

GLPC AGENDA ITEM # 4 MAY 31, 2016

Rezoning Request by Josh Thomason File #: HA-2016-03

Josh Thomason, representing Peachtree Housing Communities LLC, is requesting to rezone 1.54 acres from Single-Family Residential (R-10) to Residential-Professional (R-P), as part of a larger multi-family development that consists of 6.44 acres overall (see annexation and rezoning requests listed later on the agenda) (file # HA-2016-04, HA-2015-05). The subject property is L-shaped and fronts both West Main Street and West Park Street, about 600 feet east of Union Road. The property is currently vacant. The overall development is proposed to contain a total of 48 dwelling units, however the total acreage (@ 10 units/acre) could allow a maximum of 64 dwelling units. The applicant is proposing a mixture of 1-BR, 2-BR, and 3-BR units. If rezoning is approved, the applicant is proposing to submit their project to Georgia DCA for Tax Credit housing approval. Although not specifically required by local regulations, the developer is proposing the following amenities for the development: playgrounds, picnic pavilion with grilling stations, and a community center building with meeting room, computer room, fitness center, and laundry facilities.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The northern portion of the property facing West Main Street is also located within the Hahira Gateway Corridor Overlay District.

The land use pattern in this area is dominated by mostly vacant/undeveloped properties. However, there is a grocery store shopping center to the north across West Main Street, a single-family residence to the east, the Hahira Housing Authority apartments to the southwest, and an older single-family neighborhood to the southeast. The zoning patterns in this area are split between the C-H zoning on properties to the north and west, R-10 zoning on properties to the east and, R-6M on property to the south across West Park Street. The proposed R-P zoning for the subject property would really help serve as a good transitional area between the residential zoning and development to the south and east, and the commercial zoning and development to the north and west. Because of their proposed multi-family uses, the applicant had originally requested R-6M zoning to match the existing zoning of the apartments to the south. However, R-6M also allows the possibility of manufactured home development which is not very compatible with the well-established single-family development nearby. Given the proximity of the commercial development/zoning, and the need for a good transition separating it from residential, R-P zoning seemed like a much better choice.

There are supplemental regulations for multi-family developments, as well as supplemental standards for development within the Gateway Corridor Overlay District. The submitted site plan is still very conceptual in nature, but it shows lots of extra space in the design which should make full compliance with these requirements easy to accomplish (see details listed on page 5 of this report). Given the transitional nature of the proposed use and proposed zoning classification between designated commercial and residential areas, staff is very supportive of this request.

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

| | | | |
|---------------------------------------|---|---|--|
| Applicant: | Josh Thomason (Peachtree Housing Communities LLC) | | |
| Owner: | Janice M. Butler | | |
| Request: | Rezone from Single-Family Residential (R-10) to Residential-Professional (R-P) | | |
| Property General Information | | | |
| Size & Location: | 1.54 acres located along both West Main Street and West Park Street, about 600 feet east of Union Road. (* part of a larger proposed development) | | |
| Street Address: | < not yet assigned > | | |
| Tax Parcel ID: | Map # 0026 Parcels: 026, 027, part 029 | City Council District: | 1 |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | R-10 | Vacant |
| | Proposed: | R-P | Apartment complex (part of a larger development) |
| Adjacent Property: | North: | C-H | Harveys grocery store & shopping center |
| | South: | R-6M, R-10 | Public Housing (apts), single-family residential |
| | East: | R-10 | Single-family residence, vacant land |
| | West: | C-H | Vacant (remainder of proposed apartment complex) |
| Neighborhood Characteristics | | | |
| Historic Resources: | There are no historic resources in the immediate area. | | |
| Natural Resources: | Vegetation: | Forest | |
| | Wetlands: | There are no jurisdictional wetlands on or immediately adjacent to the subject property | |
| | Flood Hazards | 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 immediate area. | |
| Public Facilities | | | |
| Water & Sewer: | Hahira water & sewer services along West Park Street | | |
| Transportation: | Union Road (Major Collector), West Main Street & West Park Street (local streets) | | |
| Fire Protection: | City of Hahira fire station = approximately 0.60 miles to the east | | |

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer 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:

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

POLICY 3.3 – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

Objective 3.3.1 – Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community.

