



GLPC AGENDA ITEM # 3

NOVEMBER 29, 2021

Rezoning Request by True North Companies File #: VA-2021-18

True North Companies LLC is requesting to rezone 4.48 acres from conditional Office Professional (O-P)(c) to Residential Professional (R-P) – with no conditions. The subject property is located at 2320 North Patterson Street which is at the SW corner of North Patterson Street and Roosevelt Drive. This is directly across the street from South Georgia Medical Center (SGMC). The property is currently split-zoned with the remaining westerly portion of the property (2.19 acres) being zoned R-P(c) and containing a small office building. This westerly portion of the site is NOT part of the subject property for this rezoning request. The total size of the overall site is 6.67 acres, and the applicant is proposing to develop it as a 117-unit apartment complex utilizing one 4-story building. The current O-P zoning does not allow apartments, and so the applicant is proposing to have the entire property under R-P zoning, with the westerly 2.19 acres retaining its original R-P(c) conditions of approval which pertain to special buffering and restricted driveway access onto North Toombs Street, etc.. (see below) On the applicant's site plan, it should be noted that there are areas depicted as "future development" along the outer street frontages. The future uses of these areas are currently planned as offices, but the designs are not yet determined.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The subject property is also located within the City's Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards.

The subject property is part of an original tract of land that was zoned R-15 and consisted of 3 single-family residences on separate large lots. This tract was rezoned from R-15 to O-P(c) in 2002 for a proposed medical office complex. The conditional zoning was later modified and then the property was rezoned from O-P(c) to PMD in 2007 for a proposed 11-story mixed office/retail/residential building with 5-level parking garage. The northernmost former residence was converted to a bank and then a professional office, and the other 2 residences were removed. This proposed mixed-use development never materialized and in late 2010 the property was rezoned "back" to conditional O-P(c) so that it could be marketed for a conventional type office development. The 3 "conditions" of this O-P zoning are as follows:

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.
- (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole.

The original NW corner of the property with the converted office/residence was sold to the V-LC Industrial Authority (now VLCDCA) in 2013 as their headquarters, and the rest of the property was re-designed as its own office park with the first building (11,946-sf) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36 unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized. The 4 "conditions" of this R-P zoning are as follows:

- (1) The only driveway access onto North Toombs Street shall be in the form of gated emergency access on durable surface as required by the Fire Department.
- (2) Maintain the existing undisturbed vegetative buffer along North Toombs Street for a width of at least 25' adjacent to proposed buildings, and at least 10' adjacent to proposed parking areas. The only encroachments into this buffer shall be for gated emergency access.

- (3) Provide shared common parking and appropriate cross-access easements among the various phases of the development, as needed, to provide coordinated access and adequate parking for the entire development as a whole.
- (4) The building addition shall reflect a similar non-pitched corniced roof design as the existing building.

Today, the overall property remains split-zoned R-P(c) and O-P(c), with only the O-P(c) portion being the Subject Property for this current rezoning request. The existing conditions of approval generally only pertain to that portion of property along the North Toombs Street frontage to the west, and it is good that the applicant is proposing to leave this R-P(c) portion as currently zoned. However, the conditions of approval on the O-P(c) portion of the property no longer carry the same relevance, and with this portion of the property being in command of its own access to North Patterson Street and Roosevelt Drive, these conditions should probably be deleted anyway. The applicant's development proposals since 2010 have all been focused on the "office park" aspect of the development, with only a minor portion being devoted to multi-family use. However, now the overall development scheme is proposed to be a little more than half of the area as multi-family, with the rest as offices. Therefore, it makes good sense to convert the O-P portion to R-P so that the internal zoning boundary is not an obstacle to this development transition.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-P zoning to the City Council.

Planning Analysis & Property Information

Applicant:	True North Companies LLC		
Owner:	HG Pinnacle Properties LLC		
Request:	Rezone from O-P(c) to R-P		
Property General Information			
Size & Location:	Portion of land totaling 4.48 acres located along the west side of North Patterson Street, south of Roosevelt Drive. This is the eastern portion of a 6.67 acre site facing North Patterson Street – directly across from the SGMC parking deck.		
Street Address:	2320 North Patterson Street		
Tax Parcel ID:	Map # 0113B Parcel 096	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P(c)	Vacant land
	Proposed:	R-P	Multi-family Residential
Adjacent Property:	North:	E-R	McKey Park
	South:	R-15	Single-family residence
	East:	R-P	SGMC
	West:	R-P	Vacant land, VLCDA office
Zoning & Land Use History	<p>This original tract of land (7.1 acres, zoned R-15) was comprised of 3 single-family residences on separate large lots. These were rezoned to O-P(c) in 2002 for a proposed redevelopment as a medical office complex (file # VA-2002-28). They were then rezoned to Planned Mixed Development (PMD) in 2007 for a proposed 11-story mixed office/retail/residential building with parking garage. The northernmost residence was converted to a bank and then a professional office, and the other 2 residences were removed. This proposed mixed-use development never materialized and in late 2010 the property was rezoned back to “conditional” O-P(c) (file # VA-2010-19) so that it could be marketed for a more conventional office type development. The NW corner of the property with the existing office (former residence) was sold to the V-LC Industrial Authority (now VLCDA) in 2013 for their office headquarters, and the rest of the property was re-designed for a small office park, with the first building (11,946-sf) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36-unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized.</p>		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest, mostly cleared	
	Wetlands:	No existing wetlands on or near the property	

