

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-01

DATE OF MEETING: January 31st, 2022

BUDGET IMPACT: N/A

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2022-01 Hamilton Green Townhomes (PD AMENDMENT)
P-D, County Water and Sewer, 7.3 acres

HISTORY, FACTS AND ISSUES:

This request represents an update to a previously approved P-D site plan¹ for an 80-unit Low-Income Housing Tax Credit multi-family development to an 80-unit townhome development.

The subject property possesses road frontage on Bemiss Rd., currently classified as a state maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance P-D zoning is listed as a recommended zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The frontage on Bemiss Rd, 2) The potential impacts on the existing single-family residential neighbors to the east (privacy), 3) The precedent set for the property to the southwest, 7) The availability and use of water and sewer.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____

¹ The technical term for this case is a PD Amendment and is primarily governed by ULDC Section 10.02.06. For reference, the previously approved case was REZ-2016-07.

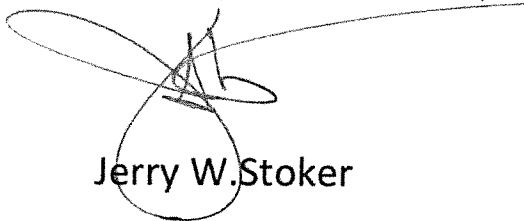
January 04, 2022

J.D Dillard
Planning & Zoning Director
327 N. Ashley St.
2nd Floor
Valdosta, Ga 31601

Mr. Dillard

Please find this as my letter of Intent to develop 80 townhomes at 6304 Bemiss Rd. It is a 7.32 tract being Map 0145D Parcel 006A. The land is currently zoned PD and I am asking to revise the site development plan. Lowndes County Water & Sewer is available on site with adequate capacity. EMC Engineering (Matt Inman) 229-251-2516 will be the Engineer for the project. If you have any questions, please call me or Matt.