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.

| | |
|--|---|
| (1) Is the proposed zoning change consistent with the surrounding land use pattern ? | |
| Applicant: | Yes. Current surrounding land uses include: multi-family/single-family to the south, single-family to the east, vacant land and a grocery store to the north, and single-family to the west. |
| Staff: | Yes. There is existing multi-family, single-family, and commercial development on nearby properties, although about half of all the surrounding lands are currently vacant. |
| (2) Are there other zonings of this type near the subject property ? or will the proposed rezoning result in an isolated zoning district unrelated to adjacent and nearby zoning districts ? | |
| Applicant: | Yes, the multi-family development located to the south is zoned for multi-family development. |
| Staff: | Yes, there is R-6M zoning immediately to the south, which also allows multi-family development. R-P zoning is considered “transitional” between the residential zonings to south and east, and the commercial zoning to the north and west. |

| | |
|--|---|
| (3) Will the proposed change cause an increase in population density ? | |
| <i>Applicant:</i> | Yes, the construction of apartments will necessarily increase the population density in this area. However, the large majority of residents are expected to come from within Hahira and the surrounding area. |
| <i>Staff:</i> | Yes. R-P zoning allows multi-family development up to 10 dwelling units per acre. |
| (4) Will the proposed change likely increase traffic on roads or increase the demand on public services (utilities, fire protection, etc..) ? | |
| <i>Applicant:</i> | Yes, the roads surrounding the proposed development will see increased traffic. Furthermore, there will be increased demands on water and sewer capacity. |
| <i>Staff:</i> | Yes, but there will be no significant impact, with most of the traffic utilizing West Main Street. |
| (5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community ? | |
| <i>Applicant:</i> | No. The proposed change and the proposed development will have a positive impact on the quality of life in the neighborhood and surrounding community and is expected to spur additional economic growth in the area. |
| <i>Staff:</i> | No adverse impact. |
| (6) Will there be any negative impacts on the environment (wetlands, floodplain, groundwater recharge, air quality, etc...) ? | |
| <i>Applicant:</i> | No. There will be no negative effects on the environment. No wetlands or floodplains exist on the property. |
| <i>Staff:</i> | No impact. |
| (7) Will the proposed change negatively affect marketability or development of surrounding property ? | |
| <i>Applicant:</i> | No. The proposed change will have a positive effect on the marketability and the development of surrounding properties. |
| <i>Staff:</i> | No adverse impact. |
| (8) Is the proposed change out of scale with the needs of the community ? | |
| <i>Applicant:</i> | No. There is strong demand for additional high-quality apartment units in the City of Hahira. |
| <i>Staff:</i> | No. |
| (9) Could the proposed change be considered a grant of special privilege for the subject property that is not enjoyed by surrounding properties ? | |
| <i>Applicant:</i> | No. Multi-family currently exists south of the subject site and all owners can offer the same request for zoning. |
| <i>Staff:</i> | No. |

Supplemental Standards in the Zoning Ordinance Applicable to the Proposal

Section 9: Special Provisions for Certain Uses

9-3 Multi-Family Development Projects. Multi-Family Development Projects must meet the following requirements:

9-3.1 Multiple buildings are allowed on a single lot in these development types.

9-3.2 Two parking spaces shall be provided for each dwelling unit proposed as part of any multi-family development project.

- 9-3.3 Multi-family development projects shall conform to the building height restrictions and yard setback requirements listed in Section 6 of this ordinance.
- 9-3.4 Each dwelling unit proposed as part of a multi-family development project shall meet the minimum floor area requirements listed in Section 6 of this ordinance, as well as limitations for efficiency and one bedroom units as part of the total project development.
- 9-3.5 All multi-family development projects shall leave 500 square feet per dwelling unit in a natural state as open space or be developed as park and/or open air recreation facilities.