	Flood Hazards	The extreme northern tip of the subject property along Roosevelt Drive is located within 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.
Public Facilities		
Water & Sewer:	Existing Valdosta water & sewer services along N Patterson Street and Roosevelt Drive (8" water, 8" sewer)	
Transportation:	North Patterson Street (Principal Arterial) (State route), Roosevelt Drive (collector)	
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.4 miles to the west The nearest fire hydrant is on the subject property, with others along N Patterson St	

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Development Strategy: Uses supporting the area’s primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

Goals and Policies:

POLICY 2.3 – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments

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.

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 use that is suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes, the proposed zoning change is consistent with the surrounding land use pattern.
Staff:	Yes. The proposed use remains compatible with the use of the adjacent properties and the land use pattern along this portion of the North Patterson Street corridor.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	

<i>Applicant:</i>	No, the proposed rezoning will not adversely affect the existing use of adjacent property.
<i>Staff:</i>	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	The recently completed market studies indicate a residential use is the most reasonable economic use of the property and the current O-P zoning does not allow multi-family residential use.
<i>Staff:</i>	Yes. The existing O-P(c) zoning has a reasonable economic use, but it does not allow for expansion of any multi-family development being considered for the immediately adjacent R-P zoning area to the west.
(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.	
<i>Applicant:</i>	The rezoning will not result in a use that will cause an excessive or burdensome use of existing infrastructure.
<i>Staff:</i>	No significant impact or change from development that is allowed under the current zoning pattern,.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. R-P zoning is consistent with the Institutional Activity Center (IAC) Character Area designation of the Comprehensive Plan.
(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.	
<i>Applicant:</i>	The proposed zoning will match the existing zoning on the west side of the parcel and will eliminate the split zoning currently in place.
<i>Staff:</i>	Yes. Both the recent and still-proposed expansions at SGMC and the VSU North Campus facilities increase the need for additional multi-family housing in this area.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	No adverse impacts to the natural environment are anticipated.
<i>Staff:</i>	No impact, and no real change from the previous development proposal under O-P zoning
(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.	
<i>Applicant:</i>	No, the proposed zoning brings the property into alignment with the Future Development Map.
<i>Staff:</i>	No. The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 206-12 R-P Residential Professional District

- (A) **Purpose.** The purpose of the R-P District is to create and provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed and encouraged while maintaining a healthy living environment for the residents of the district.

Section 206-13 O-P Office Professional District

- (A) **Purpose.** The purpose of the O-P District is to promote a suitable business environment for service-oriented business and professional services, administrative services, non-profit, public institutions and related offices located along with community facilities. Limited retail and service uses normally supportive of office and institutional tenants also are permitted as accessory uses within the same building. This district may serve as a transition between less intense residential and more intense commercial or industrial districts. Unless part of a planned office park development, properties within this district should be located on streets classified as arterial or collector streets and uses shall not generate excessive noise, traffic congestion or other adverse impacts to surrounding properties..

Section 218-13 Standards of Use and Development

- (V) Dwelling, Multi-family
- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
 - (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
 - (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
 - (4) No building façade shall measure greater than 250 feet in length.
 - (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
 - (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
 - (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
 - (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
 - (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.area.

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: < No comments received >

Utilities: < No comments received >.

Building Plan Review: < No comments received >

Public Works: < No comments received >

Police: No issues or concerns

Fire: < No comments received >.

Landscaping: Development must comply with LDR Chapter 328 and any special buffering conditions of approval

Health Dept: < No comments received >.

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Map
Boundary Survey
Conceptual Site Plan

City of Valdosta
Planning and Zoning Division
City Hall Annex
300 N Lee Street
P O Box 1125
Valdosta, GA 31603-1125

To whom it may concern,

HG Pinnacle Properties, LLC, owner of 2320 Patterson Street, Valdosta, GA, do hereby grant authority to True North Companies, LLC to pursue zoning changes in connection with the proposed multi-family housing project on this site.