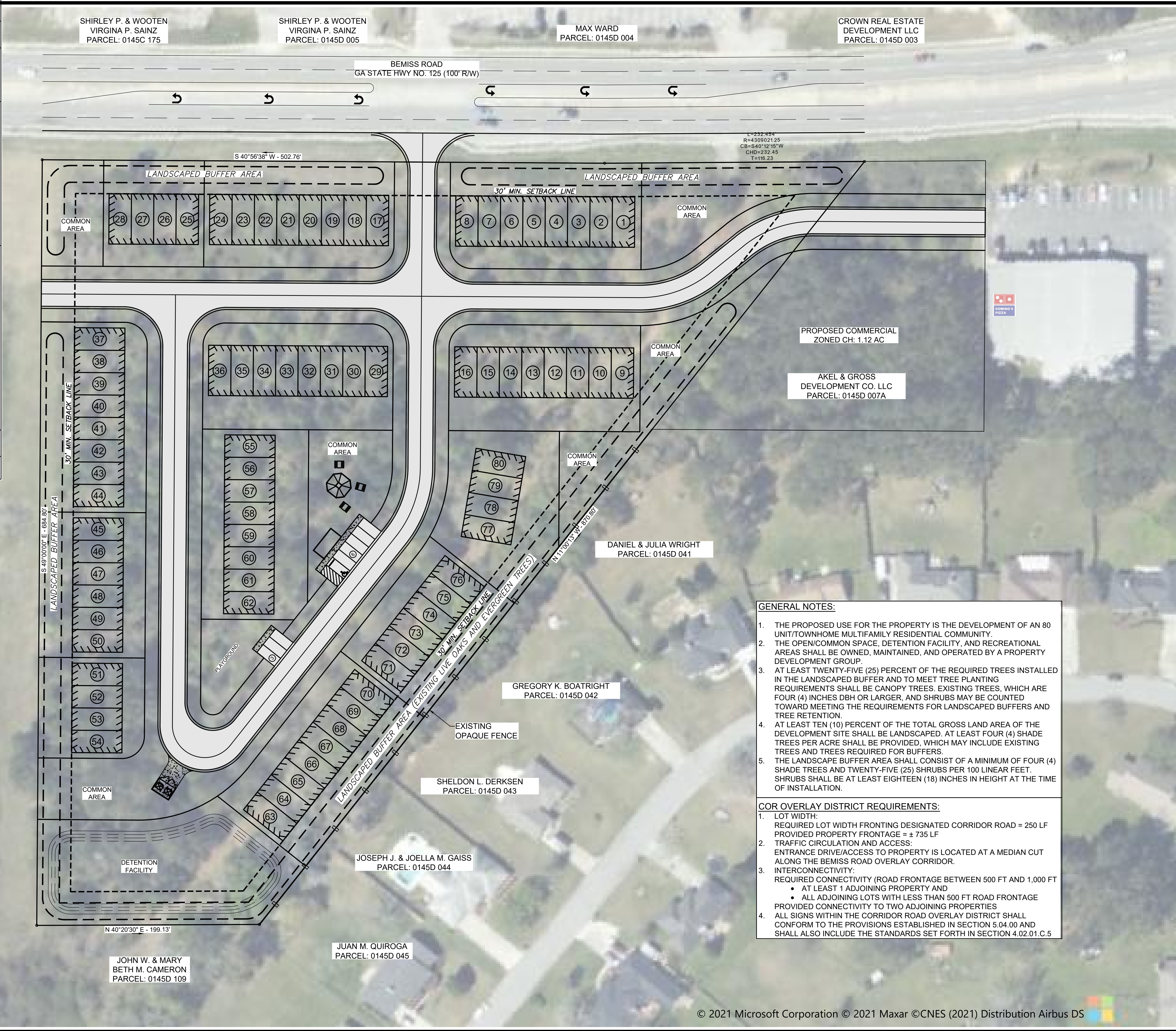
Thank you in advance,

A handwritten signature in black ink, appearing to read "Jerry W. Stoker", is written over a circular stamp. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jerry W. Stoker

C:\2021\21-4036 BEMISS RD TOWNHOMES VALDOSTA, GA\DWG\21-4036C_001.DWG 1/11/2022 7:03 PM

SITE INFORMATION:
EXISTING ZONING: PLANNED DEVELOPMENT (PD) PROPERTY ZONING: PLANNED DEVELOPMENT (PD)
PROPERTY AREA = ±7.32 ACRES (REFER TO ULDC SECTION 4.06.00) APPROXIMATE IMPERVIOUS AREA = ±4.07 ACRES (55%) APPROXIMATE OPEN/Common SPACE = ±2.42 ACRES (33%) APPROXIMATE DETENTION AREA = ±0.49 ACRES (7%) APPROXIMATE RECREATION AREA = ±0.34 ACRES (5%)
BUILDING DATA: 80 TOWNHOMES/UNITS • 7 - 8 UNIT BUILDINGS = 56 TOWNHOMES • 2 - 6 UNIT BUILDINGS = 12 TOWNHOMES • 3 - 4 UNIT BUILDINGS = 12 TOWNHOMES
BUILDING SQ. FOOTAGE: 8 UNIT BUILDINGS = ±7,200 SF (GROUND FLOOR) 6 UNIT BUILDINGS = ±5,400 SF (GROUND FLOOR) 4 UNIT BUILDINGS = ±3,600 SF (GROUND FLOOR)
BUILDING SETBACKS: FRONT: 20 FEET SIDE: 5 FEET REAR: 30 FEET
PARKING DATA (MULTI-FAMILY DWELLING): REQUIRED SPACES: 2 SPACES PER DWELLING UNIT TOTAL REQUIRED = 160 SPACES PROVIDED SPACES: 1 SPACE IN GARAGE, 1 SPACE IN DRIVEWAY = 2 SPACES PER TOWNHOME/UNIT 160 TOTAL UNIT PARKING SPACES
PARKING DATA (PUBLIC PARK/RECREATION FACILITY): REQUIRED SPACES: 1 SPACE PER 1,000 SF OF ACTIVE USE AREA ±9,000 SF OF ACTIVE USE AREA = 9 SPACES REQUIRED PROVIDED SPACES: 8 REGULAR SPACES + 1 HANDICAP ACCESSIBLE SPACE 9 TOTAL PARKING SPACES (PER ADA STANDARDS, 1 MUST BE HANDICAP ACCESSIBLE)
STORMWATER MANAGEMENT: WILL BE DIRECTED TO ON-SITE DETENTION FACILITY
