

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-07

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: March 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2022-07 Hayden Park

Camelot Crossing & Val Del Rd (0072 0061)

R-1 to C-G, PD, R-10, County Utilities, ~150 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to C-G (Commercial General) on ~63 acres, PD (Planned Development) zoning on ~28 acres, and R-10 (Suburban Density Residential) on ~55 acres. The general motivation in this case is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Community Activity Center Character Area, and possesses road frontage on Val Del Road, a major collector, and Camelot Crossing, a local road.

The minimum lot size for C-G zoning on County Utilities is 10,000sf, with a minimum lot width of 80 feet; identical to the R-10 zoning proposed on the northern portion. Parking for Office and Commercial Businesses is based on gross floor area, between 2-300 sf depending on each use, while restaurants are determined by occupancy load and employees. For reference, the C-H parcels to the south are approximately 1 acre each.

The property is within a medium groundwater recharge area, and contains large areas of wetlands, which act as natural dividers between the proposed zoning districts.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy to “include a relatively high-density mix of retail, office, services, and employment,” while the “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 [developments].”

Staff finds the request overall consistent with the Comprehensive Plan and existing land use patterns, and the TRC noted that before a final Certificate of Occupancy can be issued for the PD portion, a secondary point of ingress/egress must be established.

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

DIVISION: Planning & Zoning

Staff: JD Dillard

Planning & Zoning Staff

Recommendation by the Commission: _____

Letter of Intent for Rezoning Application

I respectfully request the Lowndes County Board of Commissioners to rezone the subject property from R-1 (Residential Single-Family, minimum 1.0-acre lots) to P-D Planned Development (mixed-use), R10, and CG.

The reason for the request is to develop the property for a creative and unique mix of residential, office and retail uses. Such a mix is not covered by a single zoning category in the Lowndes County Unified Land Development Code (ULDC). The P-D zoning was created specifically for this purpose, as described in the ULDC as follows:

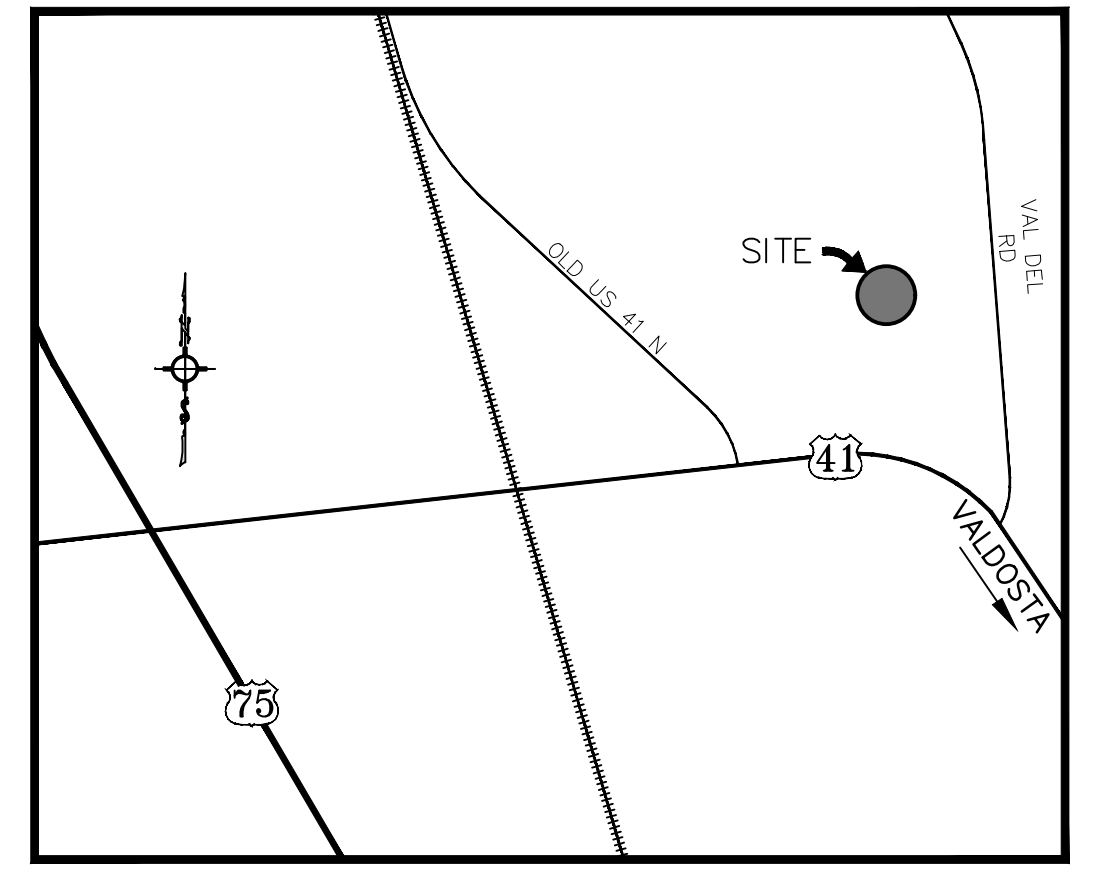
"2.01.07 Planned Development Districts: PD, Planned Development and PD-R, Rural Planned Development. These districts are intended for the development of a combination of residential, office, and limited commercial uses. These districts are established to encourage creative and resourceful projects that include compatible, interrelated uses and related public facilities unified by a development plan and tailored to either an urban or rural setting."

