



## GLPC AGENDA ITEM # 6

NOVEMBER 29, 2021

### Conditional Use Request by Courley LLC

File #: CU-2021-08

Courley LLC, represented by John Courson & Tripp Talley, is requesting a Conditional Use Permit (CUP) for a very high density Multi-Family residential development (66.13 bedrooms per acre) in a Community Commercial (C-C) zoning district. The subject property consists of 0.62 acres located at 218 West Hill Avenue, which is along the north side of the road, about 150 feet east of the intersection with Oak Street. The property contains the existing "Budget Inn" motel which consists of 41 motel rooms; most of which are currently being used as "extended stay". The applicant is proposing to convert the motel building into 37 apartments (mostly efficiencies) with a total of 41 bedrooms.

The subject property is located within a **Downtown Activity Center (DAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the City's "Local Historic District".

C-C zoning allows multi-family residential development (apartments) as a permitted use with up to 60 bedrooms per acre, and higher density with a CUP approval. With the existing property containing 0.62 acres, the maximum allowed # bedrooms as a permitted use would be 37. With the applicant's proposed 41 bedrooms, this equates to a density of 66.13 bedrooms per acre and hence the CUP request. It should be noted that the existing motel is considered to be "extended-stay", and in some ways already functions as rental apartments. It should be noted too that the applicant has already done this kind of conversion successfully in other communities (see attached photos). It should also be noted that the applicant is concurrently seeking approval of certain Variances from the ZBOA pertaining to supplemental standards such as # parking and minimum heated floor area and roof pitch for apartments, as well as approval of exterior changes from the Historic Preservation Commission (HPC).

In essence, the applicant's proposal results in "no net change" of actual existing conditions. It is simply to convert an existing motel with 41 rooms, that is already functioning much like an apartment building, into an OFFICIAL apartment building that still has only 41 bedrooms. The CUP is triggered by a slight increase above the maximum 60 bedrooms per acre density allowed as a Permitted Use. If the property contained 0.07 acres of additional land or if the project had only 37 total bedrooms, there would be no CUP request.

**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) Approval shall be granted for a Multi-Family Residential development on the subject property not to exceed a maximum density of 70 bedrooms per acre.
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Certificate of Occupancy for the finished complex has been requested by that date.

## Planning Analysis & Property Information

<b>Applicant:</b>	Courlley LLC (John Courson & Tripp Talley)		
<b>Owner:</b>	RMP Properties of Valdosta LLC (Manovkumar Patel)		
<b>Request:</b>	Conditional Use Permit for a high-density Multi-Family residential		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel consisting of 0.62 acres located along the north side of West Hill Avenue, about 150 feet east of North Oak Street		
<b>Street Address:</b>	2310 Bemiss Road		
<b>Tax Parcel ID:</b>	Map 0120A Parcel 110	<b>City Council District:</b>	2 Councilwoman Tooley
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-C	Motel (extended stay)
	Proposed:	C-C	Multi-family Residential
<b>Adjacent Property:</b>	North:	C-D	First Baptist Church FLC
	South:	C-C	Vacant commercial
	East:	C-C	Gas station
	West:	C-H, C-C	Muffler Shop, vacant Halfway House
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned C-C for more than 30 years, and has been developed and used as a hotel for more than 50 years (in the 1960's this property was known as the "Imperial Motel")		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	The subject property is located within the local Historic District. There are a few contributing historic resources nearby along the west side of North Oak Street and the south side of West Hill Avenue. The existing motel itself is more than 50 years old and is potentially eligible for listing on the NRHP..		
<b>Natural Resources:</b>	Vegetation:	None	
	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 West Hill Avenue & North Oak St.		
<b>Transportation:</b>	West Hill Avenue (Principal Arterial) North Oak Street (Minor Arterial)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 2 blocks to the south Nearest fire hydrants are along W Hill Avenue at the intersections with Oak Street and Toombs Street		

## **Comprehensive Plan Issues**

**Character Area:** Downtown Activity Center

**Description:** The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas..

**Development Strategy:** Downtown should include relatively high density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design 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. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations ,such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites..