Sincerely,

HG PINNACLE PROPERTIES, LLC

BY:

WILLIAM E. HOLLAND, MANAGER



Hanna Berryhill

VA-2021-18 Zoning Location Map

True North Companies
Rezoning Request

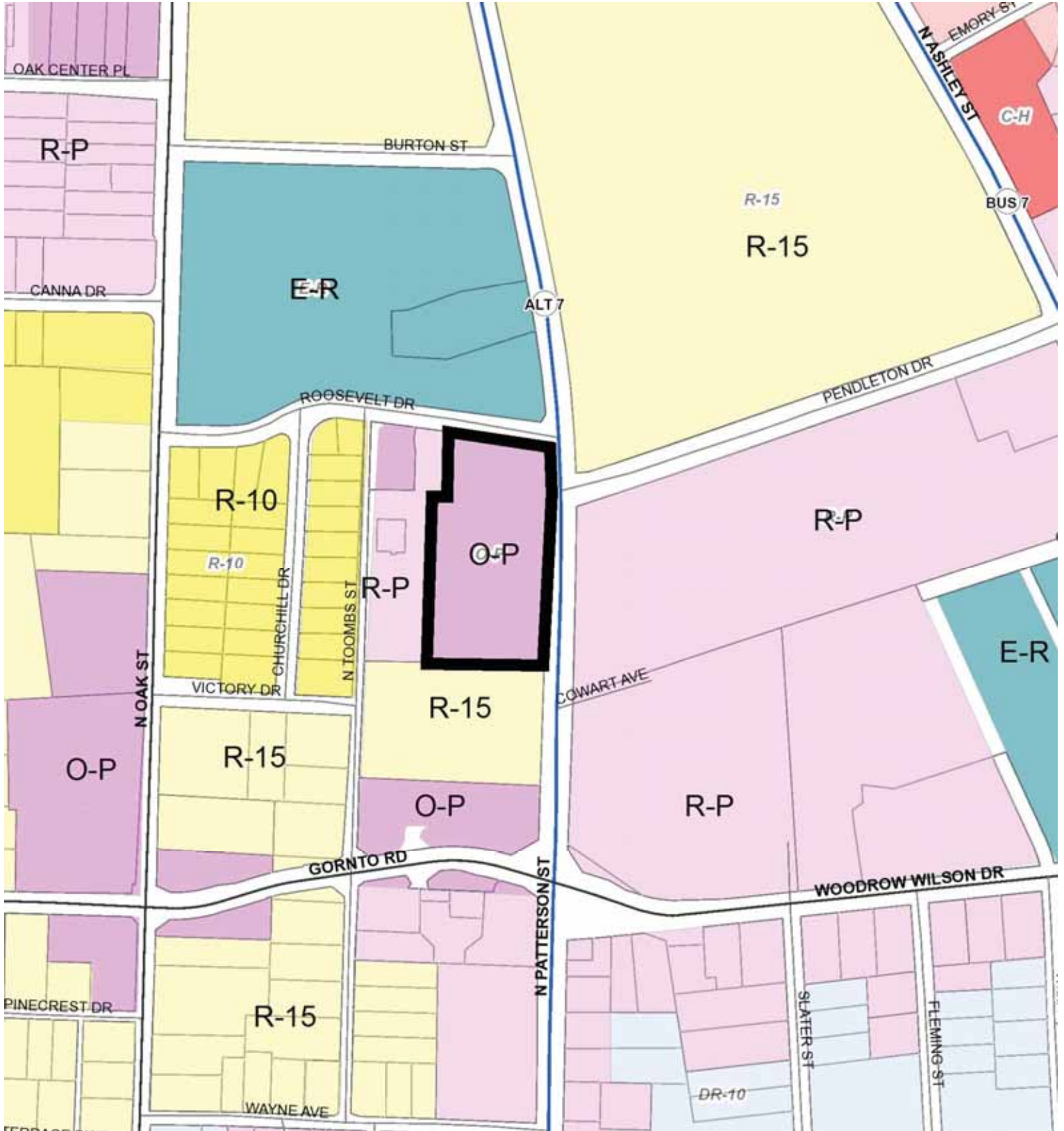
2320 North Patterson Street
Tax Map: 0113B Parcel 096