General Requirements of the Zoning Ordinance Applicable to the Proposed Site Plan

| Ordinance Requirement | Compliance / Comments |
|--|---|
| Front yard building setbacks in Gateway Corridor Overlay district: West Main Street --- minimum 15', maximum 75' from PL | OK, although the buildings will need to be shifted closer to West Main Street in order to comply with the 75' maximum distance |
| Minimum side/rear setbacks in R-P zoning (from property lines): Union Road – 12' W Park Street – 18' east boundary – 10' | OK. The proposed buildings exceed these minimum requirements. |
| Unit Density: The maximum allowed density is 10 units per acre. (6.44 acres = maximum of 64 dwelling units) | OK. The proposed site plan indicates only 48 units |
| # Parking: Minimum required for multi-family is 2 parking spaces per dwelling unit. Total required for 48 dwelling units = 96 | OK. Proposed site plan depicts 96 parking spaces. |
| Landscaping – buffer yard required along E property line adjacent to R-10 zoning --- minimum 15' wide or 7.5' wide with an opaque fence. | OK. The proposed site plan indicates more than enough room for a 15' buffer yard. Site plan also indicates more-than-sufficient room for required street yards and internal parking lot landscaping. |
| Open Space / Recreation: "All multi-family development projects shall leave 500 square feet per dwelling unit in a natural state as open space or be developed as park and/or open air recreation facilities" | OK, but not yet designated on the site plan. 48 dwelling units will require at least 24,000-sf of designated natural open space or developed park/recreation facility --- in one or more areas. (there is more than enough room for this) |
| Sidewalks and Pedestrian interconnectivity: (Overlay District) 5' sidewalk along all street frontages, internal sidewalks connecting to outside sidewalks. | No yet depicted on the site plan, but will be required. |

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: Plan Review along with permitting is required before any construction is to begin

Landscape: Must comply with Hahira Landscape Development Ordinance

Hahira Fire: < No comments received >

Hahira Engineering: < No comments received >.

Attachments:

