



GLPC AGENDA ITEM # 7

NOVEMBER 30, 2015

Conditional Use Request by Azalea City Church of God File #: CU-2015-07

Azalea City Church of God is requesting a Conditional Use Permit (CUP) for a church accessory use in the form of a “food bank ministry” in a Single-Family Residential (R-10) zoning district. The subject properties consist of 2 parcels totaling 0.61 acres located at 1503 & 1505 River Street, which is at the SW corner of River Street and Beck Street. The subject properties are currently vacant and the applicant is proposing to construct a new 2-story building totaling 4,950 square feet (3,750-sf 1st floor) (2,475-sf 2nd floor - mezzanine) with a small parking lot. Stormwater management will likely be required for this site, but this has not yet been engineered. The applicant’s existing food bank ministry is currently located on the main church parcel to the west (247 North St. Augustine Road) and the applicant is proposing to relocate the ministry to this larger new facility. The applicant is proposing to continue operating the ministry themselves, which will only be open 3 days per week (actual hours listed on page 4). The new facility will include a loading dock on the south side of the building for a 24’ delivery truck in conjunction with Second Harvest Food Bank. Recipients of the ministry will come to this site to receive food items.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the City’s Neighborhood Revitalization Area (NRA).

The subject property is part of a transition zone along this portion of River Street with residential uses to the east and north, and commercial uses to the west which are part of the N St Augustine Road corridor. The property is planned to be part of the applicant’s expanding church campus where the food bank ministry is already existing. However, this ministry has out-grown its existing building near the center of the campus and the church is seeking to build a larger more permanent home for this ministry. The proposed site plan meets all basic applicable development standards for institutional uses in R-10 zoning. The site layout has been designed to tone-down the semi-commercial nature of the particular use – by placing the parking lot and the loading dock area away from the primary street frontage. (With the addition of appropriate buffer yards, this will help even further.) The general style of the proposed building is consistent with other buildings on the church property. With appropriate conditions relating to the design of the building and site, and placing an upward limit on the # operating hours, the proposed use should be compatible with the adjacent residential uses and consistent with the overall development patterns of the area.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council subject to the following conditions:

- (1) Conditional Use approval shall be granted for a church accessory use “food bank ministry” in an R-10 zoning district. The facility shall be owned and operated as part of the larger church facility to the west, and shall operate no more than 20 hours per week.
- (2) The facility shall be constructed in general compliance with the submitted site plan and building elevation drawings. This includes a 1-way entrance drive from River Street with all vehicles exiting onto Beck Street. Any existing unused driveway aprons onto River Street shall be removed as required by the City Engineer. A pedestrian walkway shall be added to connect the building entrance with a newly-installed sidewalk along the south side of River Street. Both parcels shall be combined together as one tract.
- (3) Building architecture shall maintain a residential/professional appearance and resemble the submitted elevation drawings in terms of design and materials. Decorative shutters shall be added for each window and exterior walls shall include decorative landscaping with shrubs.
- (4) The loading dock and service area (including any rollup doors) shall be located along the south side of the building, and these areas shall be partially screened from street view by evergreen landscaping and/or fencing.

- (5) For as long as the immediately adjacent single-family properties to the south and west are not owned by the church, maintain a minimum 6' solid fence and 10' wide evergreen buffer yard (as approved by the City Arborist) along these property lines to a point that is 20' from the street right-of-way lines. All exterior lighting shall be shielded and directed away from these residential properties.
- (6) Conditional Use approval shall expire after 3 years from the date of approval if no plans for a building permit have been submitted by that time.

Planning Analysis & Property Information

Applicant/Owner:	Azalea City Church of God		
Request:	Conditional Use Permit for a Church accessory use		
Property General Information			
Size & Location:	Two (2) parcels totaling 0.61 acres located at the SW corner of River Street and Beck Street.		
Street Address:	1503 & 1505 River Street		
Tax Parcel ID:	Map # 086B Parcels 063-064	City Council District:	3 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lots
	Proposed:	R-10	Church accessory use (food bank ministry)
Adjacent Property:	North:	R-10, R-6	Single-family residential
	South:	R-10	Single-family residential
	East:	R-10	Single-family residential
	West:	R-10, C-N, C-H	Single-family residential, Azalea City Ch. of God
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No delineated wetlands on or near the subject property	
	Flood Hazards	Property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along River Street (12" water, 12" sewer) and Beck Street (8" water, 8" sewer). There is an existing fire hydrant on site at the corner of River/Beck Streets.		
Transportation:	River Street (Major Collector) & Beck Street (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 0.70 miles to the west		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

POLICY 2.4 – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Objective 2.4.1 – Promote infill development, especially within Valdosta's designated revitalization areas.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Yes. See attached plans.
Staff:	Yes. The proposed site plan meets all basic applicable development standards for institutional uses in R-10 zoning.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes. See attached plans.
Staff:	Yes. The style of the proposed building is compatible with the overall development patterns of the area.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes. River Street is a collector street.
Staff:	Yes. Ingress and egress to the facility is sufficient, provided there is no direct egress onto River Street in order to eliminate turning-movement conflicts with the Dogwood Drive intersection.