### **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:

<b>(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.</b>	
<b>Applicant:</b>	Yes; other than required parking (Variance request pending)
<b>Staff:</b>	Yes, the proposed use is consistent with the requirements of C-C zoning, other than insufficient landscaping and excessive impervious area.
<b>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</b>	
<b>Applicant:</b>	Yes. The project will utilize the existing building with rehabilitation.
<b>Staff:</b>	Yes. The surrounding properties contain a mixture of uses; including commercial, institutional and former residential uses..
<b>(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.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, existing ingress and egress to the property is adequate.
<b>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</b>	
<b>Applicant:</b>	Yes. This will impact the neighborhood in a positive manner.
<b>Staff:</b>	Yes. All public facilities are adequate to support the proposed use.
<b>(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.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impact.
<b>(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.</b>	
<b>Applicant:</b>	No. This will be the same residential housing type use as current; just longer-term rental terms
<b>Staff:</b>	No impact.

**(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).**

**Applicant:** No.

**Staff:** No impact.

### **Supplemental Standards of the LDR Applicable to the Proposed Use**

#### **Chapter 214 Standards Applying to All Districts**

##### **Section 214-1 Dimensional Standards of Zoning Districts**

Dimensional standards for zoning districts are summarized in Tables 1, 2 and 3. See Chapter 206 for additional standards. Should a standard in Table 1, 2, or 3 conflict with a standard in Chapter 206, the Chapter 206 standard shall apply.

**TABLE 3: Minimum Heated Floor Area per Dwelling Unit by Zoning District**

\* All minimum floor areas are depicted in "square feet" For accessory Dwelling Units, see Section 218-13.

<b>Zoning District</b>	<b>Single Family Detached <sup>1</sup></b>	<b>Single Family Attached <sup>2</sup> or Duplex</b>	<b>Multi-Family <sup>3</sup></b>
R-P	800	800	Efficiency 400 1-bedroom 600 2+ bedrooms 800
O-P	800	800	n/a
C-N	800	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700
C-C	800	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700
C-D	n/a	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700

*Notes for Table 3*

1. Single-family detached includes Zero Lot Line Dwellings
2. Single-family attached includes Live-Work Dwellings
3. Multi-family includes Loft Dwellings

#### **Chapter 218 Use Regulations**

##### **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.*

<b>Fire:</b>	< No comments received >	<b>Landscape:</b>	No comments
<b>Building Plan Review:</b>	< No comments received >	<b>Utilities:</b>	< No comments received >.
<b>Public Works:</b>	< No comments received >.	<b>Engineering:</b>	< No comments received >
<b>Police:</b>	No issues or concerns	<b>Health Dept:</b>	< No comments received >

### **Attachments:**

Letter of Authorization	Site Plan
Zoning Location Map	Building Elevations
Future Development Map	Floor Plan
Aerial Location Map	Example photos
Project Narrative	

## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 218 W HILL AVENUE 0120 A 110  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby  
authorize BILLY NIEM, BILL LANGDALE  
Coorley, LLC / LANGDALE VALLONT to act as agent on my/our behalf, in submitting an  
application requesting the VARIANCES Rezoning of my/our property to a \_\_\_\_\_ zoning classification, and to  
represent me/us in all public hearings and other matters with the City of Valdosta relating to this  
application.

M. A. Patel  
Signature(s)

MANOJKUMAR PATEL  
PRINT name(s)

10 25 2021  
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 25 day of October 2021.

My commission expires 09/20/24.

Toni Tompkins  
Notary Public

(seal)