Zoning Location Map
Aerial Location Map
Letter of Intent

Letter of Authorization
Boundary Survey
Conceptual Site Plan

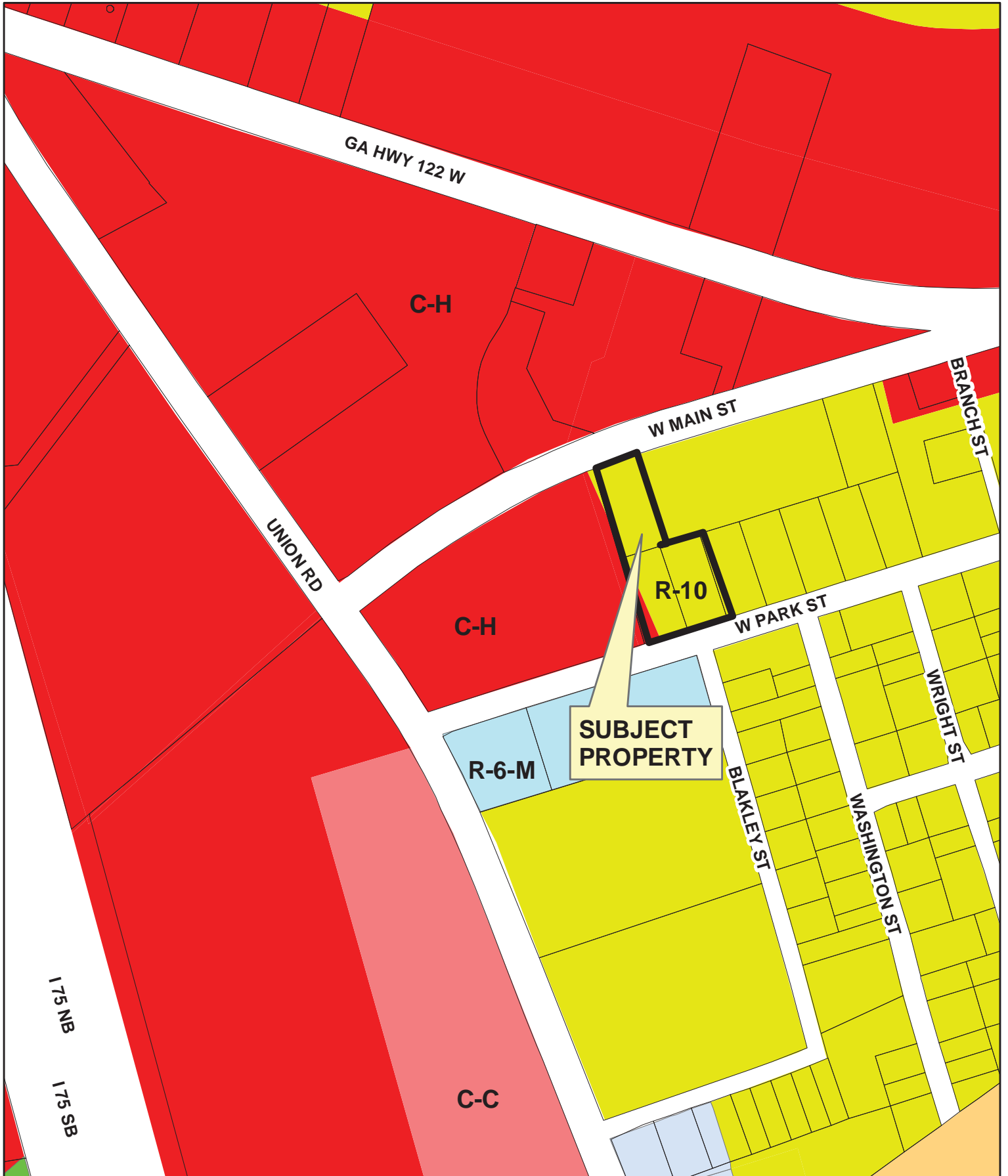


Josh Thomason
Rezoning Request

200 100 0 200
Feet

West Main Street
Tax Map: 0026 Parcel: 026, 027, & partial of 029

** Map Data Source: VALOR GIS, May 2016





Josh Thomason
Rezoning Request

West Main Street
Tax Map: 0026 Parcel: 026, 027, & partial of 029



** Map Data Source: VALOR GIS, May 2016





Peachtree Housing Communities, LLC

April 20, 2016

Matt Martin
Planning & Zoning Administrator
City of Valdosta
PO Box 1125 Valdosta, GA 31603

Re: Letter of intent regarding Rezoning Application for Parcel # 0026 026 (All),
#00026 027(All) and #0026 029(Part)

Dear Mr. Martin,

This Letter of Intent is intended to accompany the Applicant's rezoning request for the above referenced parcel.

The Applicant is requesting a change in zoning designation for the purposes of developing an apartment community.

The Applicant is proposing to develop an apartment community that will consist of up to 64 apartment homes. All of the apartment buildings will be three story structures. The unit mix will consist of one bedroom/one bath, two bedroom/two bath and three bedroom/two bath units. The proposed development will include a community center with a business center and fitness center. Exterior amenities will include picnic pavilion with grilling stations and playground with commercial grade playground equipment.

We look forward to working with the Valdosta Planning and Zoning and the City of Hahira and the surrounding community on the proposed development. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Thomason", written in a cursive style.

Josh Thomason

STATE OF GEORGIA
COUNTY OF LOWNDES
CITY OF HAHIRA

LETTER OF AUTHORIZATION FOR REZONING

DATE: APRIL 25, 2016

TO: MATT MARTIN, ZONING ADMINISTRATOR, CITY OF HAHIRA, GA

FROM: JANICE M. BUTLER, PROPERTY OWNER

PROPERTY: Tax Parcel ID #s: All of Map 0026, Parcels 026, 027; western portion of Parcel 029 (City of Hahira parcels)

With regard to the attached application for rezoning my property as described herein, I hereby appoint and authorize Josh Thomason of Peachtree Housing Communities, LLC, or assigns, as my legal representative and designated agent to make this application, to administer this process, and to speak on my behalf.

IN WITNESS WHEREOF, I hereunto set forth my hand and seal on this 22nd day of April, 2016.