TOWNHOMES TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER



GENERAL NOTES:	
1.	THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT/TOWNHOME MULTIFAMILY RESIDENTIAL COMMUNITY.
2.	THE OPEN/Common SPACE, DETENTION FACILITY, AND RECREATIONAL AREAS SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY DEVELOPMENT GROUP.
3.	AT LEAST TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES INSTALLED IN THE LANDSCAPED BUFFER AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE CANOPY TREES. EXISTING TREES, WHICH ARE FOUR (4) INCHES DBH OR LARGER, AND SHRUBS MAY BE COUNTED TOWARD MEETING THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
4.	AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. AT LEAST FOUR (4) SHADE TREES PER ACRE SHALL BE PROVIDED, WHICH MAY INCLUDE EXISTING TREES AND TREES REQUIRED FOR BUFFERS.
5.	THE LANDSCAPE BUFFER AREA SHALL CONSIST OF A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
COR OVERLAY DISTRICT REQUIREMENTS:	
1.	LOT WIDTH: REQUIRED LOT WIDTH FRONTING DESIGNATED CORRIDOR ROAD = 250 LF PROVIDED PROPERTY FRONTAGE = ± 735 LF
2.	TRAFFIC CIRCULATION AND ACCESS: ENTRANCE DRIVE/ACCESS TO PROPERTY IS LOCATED AT A MEDIAN CUT ALONG THE BEMISS ROAD OVERLAY CORRIDOR.
3.	INTERCONNECTIVITY: REQUIRED CONNECTIVITY (ROAD FRONTAGE BETWEEN 500 FT AND 1,000 FT) <ul style="list-style-type: none">• AT LEAST 1 ADJOINING PROPERTY AND• ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTIVITY TO TWO ADJOINING PROPERTIES
4.	ALL SIGNS WITHIN THE CORRIDOR ROAD OVERLAY DISTRICT SHALL CONFORM TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01.C.5

