



**GLPC AGENDA ITEM # 8**  
**NOVEMBER 30, 2015**

**Rezoning Request by Richard Bonner**  
**File #: VA-2015-15**

Mr. Richard Bonner is requesting to rezone 4.15 acres from Single-family Residential (R-10) to Community Commercial (C-C). The subject property is located at 1520 Hickory Road which is at the NW corner of Hickory Road and North St Augustine Road. The property currently contains a single-family residence and mobile home, and the applicant is proposing to sell the property for redevelopment as a 3-story hotel with 113 rooms along with a commercial out-parcel to be marketed for a future restaurant.

The subject property is now located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C zoning. This property is part of the Character Area amendment request that was approved October 8<sup>th</sup> (file # VA-2015-14) (formerly Transitional Neighborhood).

As described in the report for the recent Character Area amendment, all of the properties fronting North St Augustine Road have been redeveloped as commercial uses over the past 20 years. The subject property is the only remaining parcel that has frontage along this 4-lane highway but is not zoned commercial. The existing R-10 zoning is no longer practical for this area, and it is not compliant with the recently-approved Character change to Community Activity Center. Even though all of the nearby commercial properties are zoned C-H, most of them contain C-C type uses. C-C zoning allows hotels as well as restaurants and all forms of retail sales and services. C-C will also help protect the existing single-family uses that still remain adjacent and across Hickory Road from the more intensive uses otherwise allowed in C-H.

**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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Richard Bonner		
<b>Request:</b>	Rezone from Single-family Residential (R-10) to Community Commercial (C-C)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel totaling 4.15 acres located at the NW corner of North St Augustine Road and Hickory Road.		
<b>Street Address:</b>	1520 Hickory Road		
<b>Tax Parcel ID:</b>	Map # 084A Parcel 038	<b>City Council District:</b>	6 <i>Councilman Robert Yost</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Single-family residential, mobile home
	Proposed:	C-C	Hotel with Restaurant out-parcel
<b>Adjacent Property:</b>	North:	R-10	Single-family residential neighborhood
	South:	C-H	Valdosta Mall Corners (shopping center)
	East:	C-H, R-10	Budget truck rental, house, Tiny Bubbles
	West:	C-H	Promenade Plaza (shopping center)
<b>Zoning &amp; Land Use History</b>	The subject property was part of unincorporated island #70 which annexed into the City in 2006. The property was previously zoned R-10 in the county and was given R-10 zoning in the City upon annexation. The property has always been developed and used for residential purposes and has been in the Bonner family for more than 40 years. The LC Tax Assessor data states the house was built in 1956.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no notable historic resources on or near the subject property		
<b>Natural Resources:</b>	Vegetation:	Mostly cleared (greased) as a residential lawn with some trees	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards	The 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 in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along North St Augustine Road and Hickory Road – as part of the Island-70 utilities installation		
<b>Transportation:</b>	North St Augustine Road (Principal Arterial) (Ga Hwy 133). Hickory Road (local)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 1.30 miles to the south. The nearest fire hydrants are located along Hickory Road.		

**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:**

**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.

**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.

**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.*

<b>(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.</b>	
<b>Applicant:</b>	The proposed zoning change is consistent with the surrounding commercial land use pattern. If the FDM amendment is approved, additional surrounding parcels will be zoned for commercial use. The proposed hotel and restaurant are suitable near residential areas.
<b>Staff:</b>	Yes. This is a developing commercial area and the proposal should be considered a form of infill development.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<b>Applicant:</b>	The proposed rezoning will positively affect the usability of adjacent or nearby property, as it will encourage developers to build and bring businesses to Valdosta.
<b>Staff:</b>	No adverse impact.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<b>Applicant:</b>	The property is currently zoned R-10 and does not provided reasonable economic use as it is currently zoned. Changing the zoning to C-C would allow the property to be used in a manner compatible with the surrounding area and significantly increase the property’s economic potential.

<i>Staff:</i>	No. Development under the existing R-10 zoning is no longer practical for this area, and it not compliant with the recently-approved Character change to Community Activity Center.
<b>(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.</b>	
<i>Applicant:</i>	The proposed rezoning should reduce dependence on the automobile, as guests will be within walking distance to shops and restaurants. No burdensome impacts are anticipated on utilities or schools.
<i>Staff:</i>	No adverse impact.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes, the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.
<i>Staff:</i>	Yes. The proposed C-C zoning is compliant with the CAC character area, and the proposed commercial development is deemed consistent with the Plan's goals and policies.
<b>(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.</b>	
<i>Applicant:</i>	If the FDM amendment is approved, then the proposed rezoning constitutes approval due to the immediate proximity of other commercial properties.
<i>Staff:</i>	Yes. The development trend for properties in this former rural neighborhood has been for commercial and high-density residential redevelopment. All of the properties fronting North St Augustine Road have been redeveloped as commercial uses over the past 20 years.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	The proposed rezoning will not have adverse impacts on the natural environment.
<i>Staff:</i>	No impact.
<b>(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.</b>	
<i>Applicant:</i>	The proposed rezoning will not constitute a grant of special privilege to the individual owner, and it should increase adjacent property values.
<i>Staff:</i>	No. The proposed rezoning will not be a grant of special privilege.