PROPERTY OWNER:

Janice M. Butler

By: Janice M. Butler (SEAL)

Address: 693 West Main Street, Hahira, GA 31632

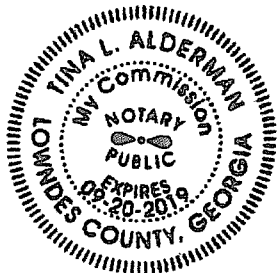
Sworn to and signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Tina Alderman
Notary Public

My Commission Expires: 9/20/19

[AFFIX SEAL]



SURVEY NOTES:

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO ANGLES WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,358 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 217,254 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 50 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE MAY BE RECORD DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13185C0002E, EFFECTIVE DATE OF SEPTEMBER 28, 2008.

AS DEFINED IN O.C.G.A. 15-6-67(0), NO PLANNING COMMISSION APPROVAL IS REQUIRED FOR THE RECORDING OF THIS PLAN BECAUSE AT THIS TIME, NO NEW STREETS OR ROADS ARE BEING CREATED, NO NEW UTILITY IMPROVEMENTS ARE REQUIRED AND NO NEW SANITARY SEWER OR APPROVAL OF SEPTIC TANK IS REQUIRED.

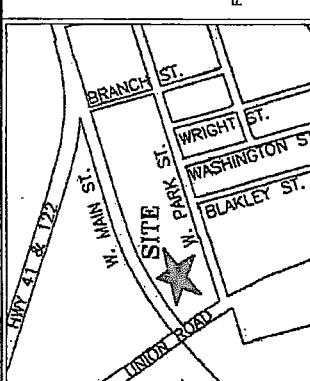
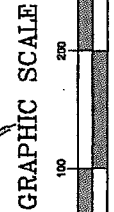
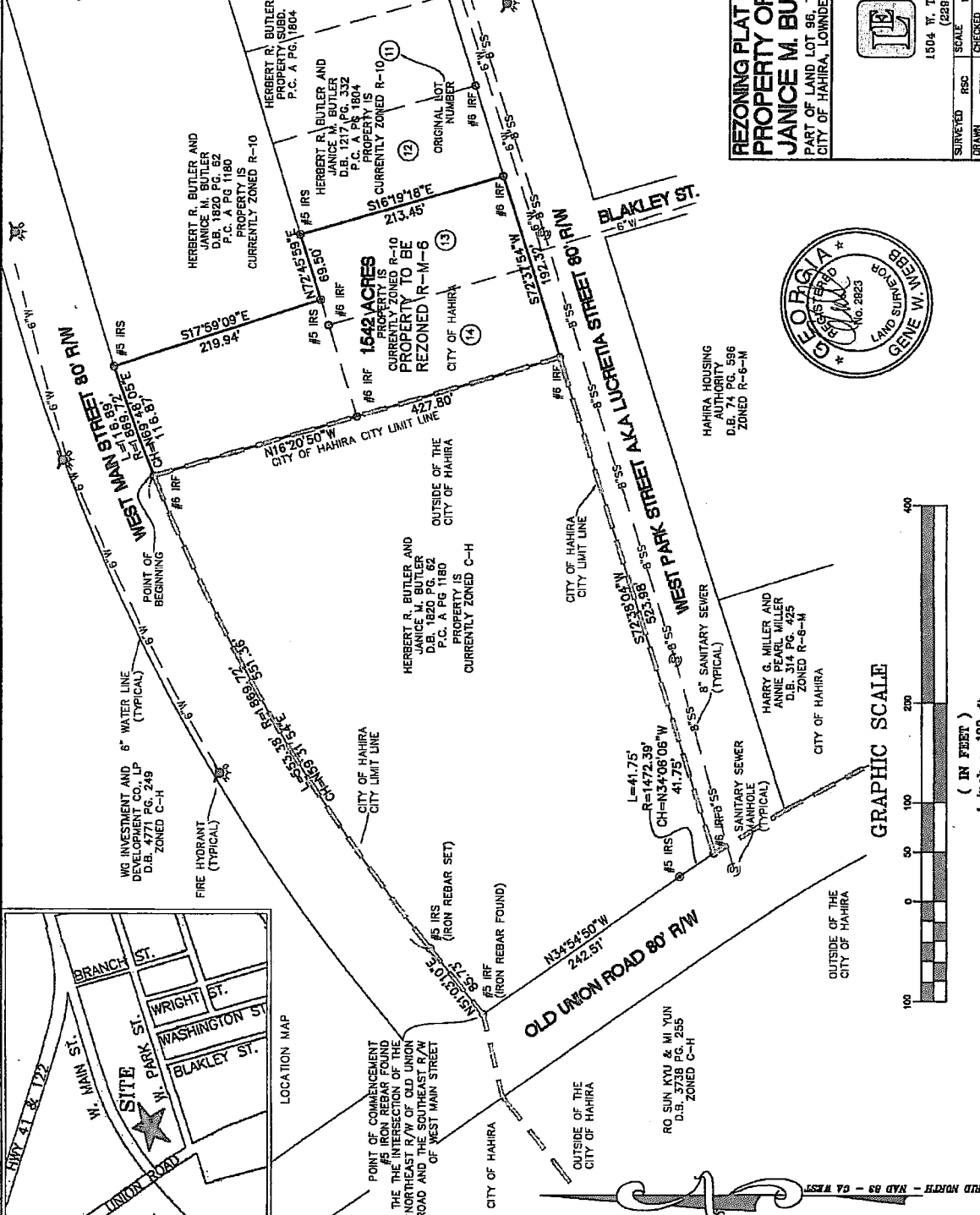
IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA STATUTE CODE, O.C.G.A. 15-6-67.