DATE	.	.	.	.	.	.	.	.	.
REVISION DESCRIPTION	.	.	.	.	.	.	.	.	.
NO.	.	.	.	.	.	.	.	.	.
<div>EMC ENGINEERING SERVICES, INC. 515 St. Augustine Road, Suite E Valdosta, GA 31601 Ph: (229) 243-9379 valdosta@emc-eng.com www.emc-eng.com</div> <div>CIVIL MARINE ENVIRONMENTAL</div> <div>ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBIA • GREENVILLE SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS</div>									
<div>HAMILTON GREEN TOWNHOMES LAYOUT</div> <div>HAMILTON GREEN TOWNHOMES</div> <div>LAND LOT 131, 11TH LAND DISTRICT</div> <div>VALDOSTA, LOWNDES COUNTY, GEORGIA</div> <div>Prepared for: STOKER UTILITIES LLC</div>									
PROJECT NO.: 21-4036 DRAWN BY: JVM DESIGNED BY: JVM SURVEYED BY: - SURVEY DATE: - CHECKED BY: BMI SCALE: 1" = 40' DATE: 1/3/2022									
SHEET C1.0 OF 6									

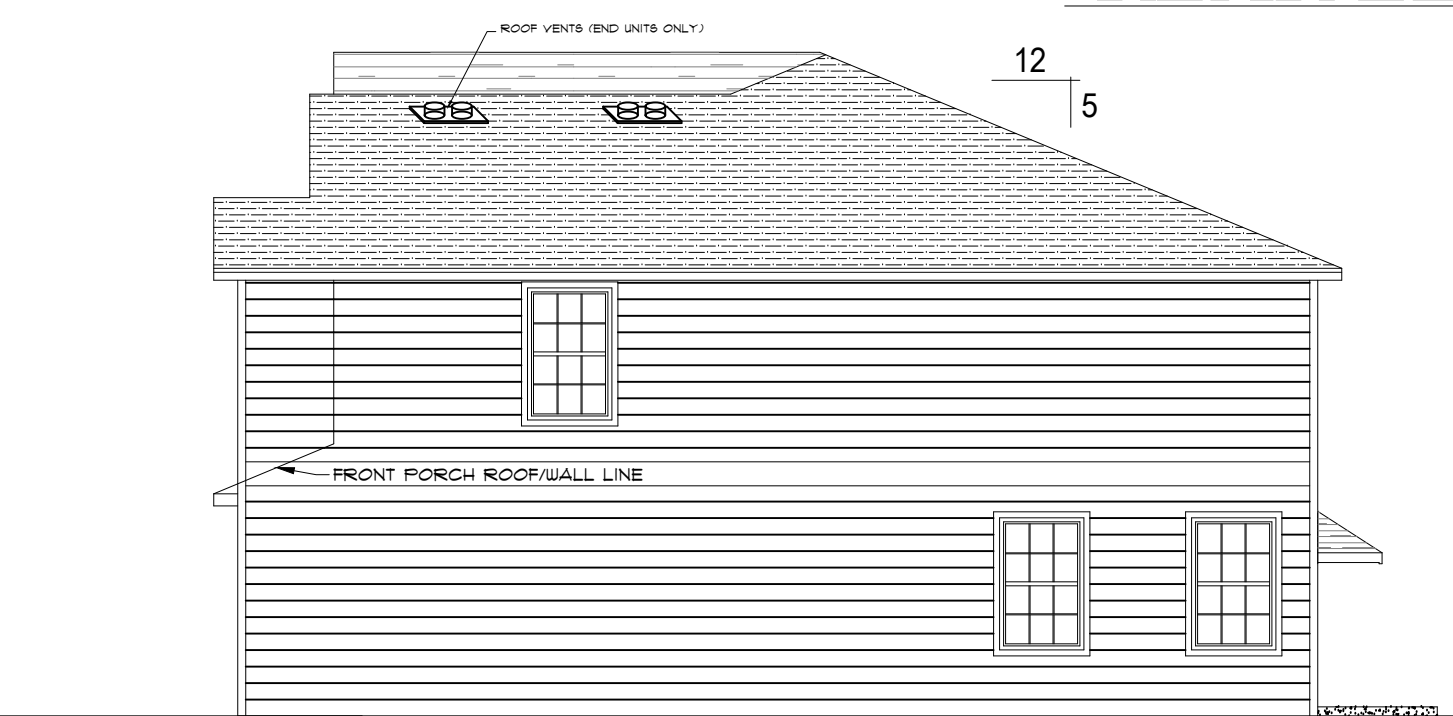


FRONT ELEVATION
1/4" = 1'-0"