Current Zoning: O-P(c)
Proposed: R-P



** Map NOT to scale

Map Data Source: VALOR GIS November 2021



VA-2021-18 Future Development Map

True North Companies
Rezoning Request

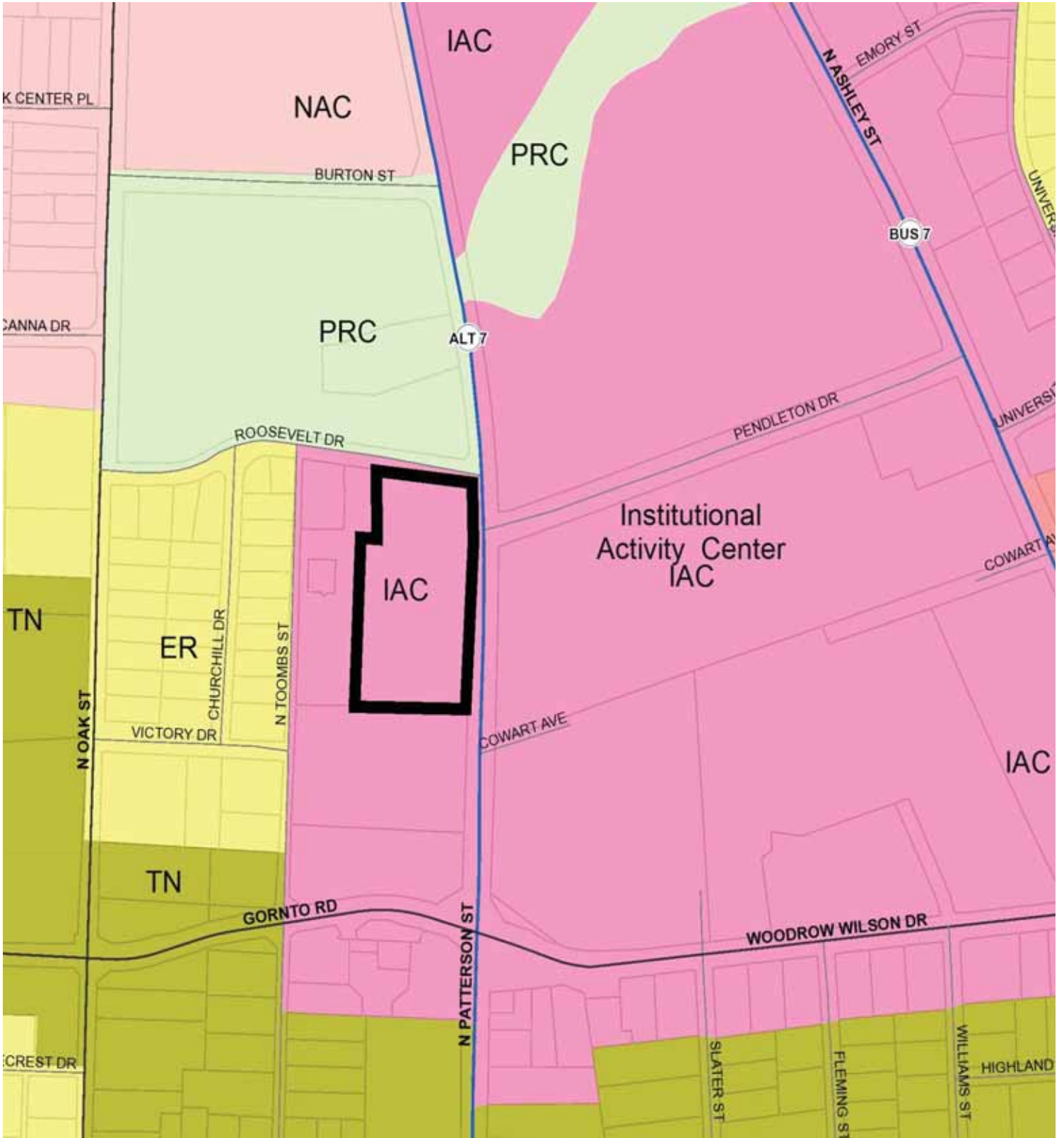
2320 North Patterson Street
Tax Map: 0113B Parcel 096