# CU-2021-08 Zoning Location Map

Courlley LLC  
CUP Request

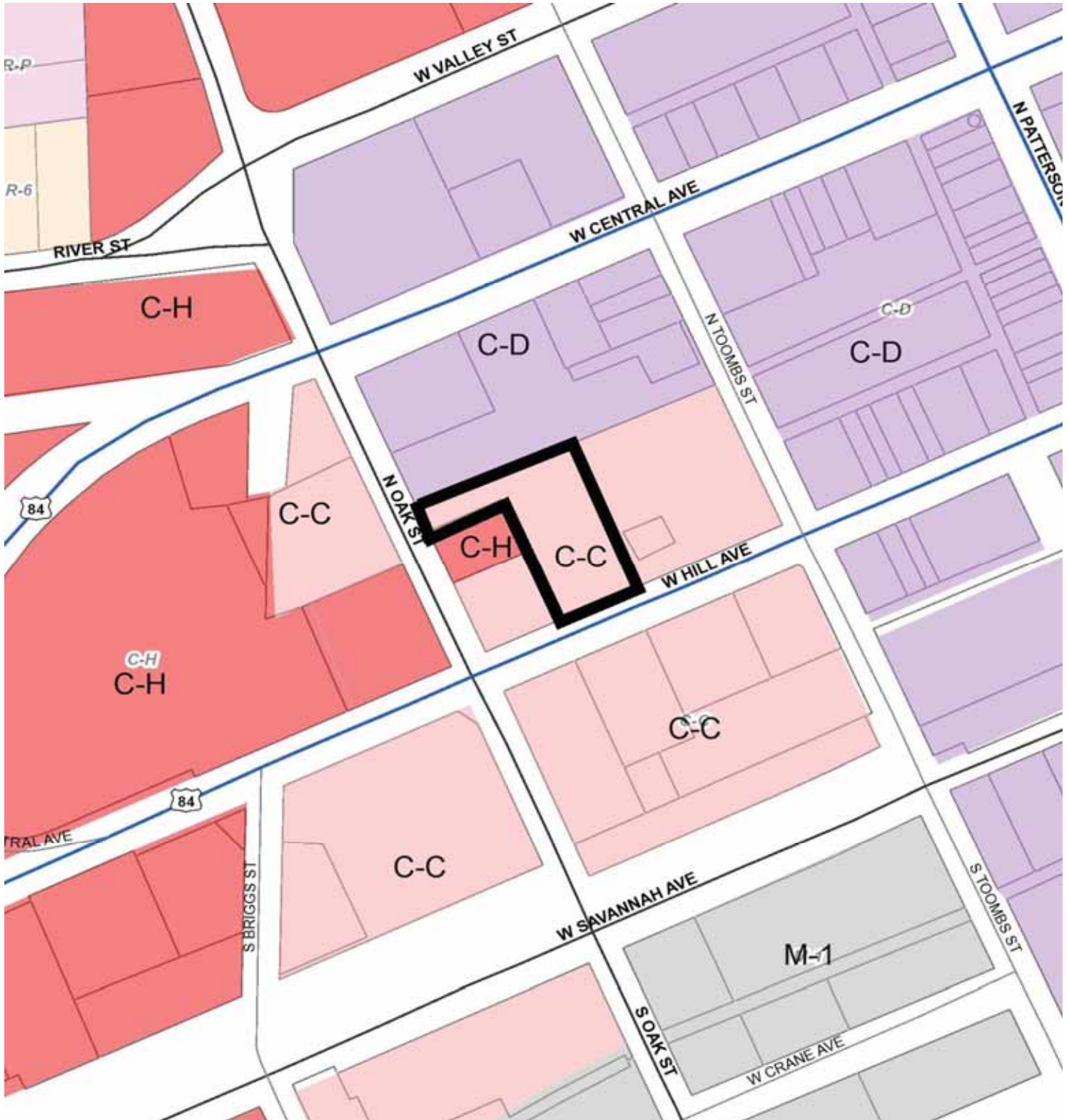
218 West Hill Avenue  
Tax Map: 0120A Parcel 110