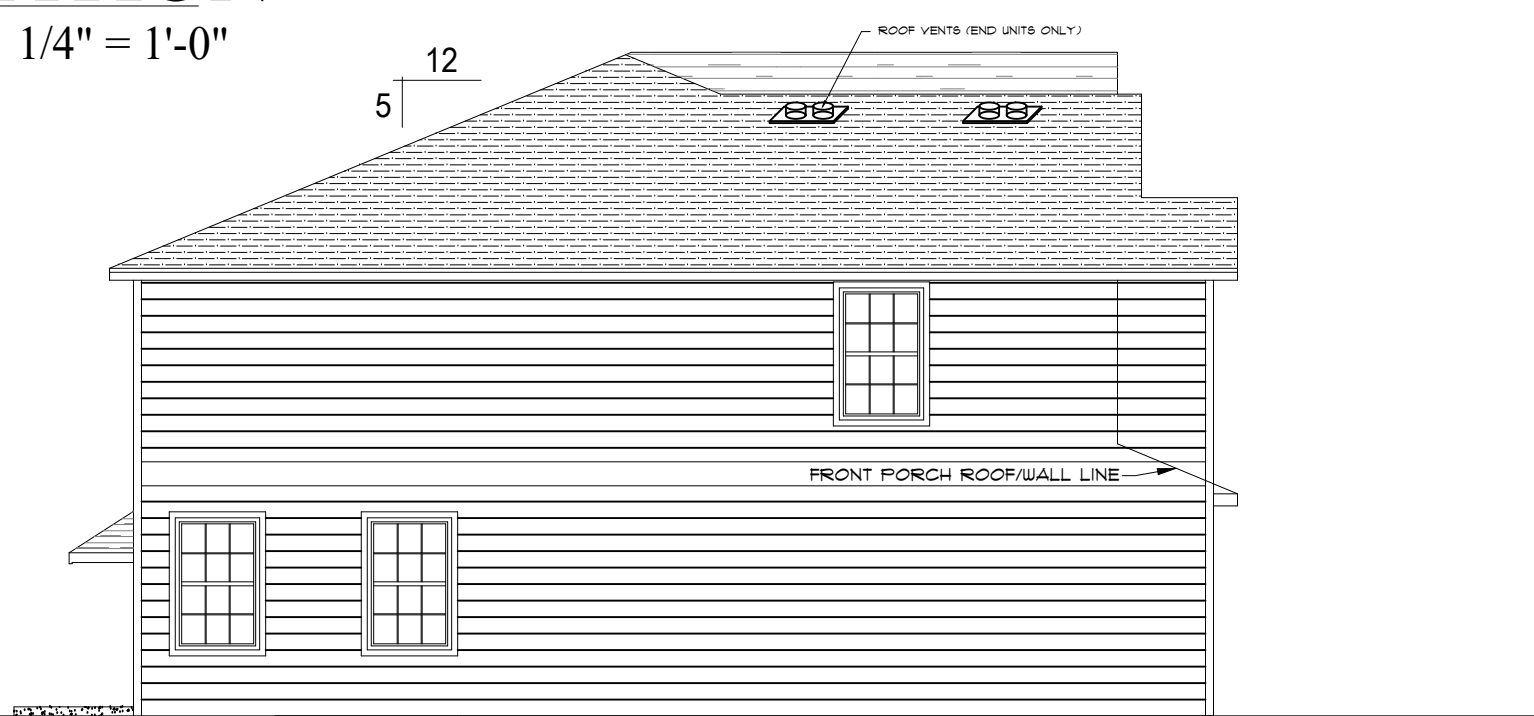


REAR ELEVATION
1/4" = 1'-0"

OFF RIDGE ROOF VENT (R.V.) CALCULATIONS FOR END UNITS ONLY
SQUARE FEET UNDER ROOF: 900 sq ft
TOTAL VENT AREA REQUIRED: 900 sq ft = 3.0 sq ft = 432 sq inches
432 sq inches Total venting required between soffit and upper roof with minimum of 40% in upper roof
Using the 40-50% rule for having roof vents installed within 3'-0" of roof ridge
432 (0.40) = 172.8 sq. in. required
We are using off ridge vents-- Lamanco T10-D Roof Louver, 140 sq in Net Free Area
140 sq in X 2 units = 280 sq. in. Net Free Area Installed