Character Area: Inst AC



** Map NOT to scale

Map Data Source: VALOR GIS November 2021



VA-2021-18 Aerial Location Map

True North Companies
Rezoning Request

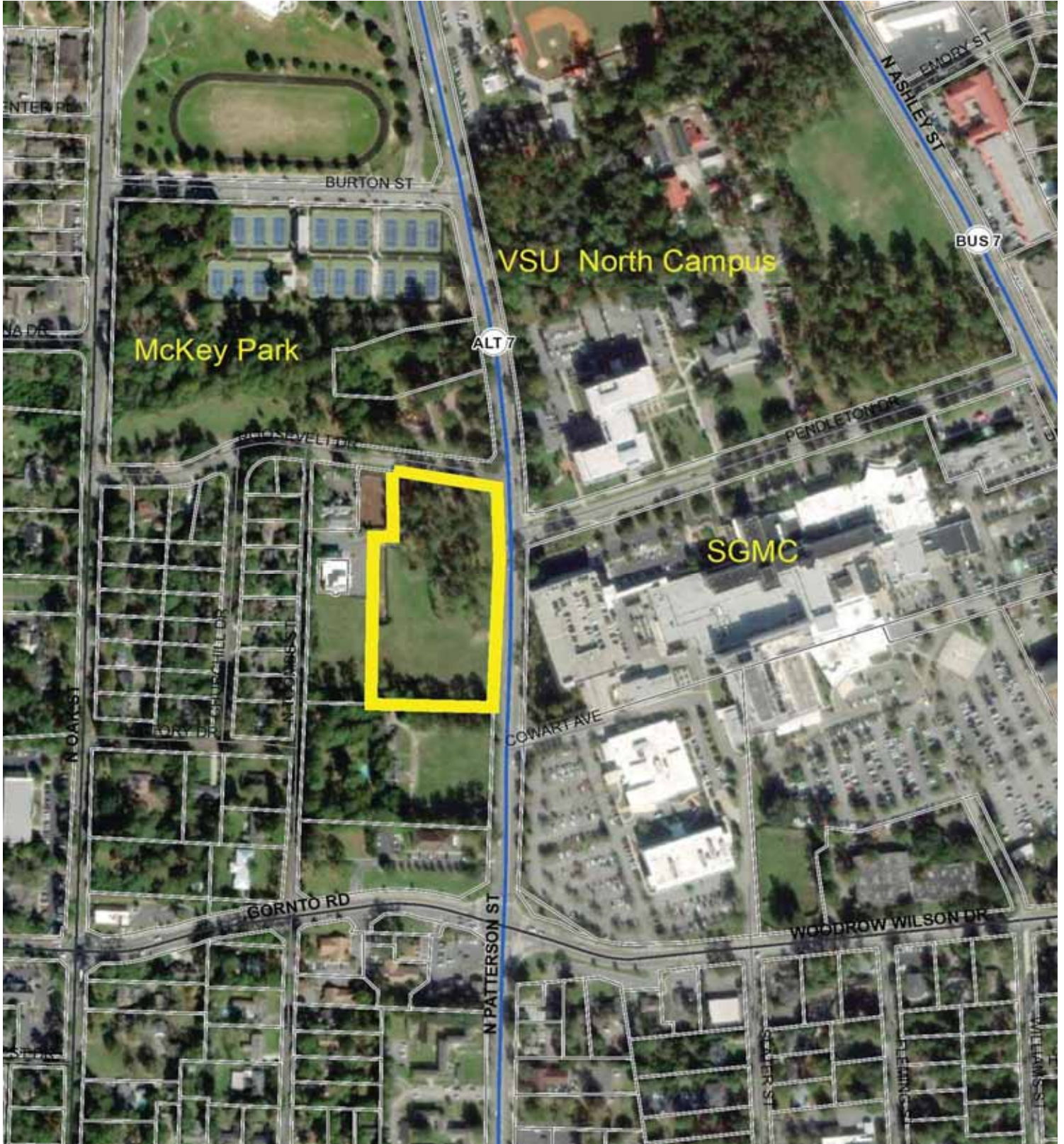
2320 North Patterson Street
Tax Map: 0113B Parcel 096

