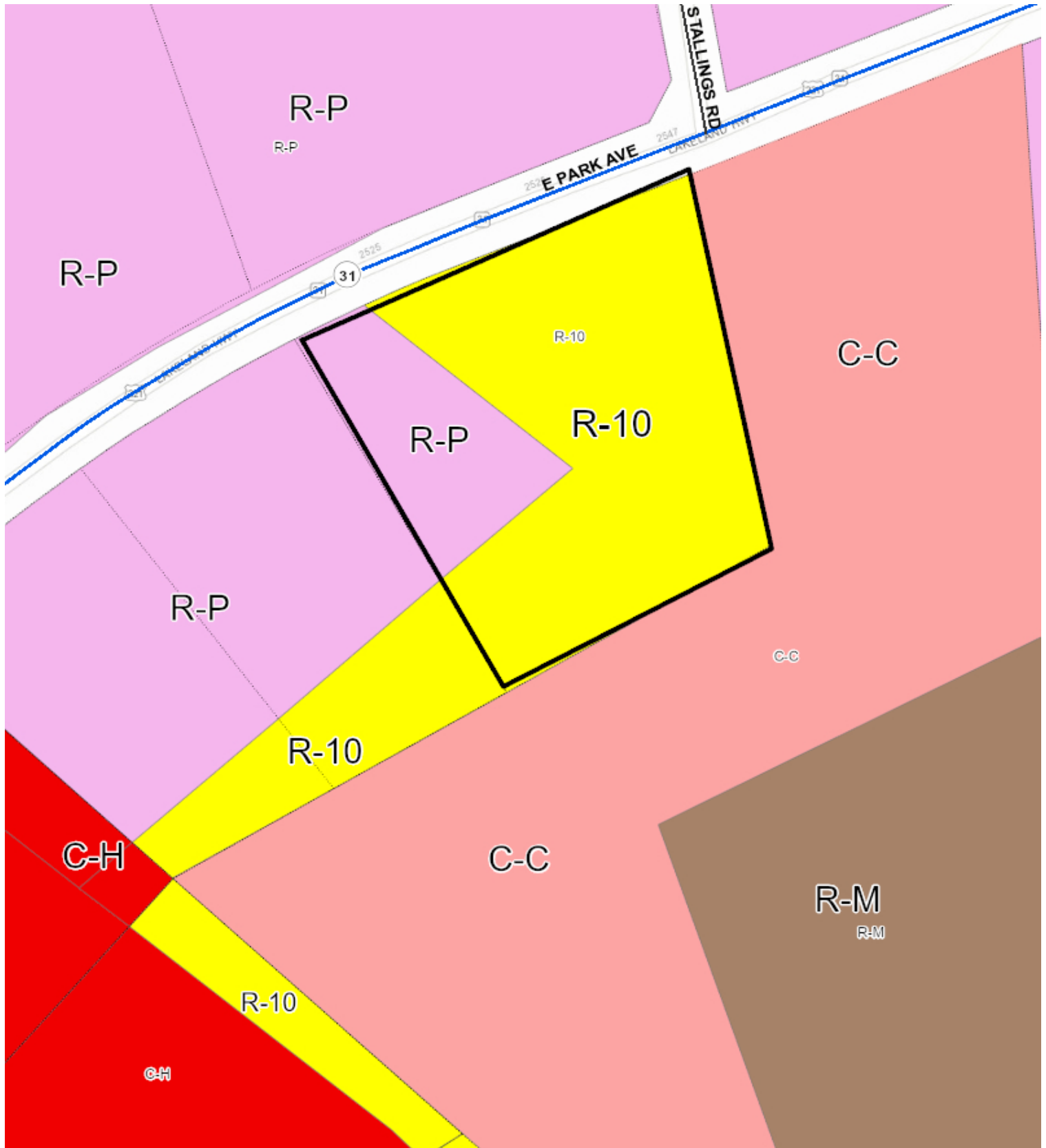


Dale & Robin Watts
Rezoning Request

2480 East Park Avenue
Tax Map: # 0150 Parcels: 088

Current Zoning = R-10 & R-P
Requested Zoning = C-C