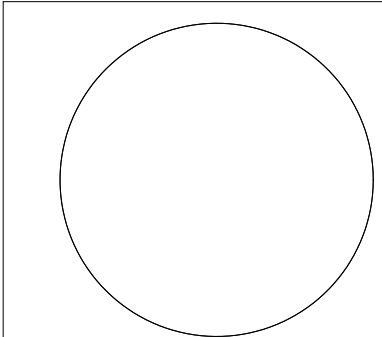


RIGHT SIDE ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

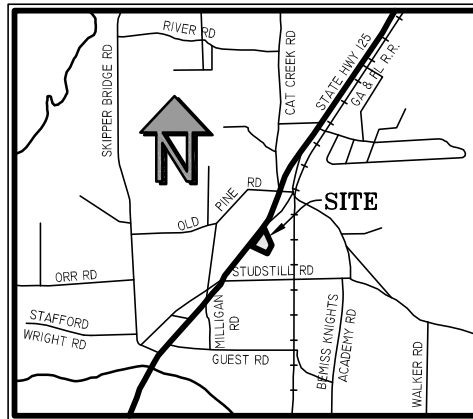
5 Plex
Units: 1 thru 5



Parkview Townhomes
City of Lynn Haven, FL

Date: 03-22-2019
Scale: As Noted
REVISIONS:

A1.0



LOCATION MAP

TOTAL AREA
7.32± ACRES
TAX MAP I45D PARCEL 6A
(AREA TO THE SOLID BOLD LINES)

PROPERTY DATA SUMMARY

EXISTING ZONING: R-A
PROPOSED ZONING: PD

TOTAL SITE AREA = 7.32± ACRES
APPROXIMATE IMPERVIOUS AREA = 3.18 ACRES (43%)
APPROXIMATE OPEN SPACE = 2.87 ACRES (40%)
APPROXIMATE RECREATION AREA = 0.91 ACRES (12%)
APPROXIMATE DETENTION AREA = 0.36 ACRES (5%)

BUILDING DATA:

4 - 2 STORY BUILDING
16 - 1 BEDROOM UNITS
32 - 2 BEDROOM UNITS
32 - 3 BEDROOM UNITS

80 TOTAL UNITS

BUILDING SQ. FOOTAGE = ±63,170 S.F. (GROUND FLOOR)
MAXIMUM BUILDING HEIGHT = 40 FEET

PARKING DATA:

REQUIRED SPACES:

2 SPACES PER UNIT
TOTAL REQUIRED = 160 SPACES
PROVIDED SPACES:

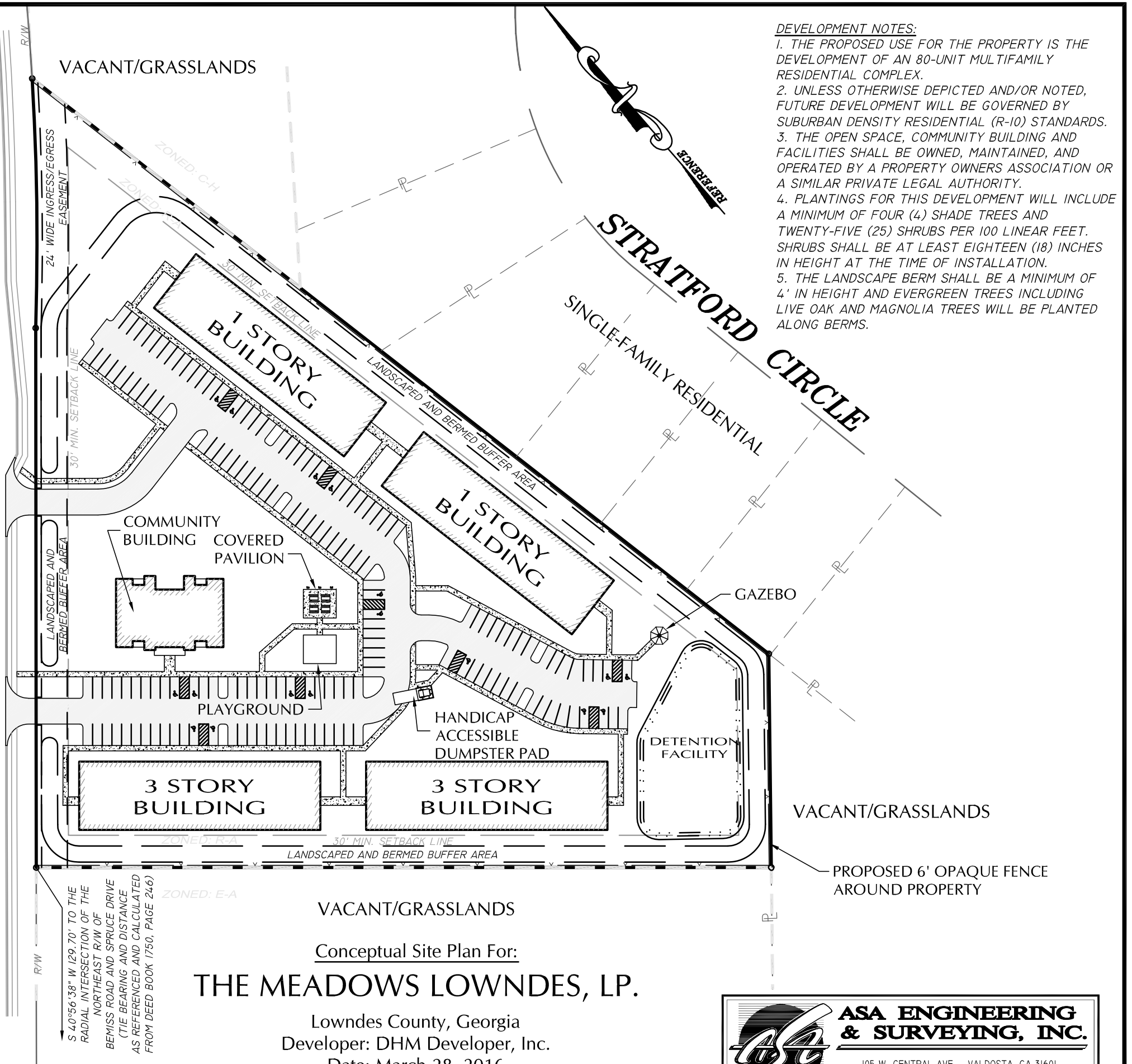
143 REGULAR SPACES
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 17 HANDICAP SPACES PROVIDED
160 TOTAL PARKING SPACES PROVIDED