Aerial Imagery: ~ 2020



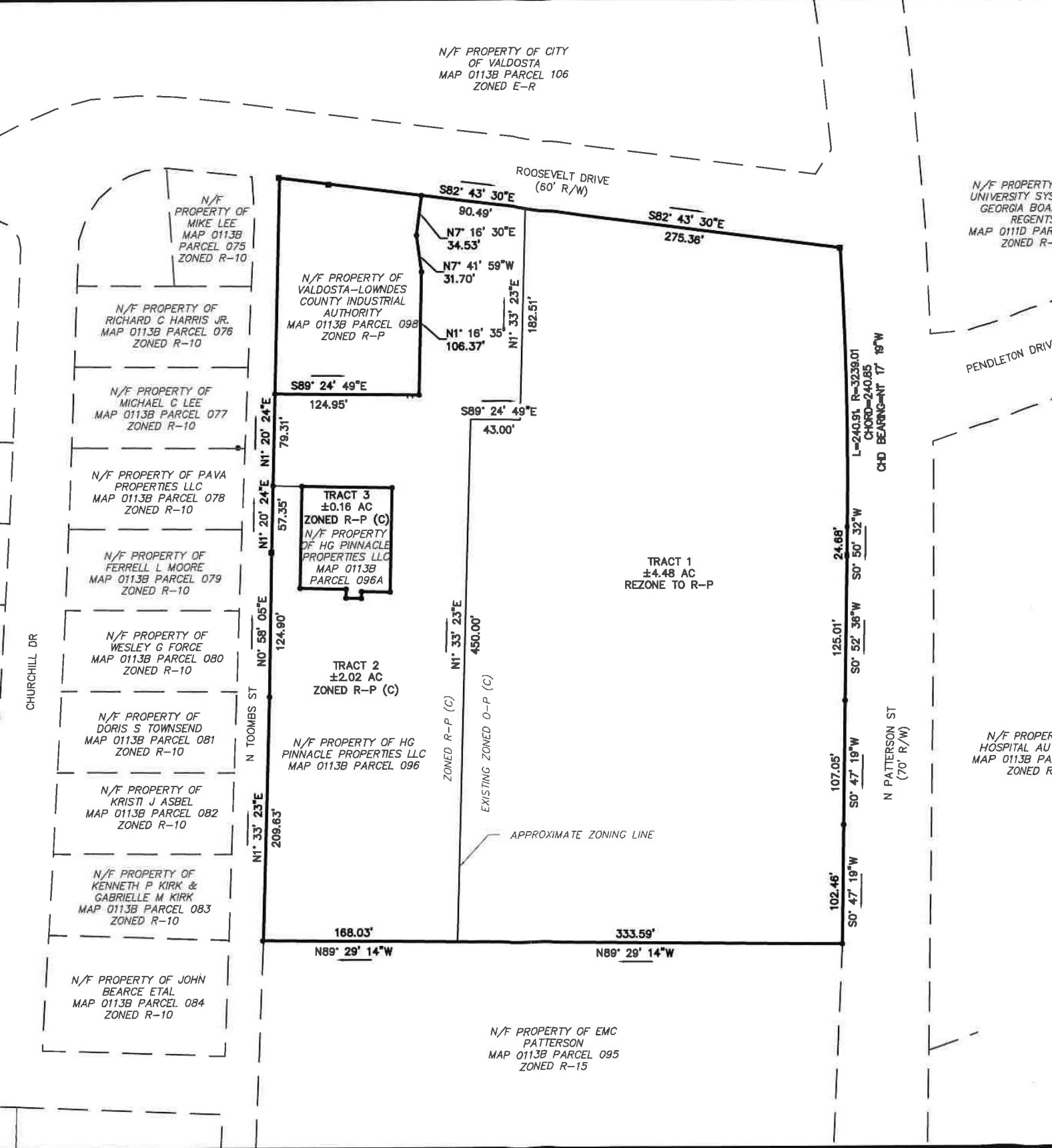
** Map NOT to scale

Map Data Source: VALOR GIS November 2021



N/F PROPERTY OF CITY
OF VALDOSTA
MAP 0113B PARCEL 106
ZONED E-R

N/F PROPERTY OF
UNIVERSITY SYSTEM
GEORGIA BOARD
REGENTS
MAP 0111D PARCEL
ZONED R-15



N/F PROPERTY OF
MIKE LEE
MAP 0113B
PARCEL 075
ZONED R-10

N/F PROPERTY OF
RICHARD C HARRIS JR.
MAP 0113B PARCEL 076
ZONED R-10

N/F PROPERTY OF
MICHAEL C LEE
MAP 0113B PARCEL 077
ZONED R-10

N/F PROPERTY OF PAVA
PROPERTIES LLC
MAP 0113B PARCEL 078
ZONED R-10

N/F PROPERTY OF
FERRELL L MOORE
MAP 0113B PARCEL 079
ZONED R-10

N/F PROPERTY OF
WESLEY G FORCE
MAP 0113B PARCEL 080
ZONED R-10

N/F PROPERTY OF
DORIS S TOWNSEND
MAP 0113B PARCEL 081
ZONED R-10

N/F PROPERTY OF
KRISTI J ASBEL
MAP 0113B PARCEL 082
ZONED R-10

N/F PROPERTY OF
KENNETH P KIRK &
GABRIELLE M KIRK
MAP 0113B PARCEL 083
ZONED R-10

N/F PROPERTY OF JOHN
BEARCE ETAL
MAP 0113B PARCEL 084
ZONED R-10

N/F PROPERTY OF
VALDOSTA-LOWNDES
COUNTY INDUSTRIAL
AUTHORITY
MAP 0113B PARCEL 098
ZONED R-P

TRACT 3
±0.16 AC
ZONED R-P (C)
N/F PROPERTY
OF HG PINNACLE
PROPERTIES LLC
MAP 0113B
PARCEL 096A

TRACT 2
±2.02 AC
ZONED R-P (C)

N/F PROPERTY OF HG
PINNACLE PROPERTIES LLC
MAP 0113B PARCEL 096

TRACT 1
±4.48 AC
REZONE TO R-P

N/F PROPERTY OF EMC
PATTERSON
MAP 0113B PARCEL 095
ZONED R-15

ZONED R-P (C)

EXISTING ZONED O-P (C)

APPROXIMATE ZONING LINE

CHURCH HILL DR

N TOOMBS ST

ROOSEVELT DRIVE
(60' R/W)

PENDLETON DRIVE

N PATTERSON ST
(70' R/W)

CHD BEARING-N 17° 19' W

L=240.91 R=3239.01
CHORD=240.85

N1° 20' 24" E 79.31'
N1° 20' 24" E 57.35'
N0° 58' 05" E 124.90'
N1° 33' 23" E 209.63'

24.88'
125.01'
107.05'
102.46'
S0° 52' 36" W 50° 50' 32" W
S0° 47' 19" W
S0° 47' 19" W

S82° 43' 30" E 90.49'
N7° 16' 30" E 34.53'
N7° 41' 59" W 31.70'
N1° 16' 35" E 106.37'
N1° 33' 23" E 182.51'