My intent is to develop the property per the site plan included, in phases, over time, as demand merits. The subject is especially suited for a mixed-use development of this type. There are multiple positive reasons to support such a development in this area, as follows:

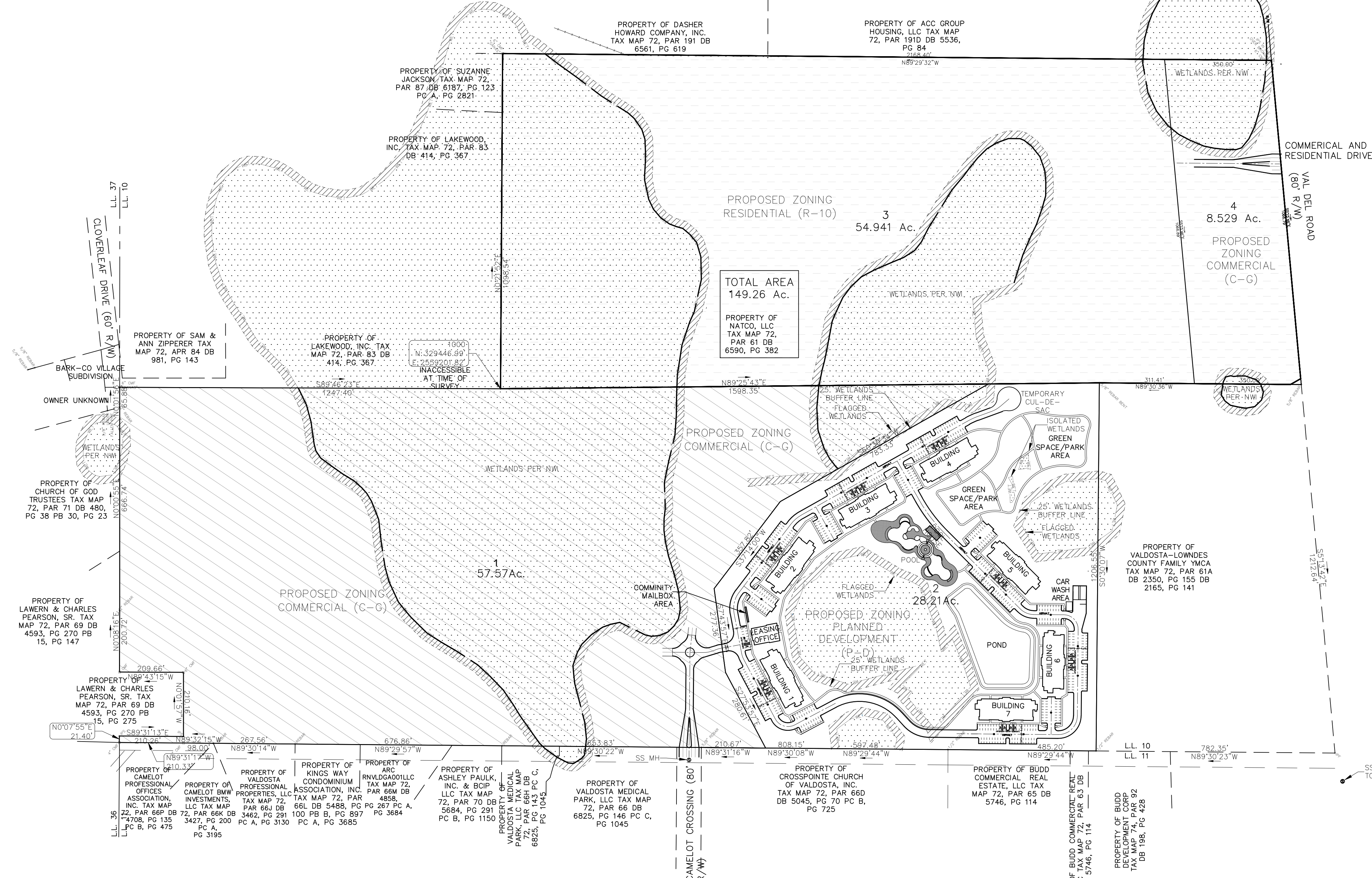
- Located in the crosshairs of a significant growth pattern in the northern suburban area of Valdosta-Lowndes County.
- Excellent and easy access to and from multiple major highways including North Valdosta Road, Old U.S. Hwy. 41, and Val Del Road.
- ±1,000' frontage on Val Del Road; direct access to Camelot Crossing, a public right-of-way that connects directly to North Valdosta Road; Less than two miles away is I-75, Exit 22 with its rebuilt, expanded interchange.
- Lowndes County water-sewer utilities are at or very close to the site, with adequate capacity according to County officials. All other utilities, services and required infrastructure are in place and available.
- There is a shortage of residential, office and retail development in this large sub-market. Within a few miles of this site are multiple new residential developments, with more on the way. New homes being built nearby are sold even before they're finished. The existing commercial development in Camelot Crossing is almost completely built-out. Residents in north Lowndes must travel many miles to find adequate commercial services and amenities. This new development will meet this pent-up demand.
- We're in a new era with newer generations demanding new types of development that have been built elsewhere but not here yet. This includes "Town Village" lifestyle shopping centers replacing the old traditional enclosed Malls; new, unique types of residential living including high-tech smaller cluster or townhomes on smaller lots, better-suited for singles and small families, mixed in and around on-site amenities and recreational areas for residents, their families and pets; and distinct, high-tech, executive small-office suites that are built better, newer and safer than traditional older office buildings; with much greater appeal to younger workers moving up.
- This development will create significant, multi-million-dollar economic benefits to the community over many years, including: significant new revenues from property and sales tax revenues, and utility payments; millions spent locally for construction labor and materials as each section is phased in; new employment payrolls; and another draw for new residents to move to this community.
- Lowndes County has been wise to pro-actively invest in infrastructure here, anticipating and preparing for new growth. This development will help create a positive return on that investment for many years.