STORMWATER MANAGEMENT:

WILL BE DIRECTED TO ON-SITE DETENTION FACILITY

COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER

BEMISS ROAD -
GA STATE HWY No. 125 (100' R/W)
(R/W AS PER DEED BOOK 1750, PG. 246)



DEVELOPMENT NOTES:

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80-UNIT MULTIFAMILY RESIDENTIAL COMPLEX.
2. UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.
3. THE OPEN SPACE, COMMUNITY BUILDING AND FACILITIES SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY OWNERS ASSOCIATION OR A SIMILAR PRIVATE LEGAL AUTHORITY.
4. PLANTINGS FOR THIS DEVELOPMENT WILL INCLUDE A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
5. THE LANDSCAPE BERM SHALL BE A MINIMUM OF 4' IN HEIGHT AND EVERGREEN TREES INCLUDING LIVE OAK AND MAGNOLIA TREES WILL BE PLANTED ALONG BERMS.

VACANT/GRASSLANDS

Conceptual Site Plan For:

THE MEADOWS LOWNDES, LP.

Lowndes County, Georgia
Developer: DHM Developer, Inc.

Date: March 28, 2016
(Not to Scale)



**ASA ENGINEERING
& SURVEYING, INC.**

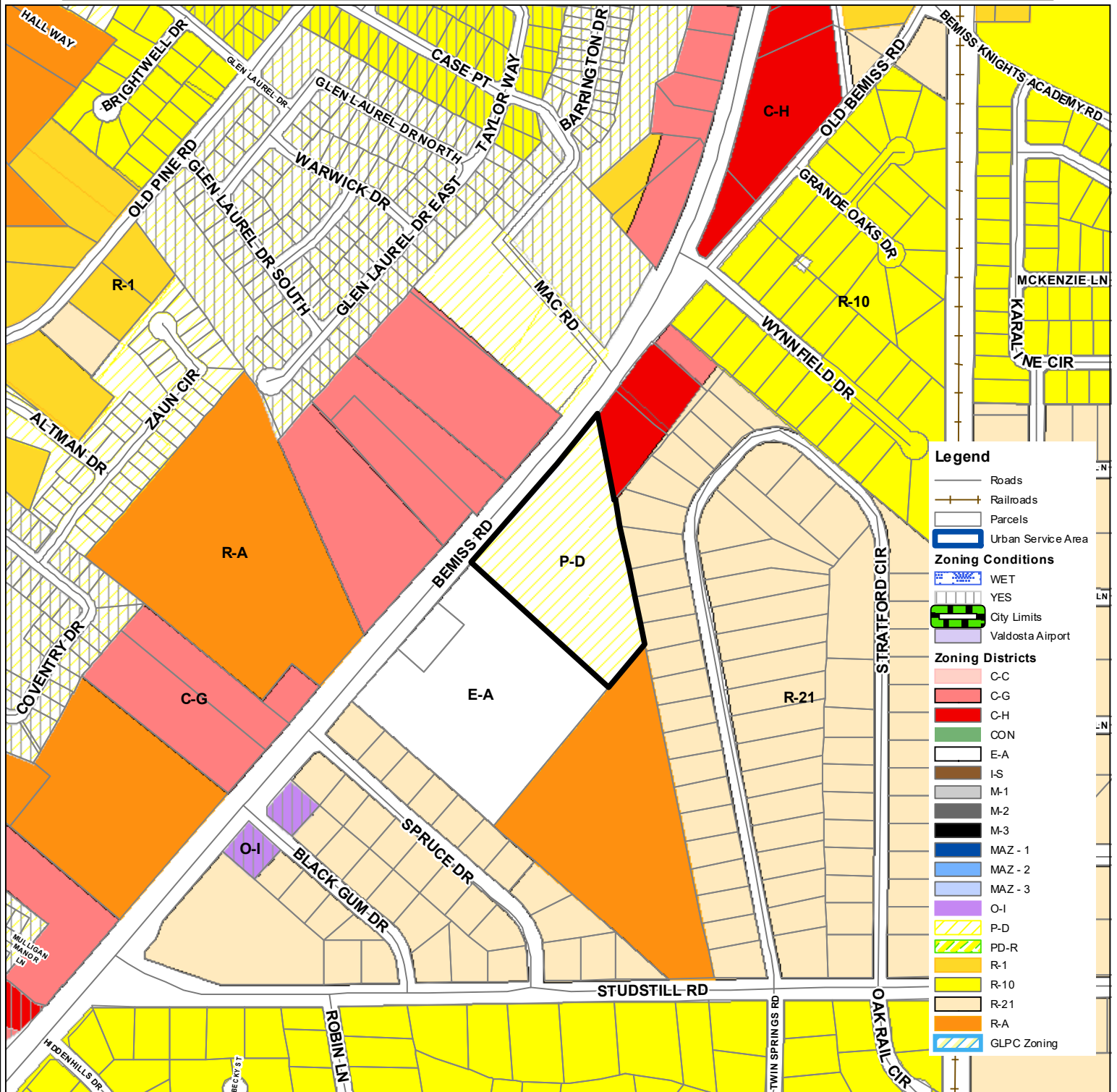
105 W. CENTRAL AVE. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - FAX: (229) 241-0784