(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	No impact. Water and sewer is available at this site.
Staff:	No adverse impact.
(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
Applicant:	No. There will only be an increase in traffic on site during the 1 st and 3 rd Tuesdays of every month.
Staff:	No adverse impact
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No. The facility will only be open as follows: <ul style="list-style-type: none"> • Every Thursday 5:00 pm – 7:00 pm • Every Friday 9:00 am – 2:00 pm • 1st and 3rd Tuesday 9:00 am – 2:00 pm
Staff:	No significant adverse impact. The facility will only be open 12 hours per week during 1 st and 3 rd weeks, and only 7 hours per week during other weeks.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No. There are not wetlands on this site and the property is not in a floodplain.
Staff:	No impact.

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: Georgia Design Professional I plans required for plan review before any construction begins.

Public Works: No comments

Police: No comments

Health: < No comments received >

Engineering: The lots need to be combined and that parking lot ingress & egress be met as discussed in the First Step meeting.

Fire: No issues for the use of the building , need adequate means of egress , basic life safety concerns smoke detectors, fire extinguishers, exit signs , emergency lighting. Limitations: not serving on site, open for the church, the number of workers on site.

Utilities: If the existing water meter is located in the new driveway and/or parking lot, the meter will be required to be relocated in a grassy area. An above ground backflow preventer will be required to be installed. If the building is required to be sprinkled a full detailed utility plan will be required.

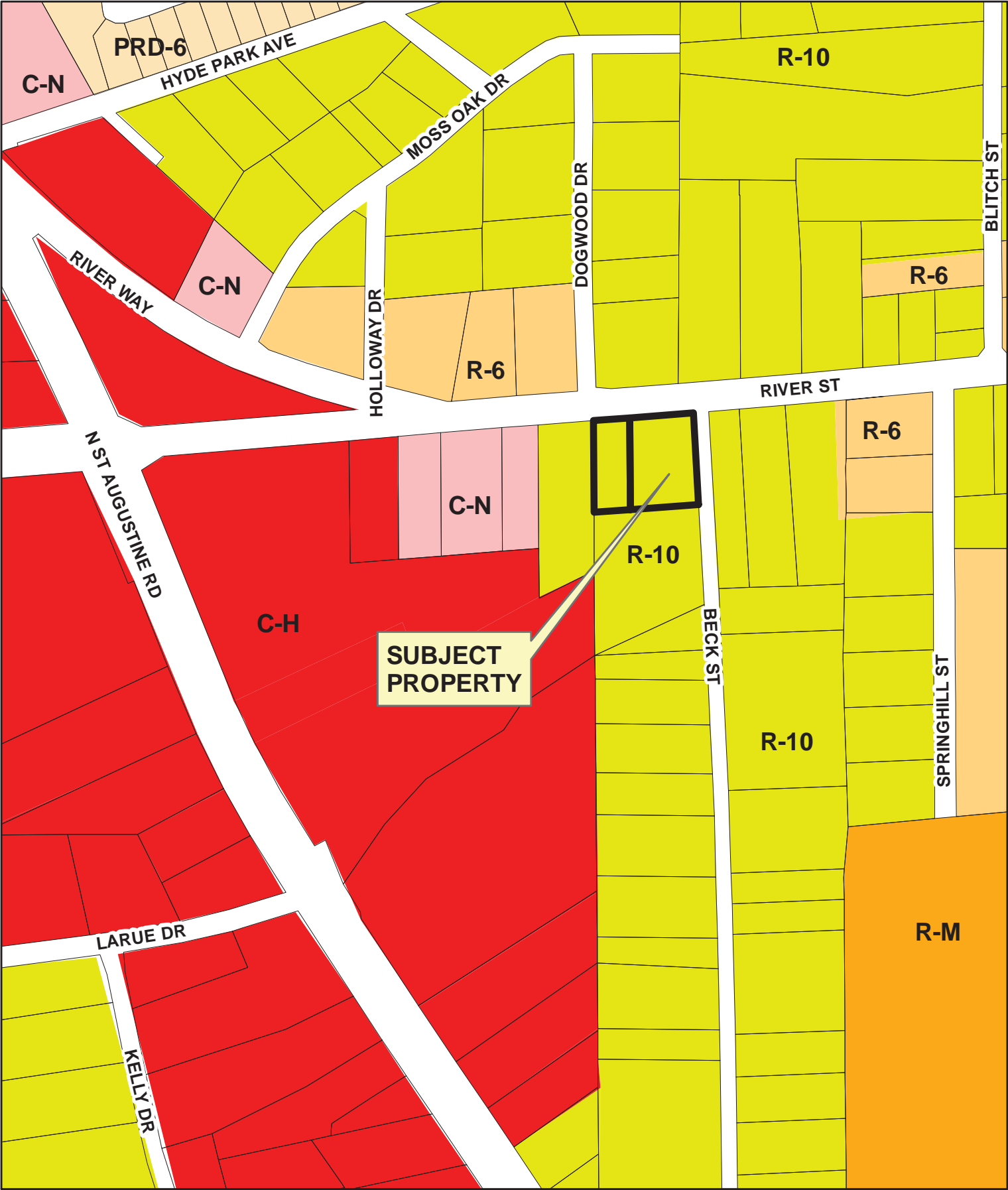
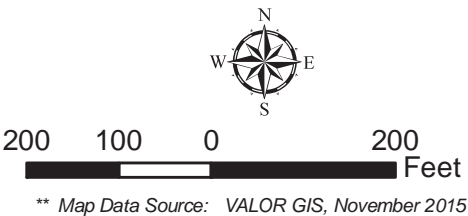
Attachments:

Zoning Location Map
Aerial Map
Conceptual Site Plan
Building Elevation & Floorplan

CU-2015-07 Zoning Location Map

Azalea City Church of God
Conditional Use Permit Request

1503 & 1505 River Street
Tax Map: 0086B Parcels: 063 & 064



CU-2015-07 Tax Parcels Aerial

Azalea City Church of God Conditional Use Permit Request

** Aerial Imagery Date: 2007

1503 & 1505 River Street
Tax Map: 0086B Parcels: 063 & 064

** Map Data Source: VALOR GIS, November 2015



50 25 0 50
Feet



ASA 14

S 11°08' E
68.22'

DOGWOOD DRIVE

12" SS

SS WH
TOP 185.47

12" SS

RIVER STREET VARIABLE WIDTH R/W

D.I.
TOP 183.92
INV. 180.17

CONC. SIDEWALK

N 87°11'08" E
68.22'

N 87°11'08" E
72.00'

ASPHALT DRIVE

SCRATCH IN CONC.

20' MIN. BLDG. LINE

ASPHALT DRIVE

CONC. SIDEWALK

GA POWER EASEMENT
DB 3902, PG 197

28" PINE

20' M.B.L.

CEDAR BUSH

24" PINE

27" PINE

13" PALM

15' GA POWER EASEMENT
DB 3902, PG 200

CEDAR BUSH

8" SS PER G.I.S.

8" WATER PER G.I.S.

30' R/W PER PG 3, PG 78

BECK STREET

27.42'

25' MPH

R/W PER PG 3, PG 78

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PROPERTY OF
REBECCA BARKER
TAX MAP 86B, PAR 62
DB 216, PG 522

N 87°11'08" E
180.00'

10' M.B.L.

31" PINE

WELL

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TAX MAP 86B, PAR 63

DB 234, PG 320

1503 RIVER ST.

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PROPERTY OF
TONY KNIGHT
TAX MAP 86B, PAR 65
DB 2952, PG 72