GENE W. WEBB
 GA. REG. LAND SURVEYOR NO. 2923
 LANIER ENGINEERING, INC.
 GA. LAND SURVEYING FIRM NO. 991

REZONING PLAT
 PROPERTY OF HERBERT R. BUTLER AND
 JANICE M. BUTLER
 PART OF LAND LOT 96, TWELFTH LAND DISTRICT
 CITY OF HAHIRA, LOWMEDES COUNTY, GEORGIA

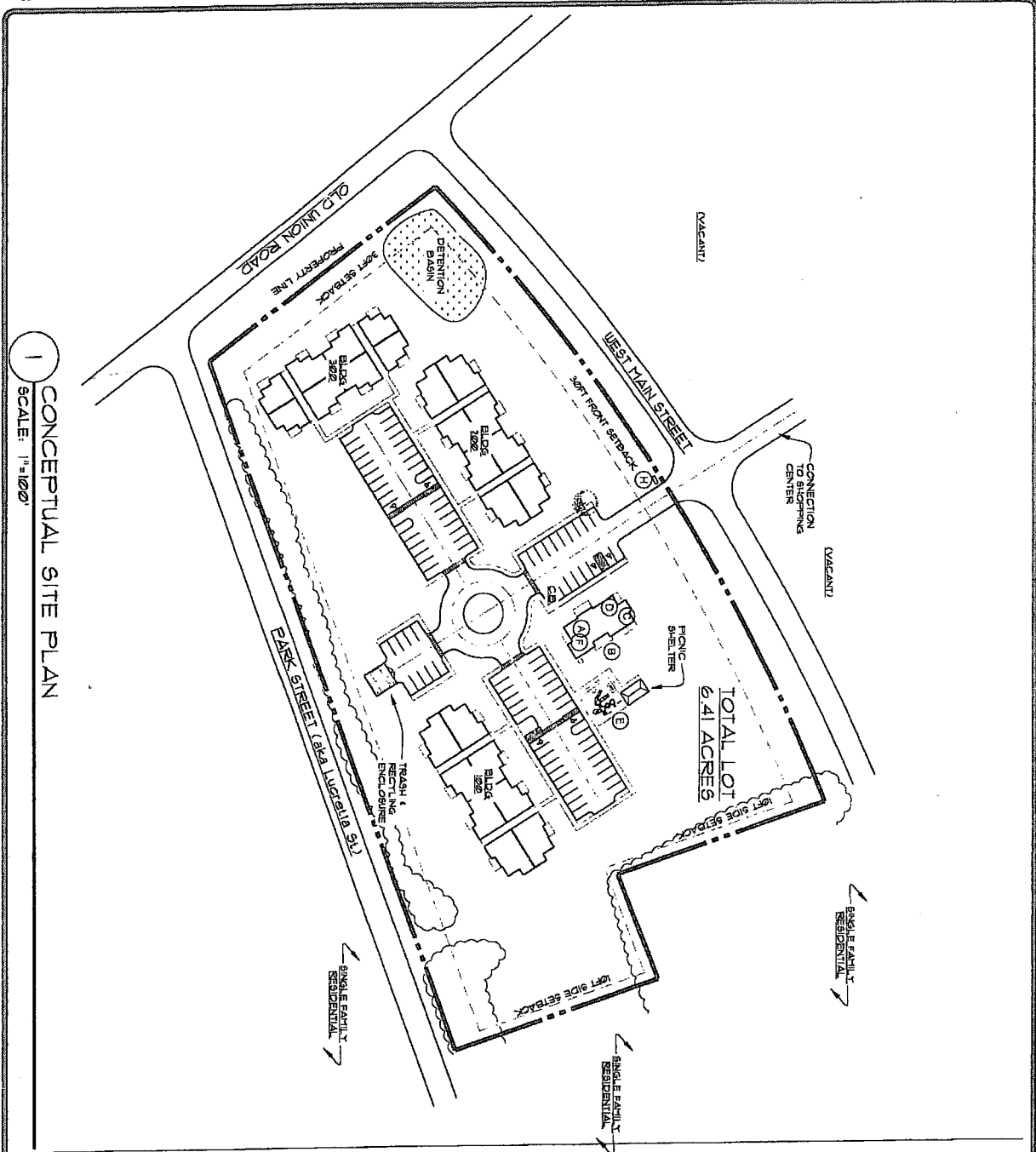
LANIER
 ENGINEERING
 INC.
 1504 Y. THIRD AVENUE ALBANY, GEORGIA 31707
 (228) 458-0922 FAX (228) 458-0921