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



VA-2026-09 Future Development Map

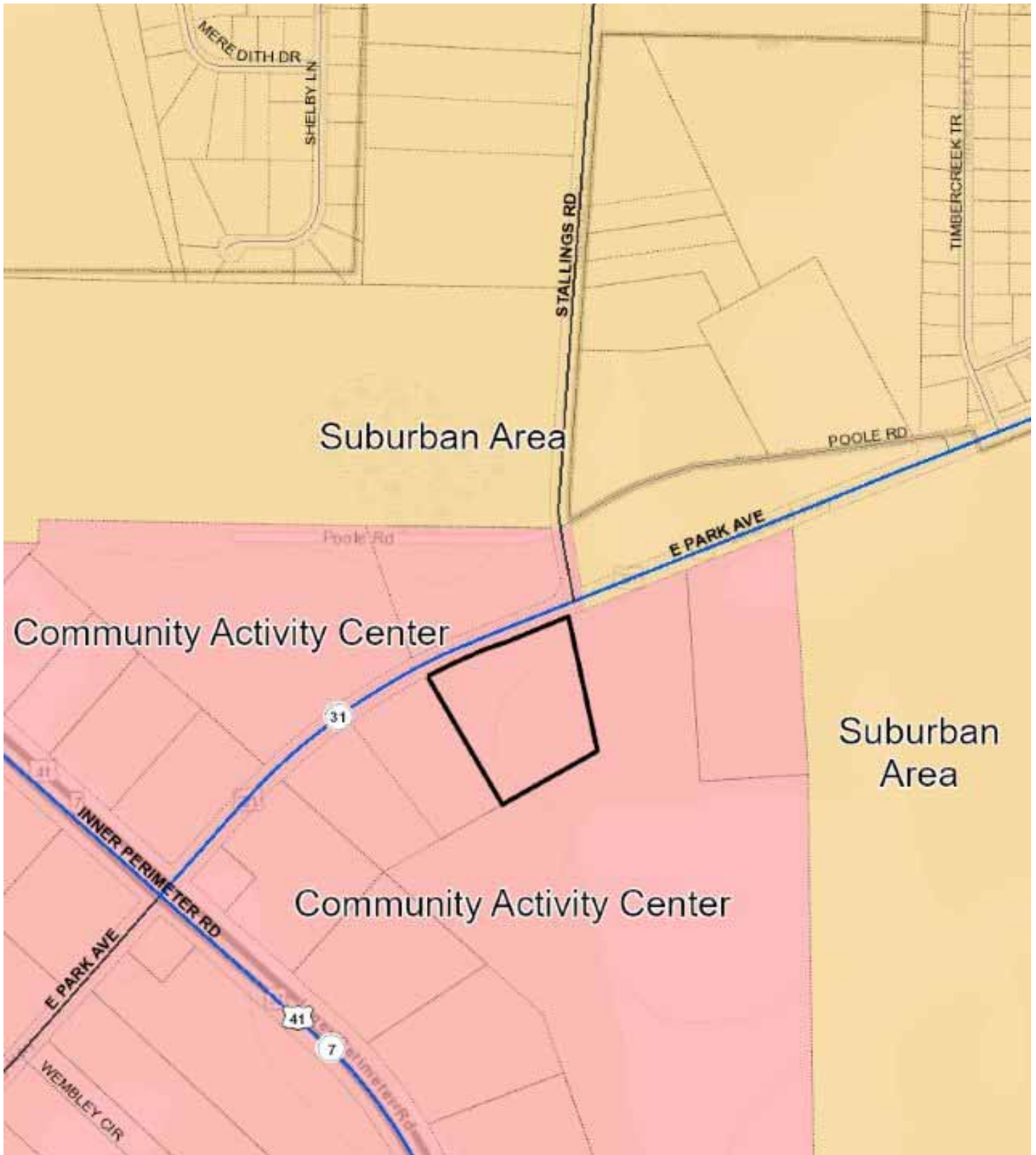


Dale & Robin Watts
Rezoning Request

2480 E. Park Avenue
Tax Map: # 0150 Parcels: 088