Zoned: C-C



\*\* Map NOT to scale

Map Data Source: VALOR GIS November 2021





# CU-2021-08 Future Development Map

Courlley LLC  
CUP Request

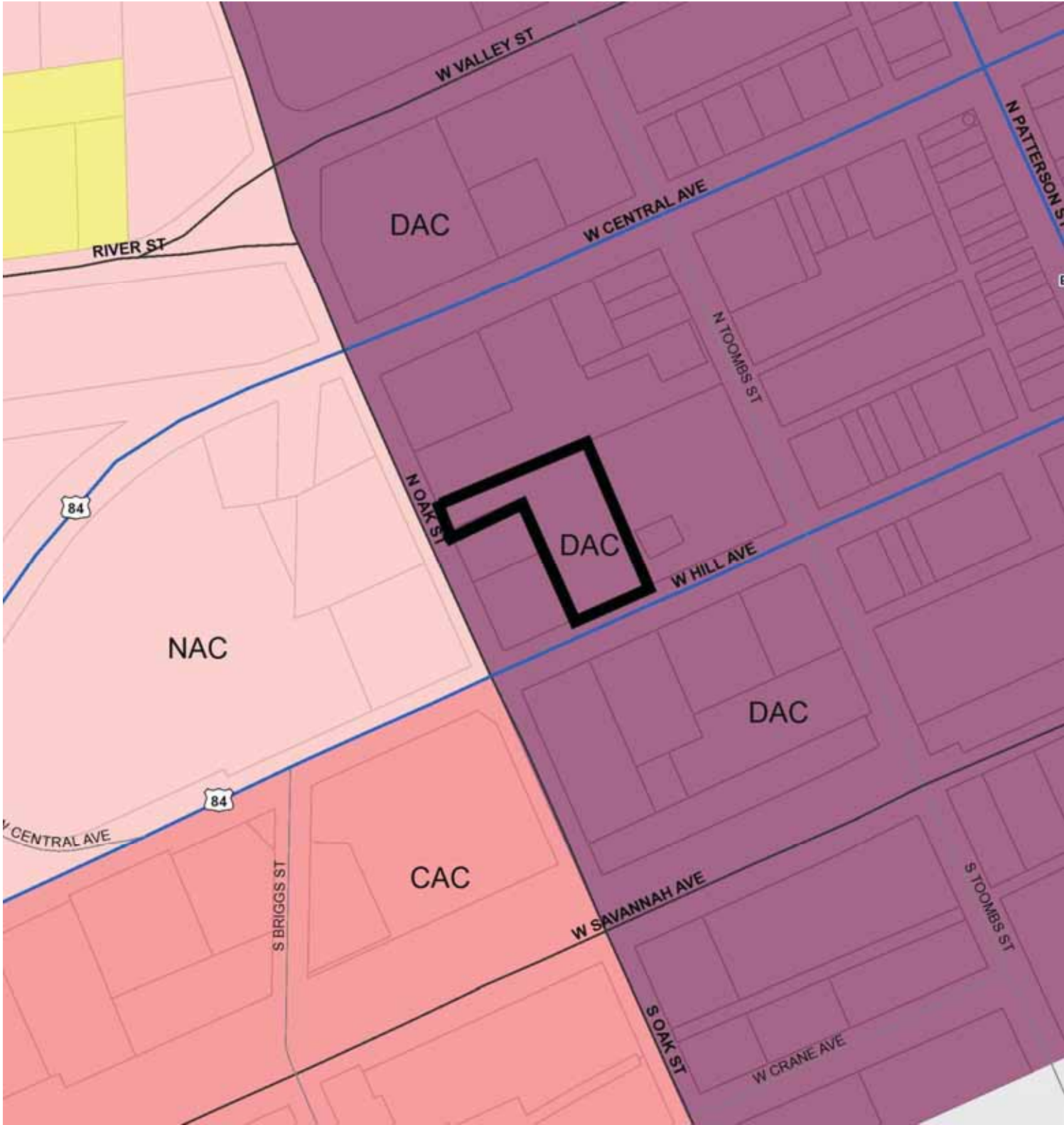
218 West Hill Avenue  
Tax Map: 0120A Parcel 110

Character Area: DAC



\*\* Map NOT to scale

Map Data Source: VALOR GIS November 2021





# CU-2021-08 Aerial Location Map

Courlley LLC  
CUP Request

218 West Hill Avenue  
Tax Map: 0120A Parcel 110

2007 Aerial Imagery



\*\* Map NOT to scale

Map Data Source: VALOR GIS November 2021



# Project Narrative

Complete rehab and conversion of ±41 current motel units into 37 multi-family units (33 1BR/1BAs & 4 2BR/1BAs) efficiency apartments. Our scope of work for the exterior will include cased wood columns for updated non-motel look, pressure washing and painting all walls and railings, professional signage, security lighting and cameras, resurface and restriping of parking lot to get rid of former pool (now filled in), landscaping, fence repair / install, and removal of overhang connected to office for easier access in and out of the property. Interior scope is complete demo, rewiring to include new power meters and panel boxes for each unit, new Luxury Vinyl Plank floor covering, paint walls, trim and ceilings, new fixtures, bathroom overhaul with updated plumbing tile tub surrounds, install new kitchenette cabinetry with new appliance packages, and reworking a former linen / storage closet into a tenant-use only laundry room. One small manager's office in current motel office.