### **Supplemental Standards in the LDR Applicable to the Proposal**

#### **Section 218-13(KK) Hotels**

- (1) All guest rooms shall be accessed internally through the building with no direct room access to the outside. The lobby shall be a minimum of 700 square feet in size.
- (2) Each hotel must provide management on duty 24 hours a day.
- (3) Each guest room shall have a minimum of 300 square feet.
- (4) For buildings three stories or less or containing no more than 130 rooms, each hotel building shall have a minimum roof pitch of 4:12.
- (5) Outside storage of commercial equipment is prohibited.
- (6) No business license shall be issued for any business operating from any guest room of the facility.

**General Requirements of the LDR Applicable to the Proposed Site Plan**

LDR Standard	Compliance / Comments
Minimum building <b>setbacks</b> in C-C zoning: Front – 15', Side – 0' / 10', Rear – 12'	OK. The proposed hotel building is more than 50' from all property lines. The proposed out-parcel still has not been designed
% <b>Impervious</b> : The maximum allowed impervious surface in C-C zoning is 75%.	OK. The proposed site plan appears to be far less than the 75% impervious limit.
# <b>Parking</b> : Minimum required for hotels = 1 space per guest room, plus 1 space per operator/employee. Proposal is 113-room hotel with assumption of 10 employees. Total required = 123.	OK. Proposed site plan depicts 126 parking spaces. It seems likely that parking will be shared with the future restaurant out-parcel
<b>Landscaping</b> – buffer yard required along N property line adjacent to R-10 zoning --- minimum 20' wide or 10' wide with an opaque fence.	OK. The proposed site plan indicates a 15' buffer yard with an opaque fence. Site plan also indicates more-than-sufficient room for required street yards and internal parking lot landscaping.

**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.*

**Engineering:** The right-of-way for Hickory Road to be addressed as shown on the proposed Hotel Sketch that was submitted by Lovell Engineering (60' R/W)

**Building Plan Review:** Georgia Design professional plans required for plan review before any construction begins

**Fire:** Means of egress will be a concern, site plans, floor plan. Will have to adhere to LSC and IFC 2012 edition.

**Health Department:** < No comments received >.

**Public Works:** No comments.

**Police:** No comment.

**Landscaping:** Must comply with LDR Chapter 328.

**Utilities:** No comments.

**Attachments:**

- Letter of Authorization
- Zoning Location Map
- Future Development Map
- Aerial Map
- Conceptual Site Plan & Boundary Survey
- Use Comparison Chart