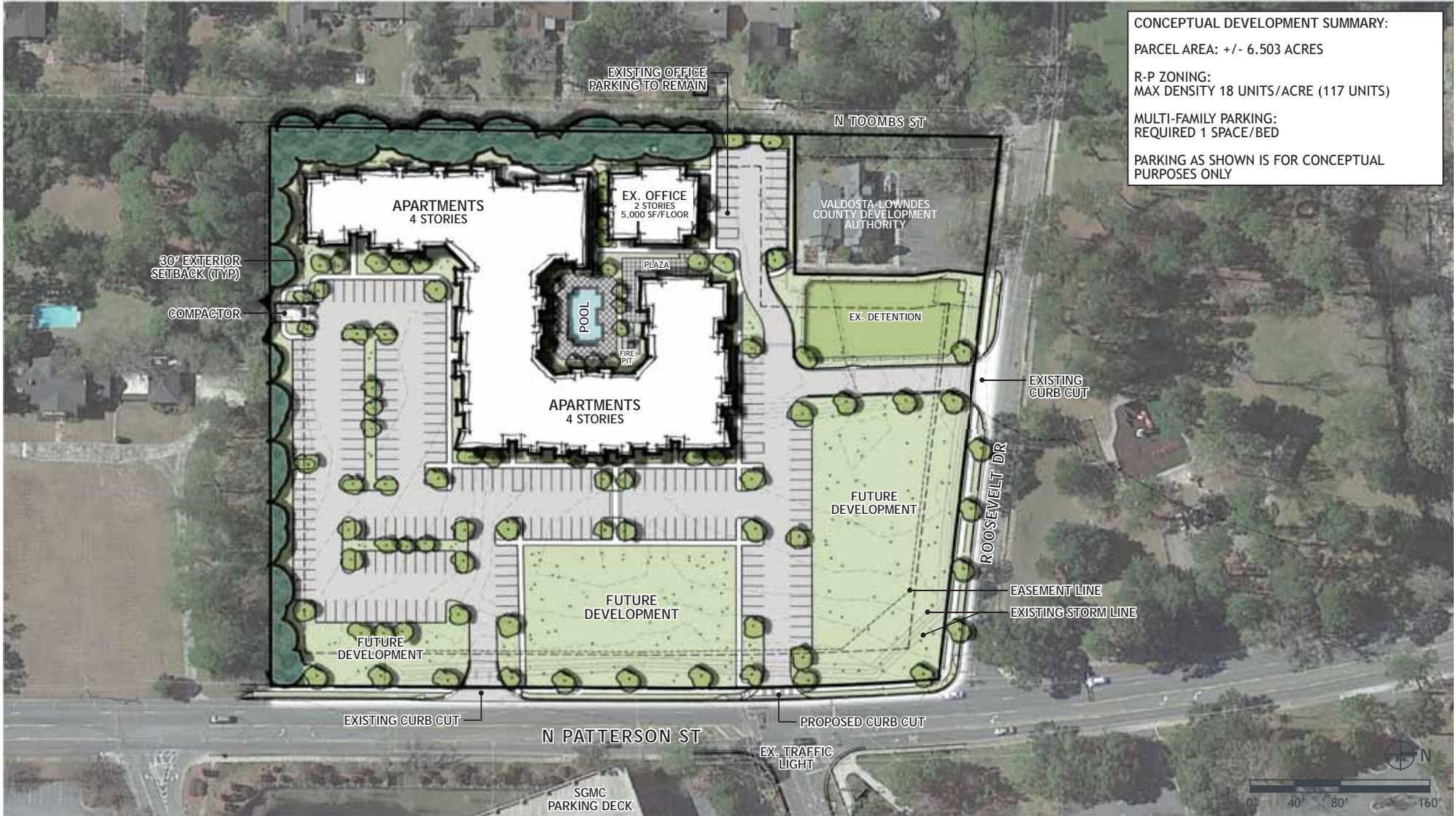
S89° 24' 49" E 124.95'
S89° 24' 49" E 43.00'

168.03'
333.59'
N89° 29' 14" W
N89° 29' 14" W

Conceptual Site Plan

2320 N Patterson St | Valdosta, GA

CONCEPTUAL DEVELOPMENT SUMMARY:
 PARCEL AREA: +/- 6.503 ACRES
 R-P ZONING:
 MAX DENSITY 18 UNITS/ACRE (117 UNITS)
 MULTI-FAMILY PARKING:
 REQUIRED 1 SPACE/BED
 PARKING AS SHOWN IS FOR CONCEPTUAL PURPOSES ONLY