NORTH OAK STREET (65' R/W)

N 24°43'07" W 45.10'

ASPHALT  
PAVEMENT

S 62°32'52" W 106.48'

NOW OR FORMERLY  
LOHMEES COUNTY WHOLE-RAV HOUSE  
DB 754 PG 284  
PARCEL 01204 112

NOW OR FORMERLY  
DRAIN DYE  
DB 4908 PG 3  
PARCEL 01204 111

NOW OR FORMERLY  
FIRST BAPTIST CHURCH OF CHRIST  
DB 2861 PG 33  
PARCEL 01204 118

EXISTING 2  
STORY HOTEL

TRACT 1  
0.62 Acres

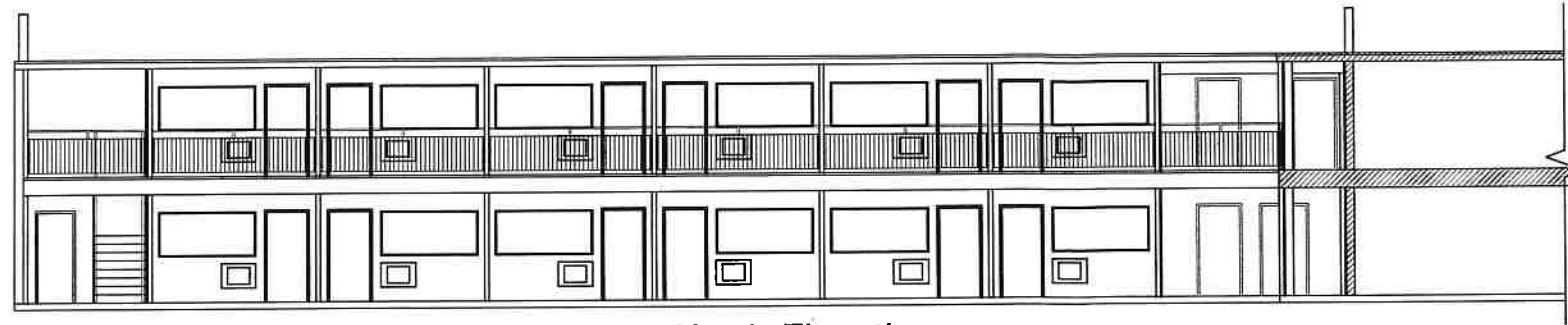
ASPHALT  
PAVEMENT

S 85°20'37" W 104.80'

S 24°20'50" E 211.00'

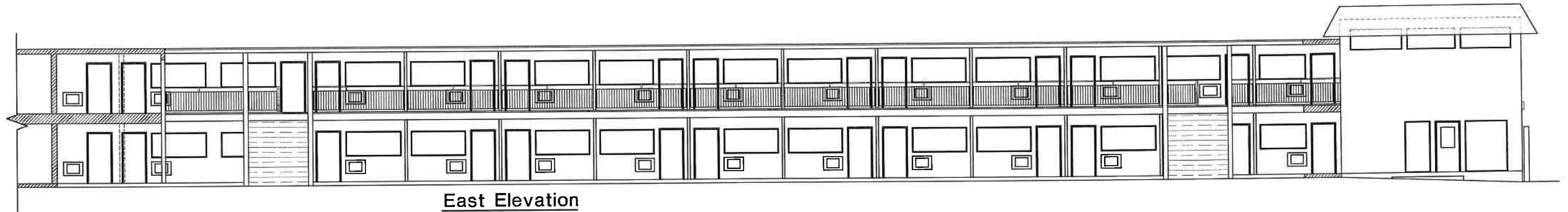
NOW OR FORMERLY  
BETH EL CHURCH  
DB 4724 PG 508  
PARCEL 01204 119

WEST HILL AVE (80' R/W)



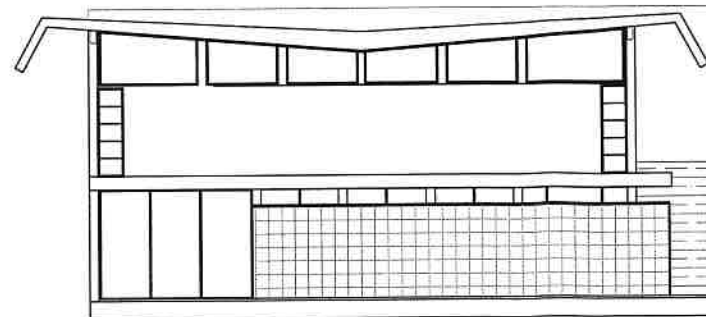
**North Elevation**

Scale: N.T.S.



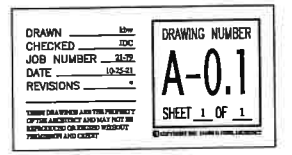
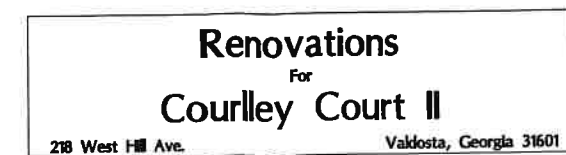
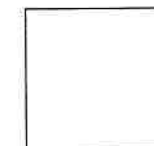
**East Elevation**

Scale: N.T.S.