| | | | | | | | | | |
|----------|-----|---------|-----------|-----------|-------------|------------|----------|--------------|--------|
| SURVEYED | RSC | SCALE | 1" = 100' | PROJ. NO. | 16089 | DATE | 04/22/16 | SHEET NUMBER | |
| DRAWN | EMW | CHECKED | | DWG | 16089REZONE | SURV. DATE | 04/19/16 | | 1 OF 1 |



CHRD NORTH - TAB 89 - GA WEST

1 CONCEPTUAL SITE PLAN
SCALE: 1"=100'



PROJECT INFORMATION
PROPERTY: 6.41 ACRES

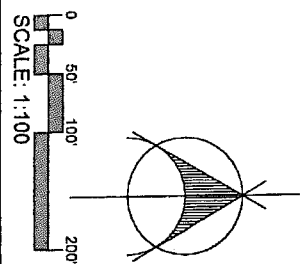
UNIT COUNT

| | |
|------------------------|----|
| 1 BD / 1BA UNITS | 5 |
| 2 BD / 2BA UNITS | 24 |
| 3 BD / 2BA UNITS | 16 |
| TOTAL: 45 UNITS | |
| (145 UNITS PER ACRE) | |

PARKING COUNT
96 SPACES REQUIRED @ 2 PER UNIT
96 SPACES PROVIDED w/ 6 H.C. SPACES

- REQUIRED AMENITIES
- (A) COMMUNITY ROOM
 - (B) EXT. COVERED PORCH
 - (C) LAUNDRY ROOM
 - (D) FITNESS ROOM
 - (E) PLAYGROUND

- OTHER AMENITIES
- (F) COMPUTER CENTER
 - (G) PICNIC SHELTER
 - (H) PROJECT SIGN



| | | | |
|-----------------|---|--|----------------------|
| CSP1 | MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800 | PROJECT: 2015-042 DATE: 4/2/16 DRAWN BY: [] CHECKED BY: [] DATE: [] | CONCEPTUAL SITE PLAN |
| | FAMILY APARTMENTS HARIRA, GEORGIA | | |