PLAN- BLDG 100- LEVEL 1

NORTH PATTERSON - VALDOSTA, GA



1 PRESENTATION FLOOR PLAN- BLDG 100- LEVEL 1
A1-111 1/16" = 1'-0"

PLAN- BLDG 100- LEVEL 2

NORTH PATTERSON - VALDOSTA, GA



1 PRESENTATION FLOOR PLAN- BLDG 100- LEVEL 2
 (A1-121) 1/16" = 1'-0"

PLAN- BLDG 100- LEVEL 3-4

NORTH PATTERSON - VALDOSTA, GA



1 PRESENTATION FLOOR PLAN- BLDG 100- LEVELS 3-4
A1-131 1/16" = 1'-0"

ELEVATIONS- BUILDING 100

NORTH PATTERSON - VALDOSTA, GA



3 PRESENTATION-ELEVATION-SOUTH
A3-001 | 3/32" = 1'-0"



1 PRESENTATION-ELEVATION-EAST
A3-001 | 3/32" = 1'-0"



2 PRESENTATION-ELEVATION-NORTH @ AMENITY
A3-001 | 3/32" = 1'-0"

ELEVATIONS- BUILDING 100

NORTH PATTERSON - VALDOSTA, GA



3 PRESENTATION-ELEVATION-SOUTH @ NEW WING
A3-002 3/32" = 1'-0"

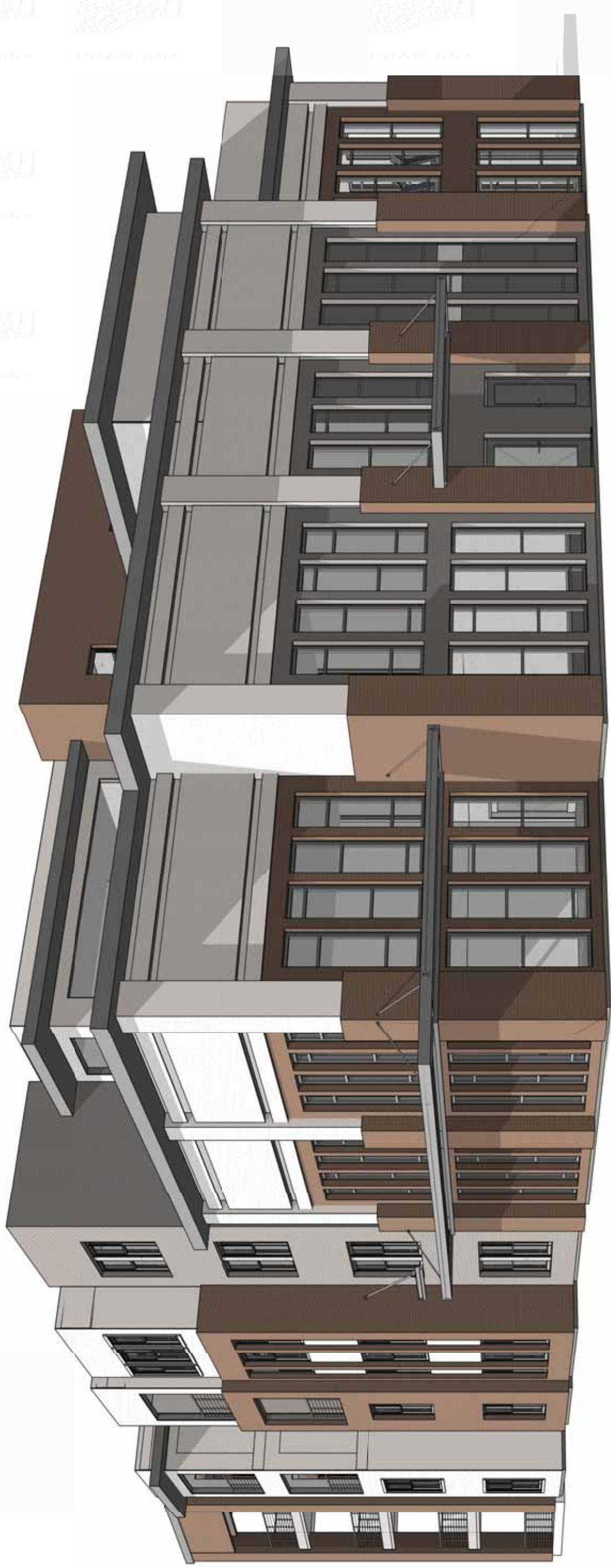


1 PRESENTATION-ELEVATION-WEST @ NEW WING
A3-002 3/32" = 1'-0"



2 PRESENTATION-ELEVATION-WEST
A3-002 3/32" = 1'-0"

BUILDING 100 - PERSPECTIVE
NORTH PATTERSON - VALDOSTA, GA



BUILDING 100 - PERSPECTIVE
NORTH PATTERSON - VALDOSTA, GA



BUILDING 100 - PERSPECTIVE
NORTH PATTERSON - VALDOSTA, GA



A3-006

NILES BOLTON ASSOCIATES

AMBLING | TRUE NORTH COMPANIES | SEPTEMBER 16, 2021