Valdosta and Lowndes County are ready for the next generation of community amenities to serve existing residents and attract new ones. This new planned site will lead the way to meet that need. I appreciate the opportunity to partner with Lowndes County to create a new, unique and exciting mixed-use development.

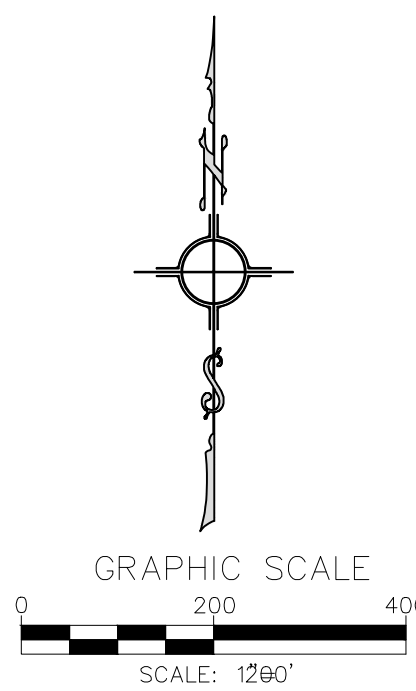
Thank you for your consideration. Charlie Hand



LOCATION MAP
NOT TO SCALE



TOTAL AREA
149.26 Ac.



V D W E
VAN DER WATT
ENGINEERING, LLC
 CONSULTING CIVIL ENGINEERS
 84 BENT OAK CIRCLE,
 THOMASVILLE, GA 31757-9502
 TEL: (229) 551-0363
 FAX: (229) 227-6593
 E-MAIL: JJ@VDWENGINEERS.COM
 CERT. OF AUTH. GA # PEF004845

PROJECT: PROPOSED DEVELOPMENT
 CAMELOT CROSSING
 VALDOSTA, GA 31602

CLIENT: HAND DEVELOPMENT,
 CAIRO, LLC
 CAIRO, GA 39827

DRAWING TITLE:
 CONCEPTUAL SITE PLAN
 OVERALL

PROJ. No.: 22-002 DRAWN BY: jj
 DWG NAME: CONCEPTUAL SITE PLAN.dwg CHECKED BY: jj
 SCALE: 1" = 200' DATE: 2 FEB 2022

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	05/07/2022	jj	VARIOUS

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SHEET NO. **C1**

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.