Character Area = CAC

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



VA-2026-09 Aerial Location Map

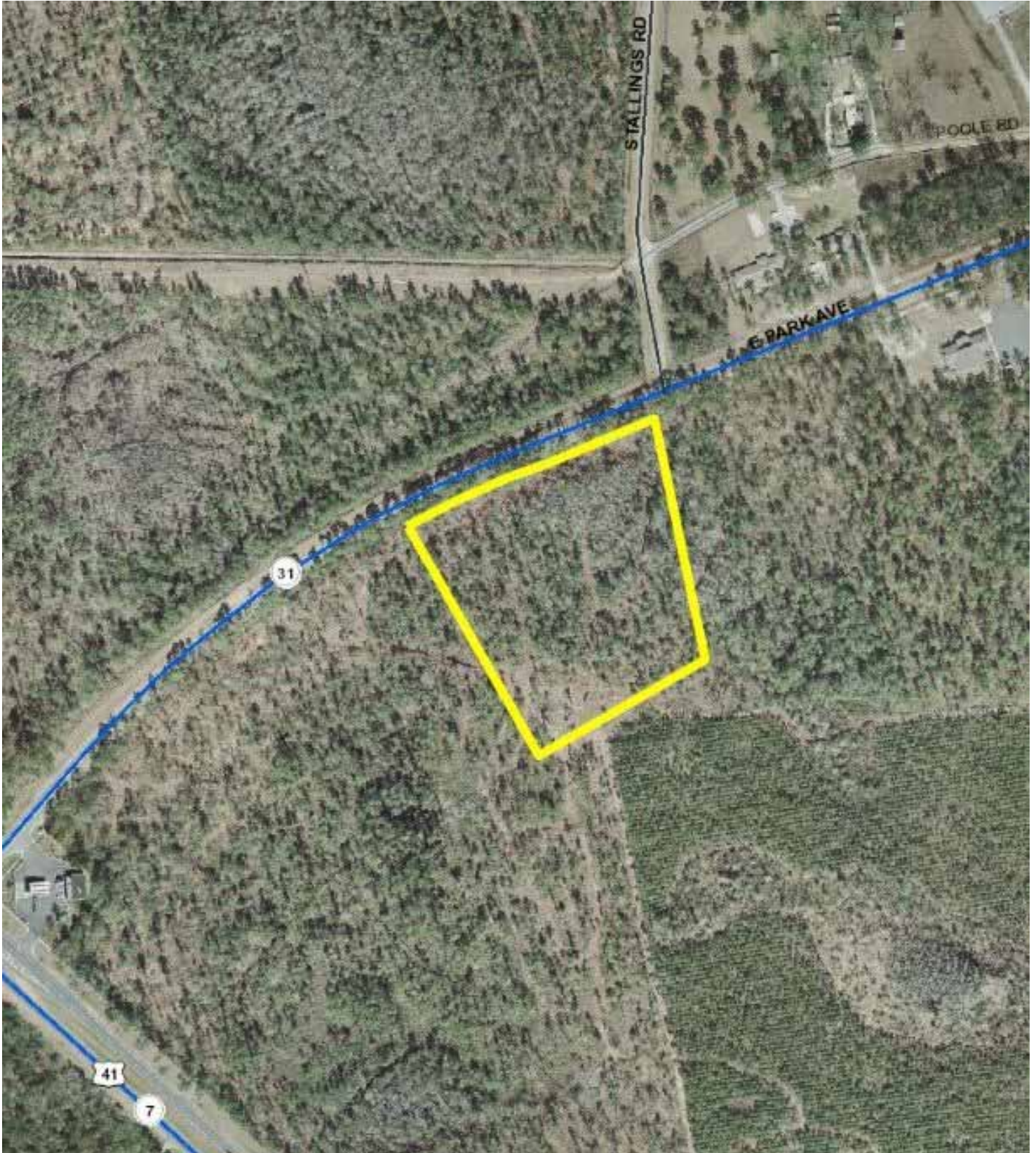


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