# VA-2015-15 Zoning Location Map

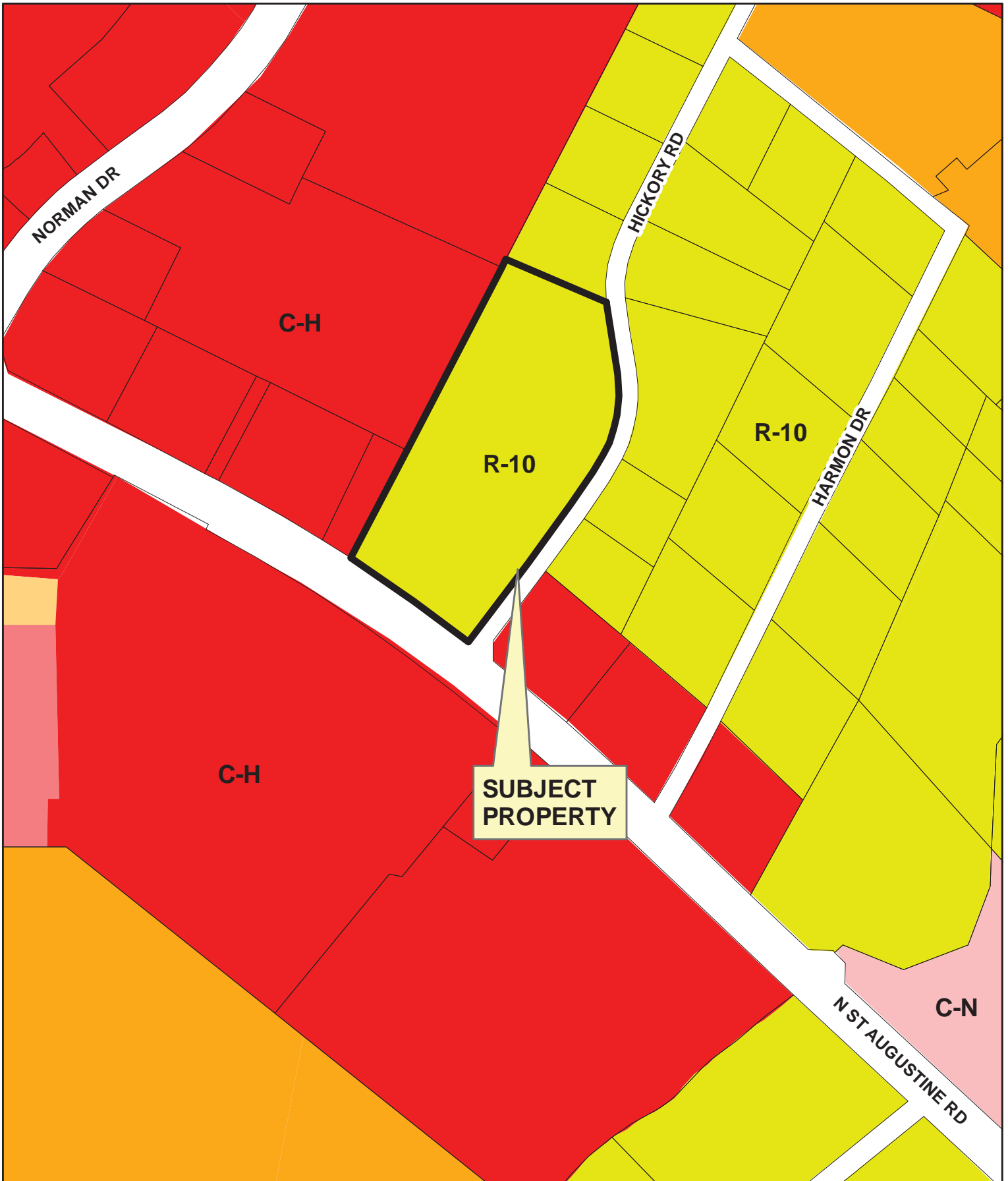
**Richard Bonner  
Rezoning Request**

1520 Hickory Road  
Tax Map: 0084A Parcel: 038



200 100 0 200 Feet

\*\* Map Data Source: VALOR GIS, November 2015



# VA-2015-15 Tax Parcels Aerial

**Richard Bonner  
Rezoning Request**

*\*\* Aerial Imagery Date: 2007*

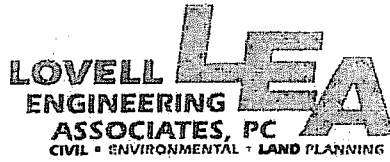
1520 Hickory Road  
Tax Map: 0084A Parcel: 038



200 100 0 200  
Feet

*\*\* Map Data Source: VALOR GIS, November 2015*





City of Valdosta  
Planning and Zoning Division  
300 North Lee Street  
PO Box 1125  
Valdosta, GA 31603

RE: Applications for Future Development Map Amendment and Rezoning  
Property Map/Parcel No.: 0084A/038  
Property Address: 1520 Hickory Road Valdosta, GA 31601  
Property Owner: Richard Bonner  
Property Owner Phone Number: 229-740-0776  
Rezoning Request for: Candlewood Suites

Dear Sir or Madam:

Richard Bonner is the owner of the above referenced property. Please allow this letter to serve as authorization for Lovell Engineering Associates, PC to submit the above referenced applications for Future Development Map Amendment and Rezoning, and to act on my behalf regarding the said applications.

If you have any questions concerning the authorization above, or if anything further is needed, please do not hesitate to contact me. Thank you for your cooperation in this matter.

Sincerely,

Sworn to and subscribed before  
me this 25<sup>th</sup> day of August, 2015

Notary Public

MY COMMISSION EXPIRES AUGUST 12, 2022



N/F PROPERTY OF PROMENADE  
PLAZA INVESTORS LLC  
MAP 0084A PARCEL 050  
ZONED C-H

N/F PROPERTY  
OF AMERIS BANK  
MAP 0084A  
PARCEL 039  
ZONED R-10

N/F PROPER  
INVESTMI  
MAP 0084A  
ZONED

N/F PROPERTY OF PROMENADE  
PLAZA OF VALDOSTA LLC  
MAP 0084A PARCEL 048  
ZONED C-H

N/F P  
M.

FUTURE 60' R/

AVUN LLC  
EL 044

N/F PROPERTY OF PROMENADE  
PLAZA INVESTORS LLC  
MAP 0084A PARCEL 050  
ZONED C-H

N/F PROPERTY OF AMERIS BAN  
MAP 0084A PARCEL 035  
ZONED R-10

**TRACT 2  
±1.28 ACRES**

L=228.18, R=3316.05  
CHORD=228.13  
CHD BEARING=S55° 21' 06"E

N/F PROPERTY OF  
TIMOTHY S. WILSON  
MAP 0084A PARCEL 036  
ZONED R-10

N. ST. AUGUSTINE ROAD  
(VARIABLE R/W)

N/F PROPERTY OF  
DASHER PROPERTIES LP  
MAP 0084A PARCEL 037  
ZONED C-H