REZ-2022-01

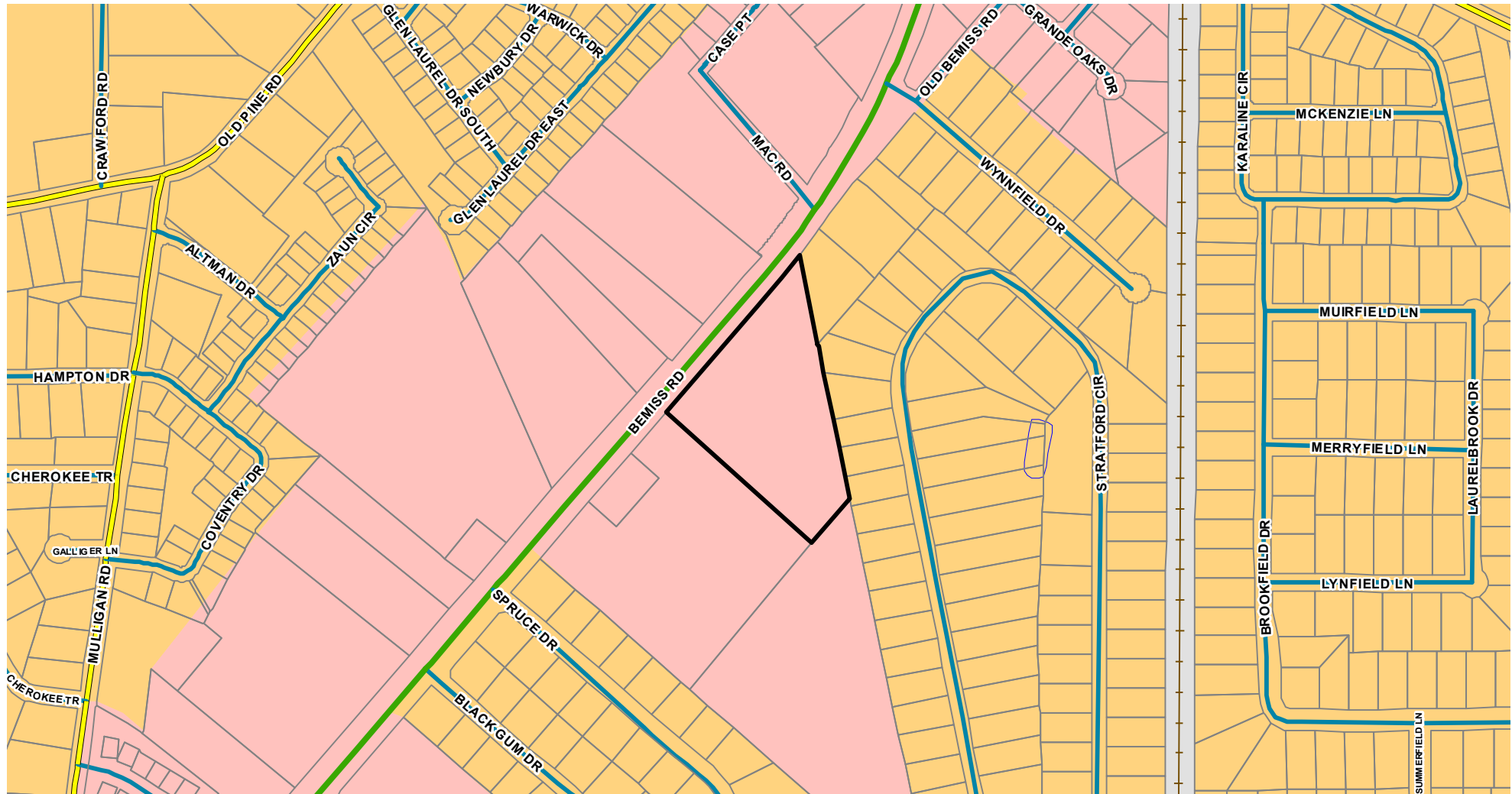
Zoning Location Map

HAMILTON GREEN TOWNHOMES
Rezoning Request

CURRENT ZONING: P-D
PROPOSED ZONING: P-D AMENDED



HAMILTON GREEN TOWNHOMES Rezoning Request



0 250 500 1,000
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

City Limits

Parcels

Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



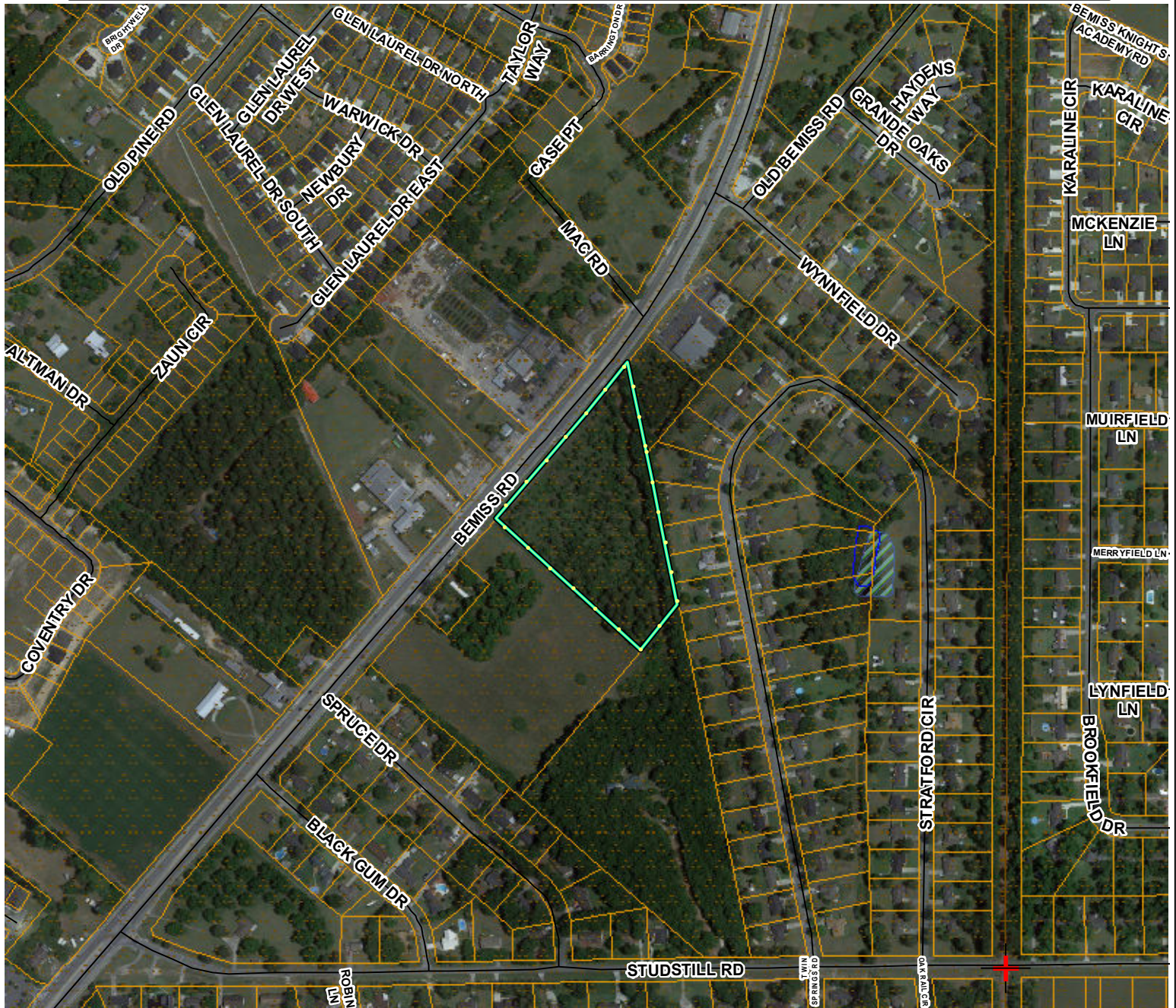
REZ-2022-01

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| — Roads | Open Water |
| — Railroads | Valdosta Airport |
| Park | Wetlands |
| City Limits | 100 Yr Flood |
| Crashzone | Hydrology |
| Crashzone West | Drastic |
| Urban Service Area | Recharge Areas |
| | Parcels |

HAMILTON GREEN TOWNHOMES Rezoning Request



0 200 400 800 Feet