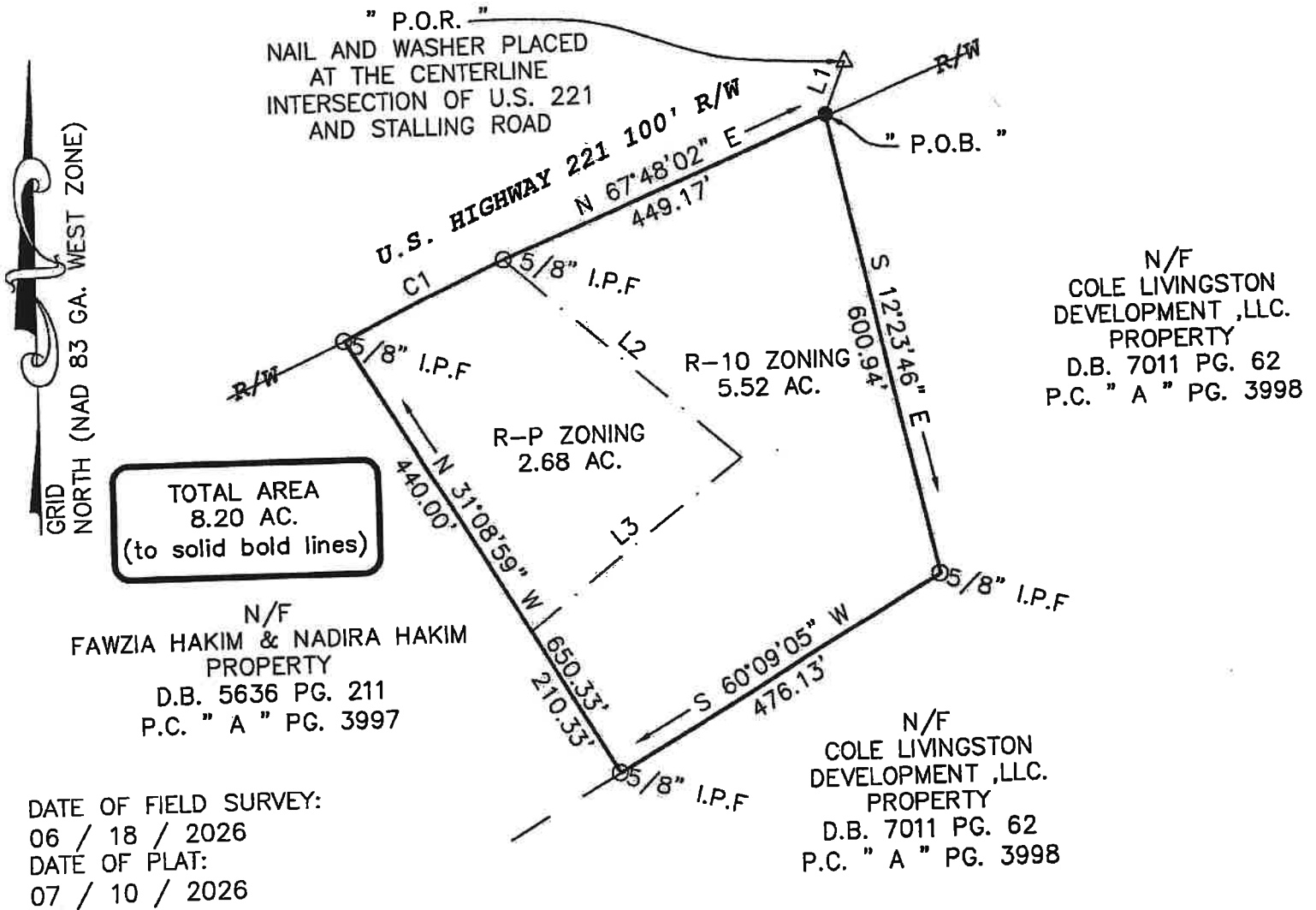
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~2007 Aerial Imagery

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Boundary Survey



VA-2026-09