0.358 AC.

Proposed Building

REMOVE EXISTING
22" PECAN

LOADING DOCK

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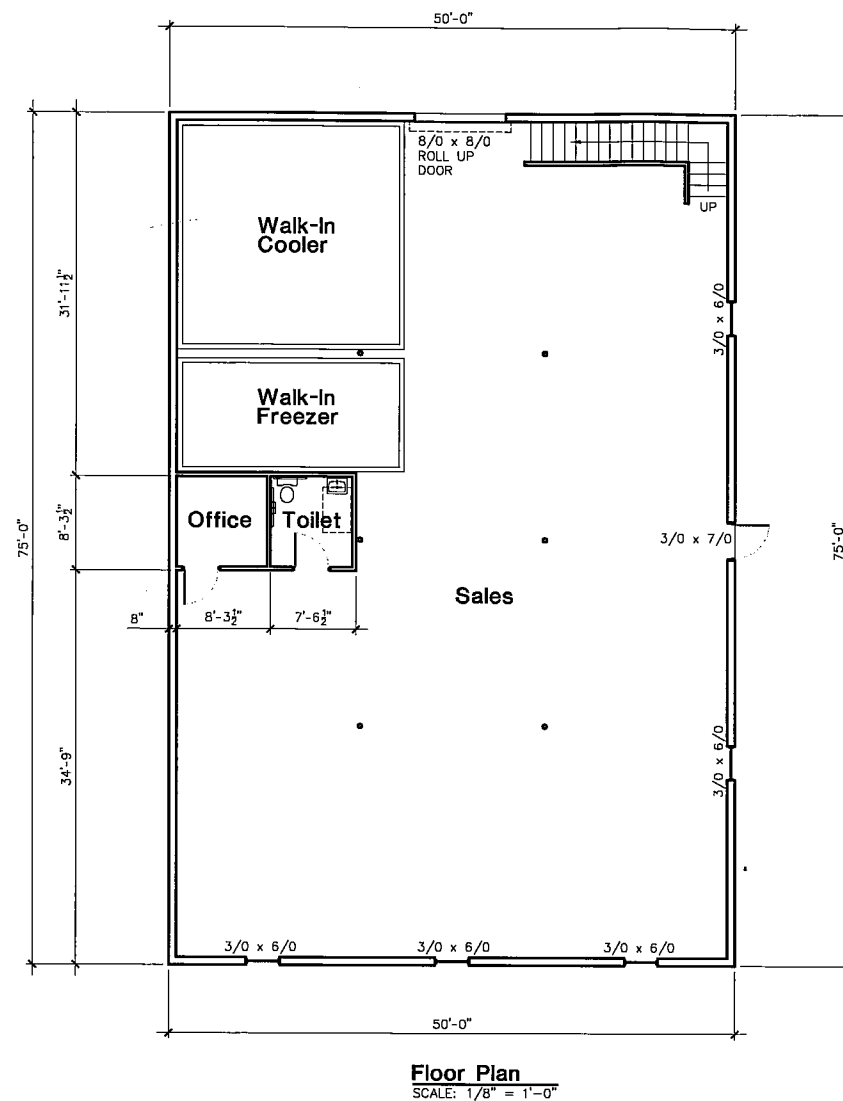
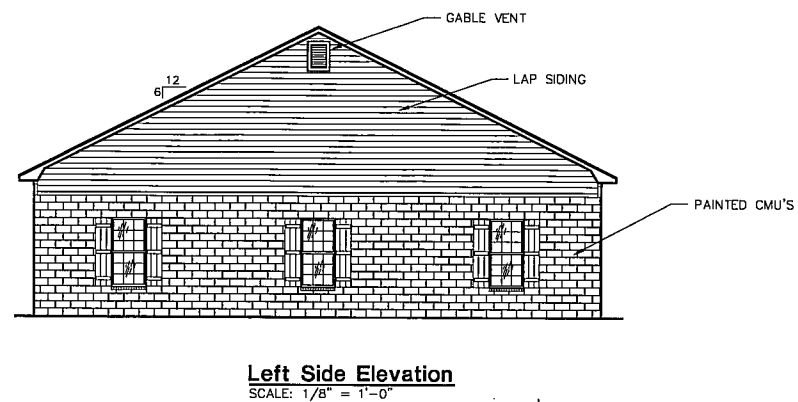
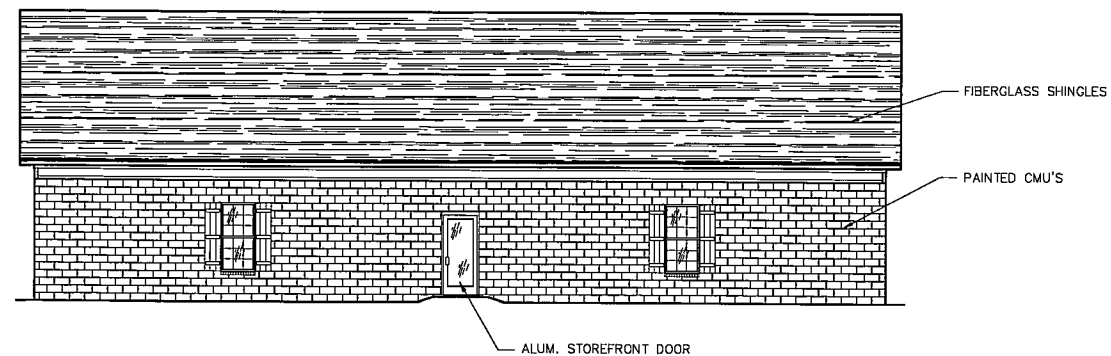
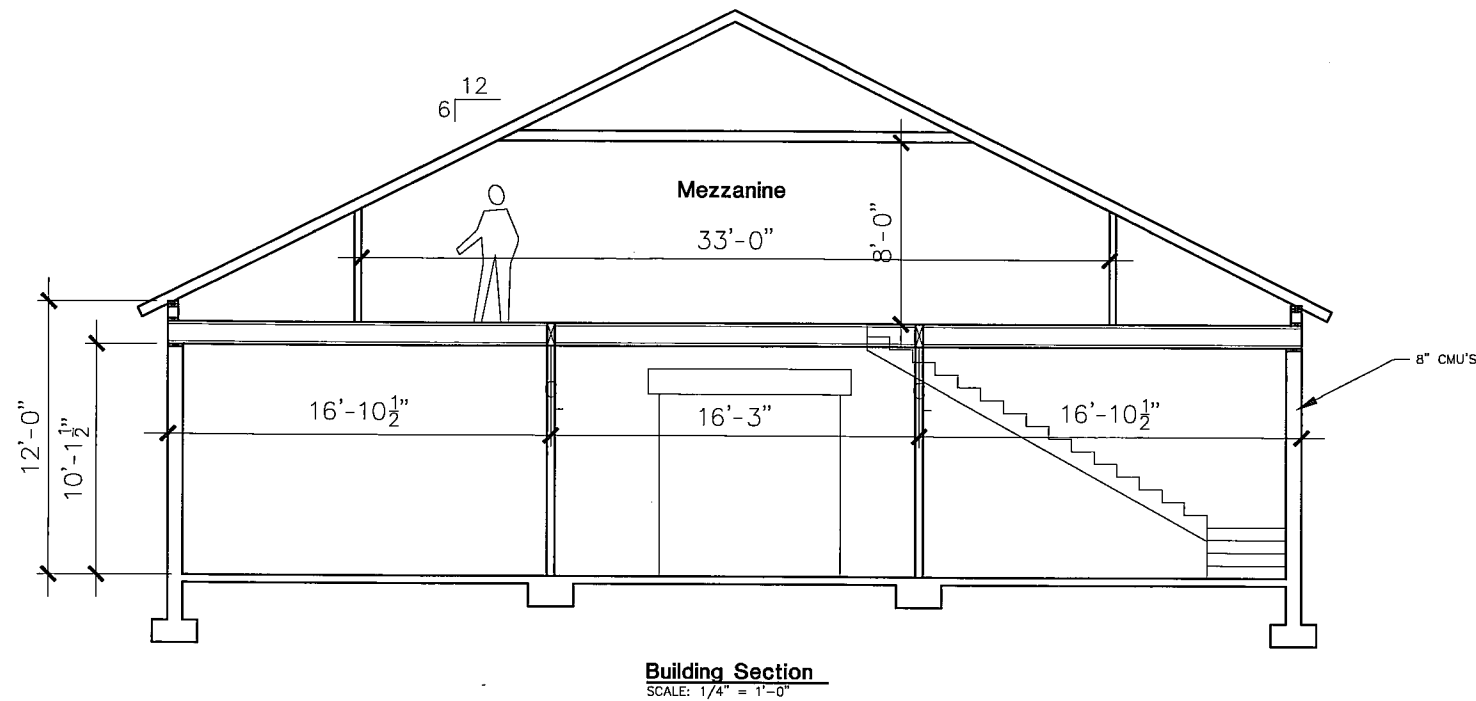
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JAMES D. CONE
ARCHITECT

1806 PLUM STREET VALDOSTA, GA 31601 TELE (229) 247-6376 FAX (229) 245-9311 E-mail JIMMY.CONNELLSOUTH.NET

A New Building For Helping Hands
1503 River Street Valdosta, Georgia

DRAWN _____
CHECKED _____
JOB NUMBER 15-51
DATE Oct 21, 2015
REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF JAMES D. CONE, ARCHITECT. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR USED WITHOUT PERMISSION AND CREDIT.

DRAWING NUMBER
A-1.1
SHEET 1 OF 2