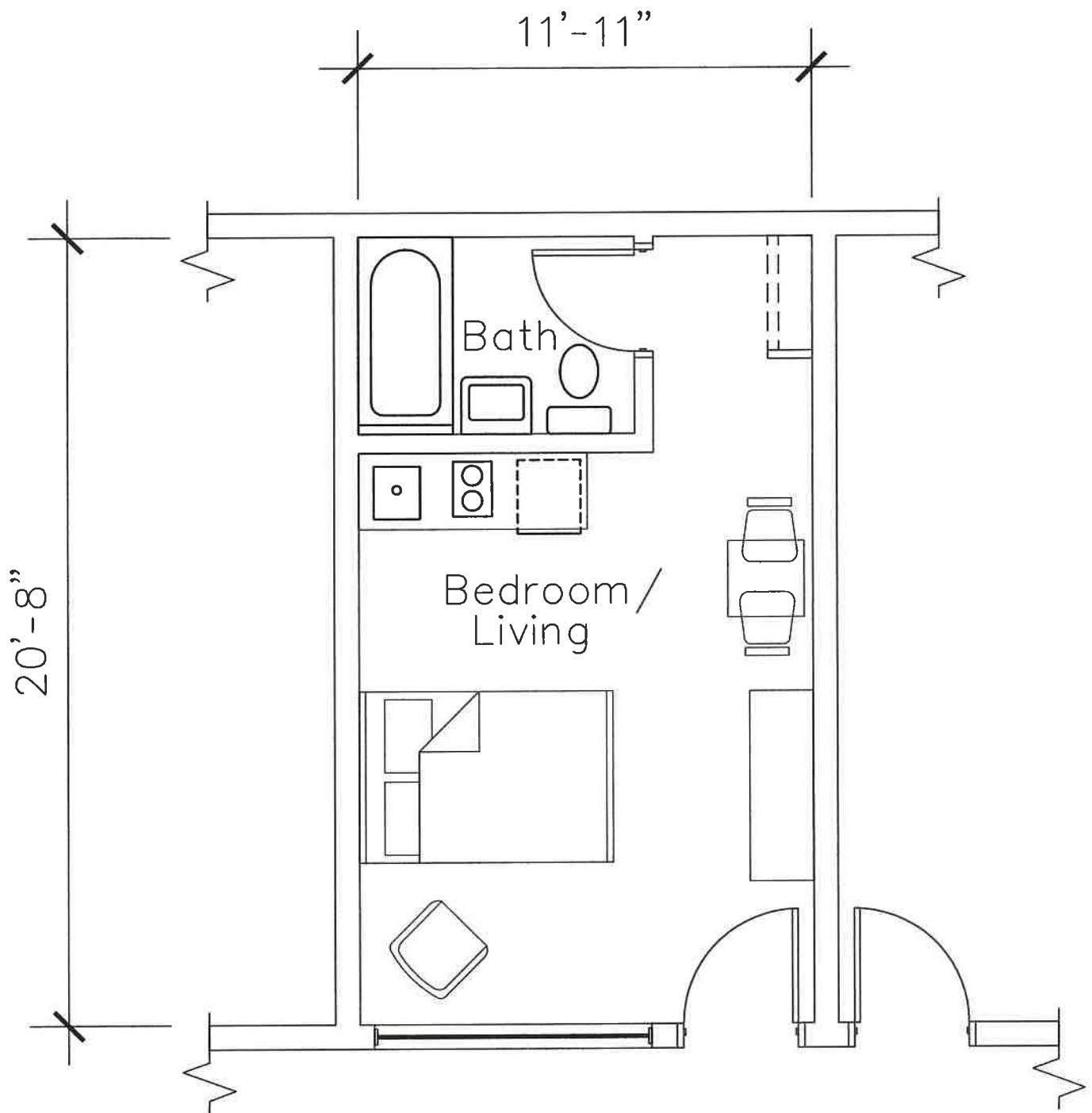


**South Elevation**

Scale: N.T.S.







**Apartment Floor Plan** *+250 sf*  
Scale: 1/4" = 1'-0"

**CU-2021-08    Renovated Apartment Interior    (examples from Adel)**



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