PROPOSED ZONING
RESIDENTIAL (R-10)

1
149.26Ac.
PROPERTY OF NATCO, LLC TAX
MAP P2, PAR 61 DB 6690, PG 382

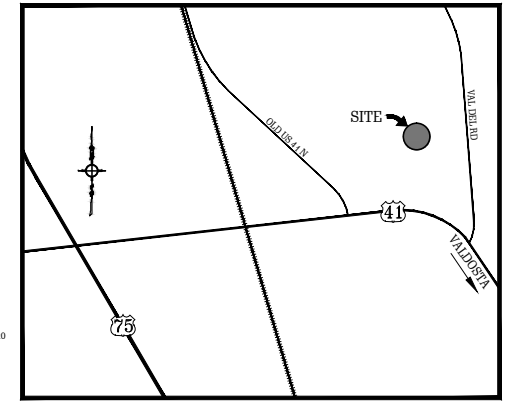
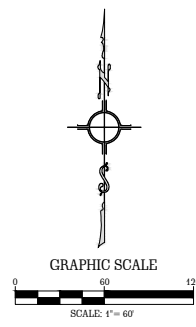
PROPOSED ZONING
COMMERCIAL (C-G)

PROPOSED ZONING
PLANNED DEVELOPMENT
(P-D)

2.
28.21Ac.

PROPOSED ZONING
COMMERCIAL (C-G)

PROPOSED ZONING
RESIDENTIAL (R-10)



LOCATION MAP
NOT TO SCALE



Know what's below.
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E-MAIL: J@VDWENGINEERS.COM
CERT. OF AUTH. GA # PEF004845

PROJECT:
**PROPOSED
DEVELOPMENT
CAMELOT CROSSING
VALDOSTA, GA 31602**

CLIENT:
**HAND DEVELOPMENT, LLC
CAIRO, GA 39827**

DRAWING TITLE:
**CONCEPTUAL SITE PLAN
APARTMENTS (PD)**

PARKING:
NUMBER OF UNITS = 280
PARKING REQUIRED FOR APARTMENTS = 560 SPACES
AREA OF LEASING OFFICE/POOL HOUSE = 4,833 S.F.
PARKING REQUIRED FOR LEASING OFFICE = 17 SPACES
TOTAL NUMBER OF SPACES REQUIRED = 577 SPACES
TOTAL NUMBER OF SPACES PROVIDED = 583 SPACES (6 EXTRA)
TOTAL NUMBER OF HC SPACES REQUIRED = 583/25 = 23 SPACES
TOTAL NUMBER OF HC SPACES PROVIDED = 30 SPACES (7 EXTRA)

AREAS:
NUMBER OF APARTMENT BUILDINGS = 7
FLOOR AREA OF EACH BUILDING = 13,077 S.F.
FLOOR AREA OF LEASING OFFICE = 4,833 S.F.
FLOOR AREA OF POOL HOUSE = 989 S.F.
TOTAL FLOOR AREA OF ALL BUILDINGS = 97,361 S.F.
TOTAL PAVED DRIVEWAYS & PARKING LOTS = 216,852 S.F.
CONCRETE WALKWAYS = 45,227 S.F.
RECREATIONAL/POOL AREA = 48,663 S.F.
GREEN SPACE/PARK AREA = 135,213 S.F.
POND AREA = 61,504 S.F.
FLAGGED WETLANDS AREA = 324,641 S.F.

UNITS IN EACH BUILDING (1 THROUGH 7):

8 x 4-BEDROOM, 24 x 2-BEDROOM, 8 x 3-BEDROOM

UTILIZATION:
TOTAL LOT AREA:
1,228,828 S.F. - WETLANDS AREA: 324,641 S.F. = 904,187 S.F.

RESIDENTIAL:
358,451 S.F. / 904,187 S.F. = 39.6%
(358,451 S.F. / 1,228,828 S.F. = 29.2%)

COMMON OPEN/RECREATIONAL SPACE:
256,051 S.F. / 904,187 S.F. = 28.3%
(256,051 S.F. / 1,228,828 S.F. = 20.8%)

STORMWATER MANAGEMENT:
POND AREA = 61,504 S.F. / 256,051 S.F. = 24.0%

PROJ. No.:	22-002	DRAWN BY:	jj
DWG NAME:	CONCEPTUAL SITE PLAN	CHECKED BY:	jj
SCALE:	1" = 60'	DATE:	2 FEB 2022

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	03/07/2022	jj	VARIOUS
2.	03/15/2022	jj	ADD PARKING SPACES, NOTES AND HATCHING
3.	03/17/2022	jj	ADD UTILIZATION NOTE

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SHEET NO. **C2**

PROPERTY OF CROSSPOINTE
CHURCH OF VALDOSTA, INC.
TAX MAP P2, PAR 663 DB 6645,
PG 70 FC B, PG 725

PROPERTY OF BUDD COMMERCIAL
REAL ESTATE, LLC TAX MAP P2,
PAR 65 DB 5746, PG 114

PROPERTY OF BUDD
COMMERCIAL REAL ESTATE,
LLC TAX MAP P2, PAR
65 DB 5746, PG 114

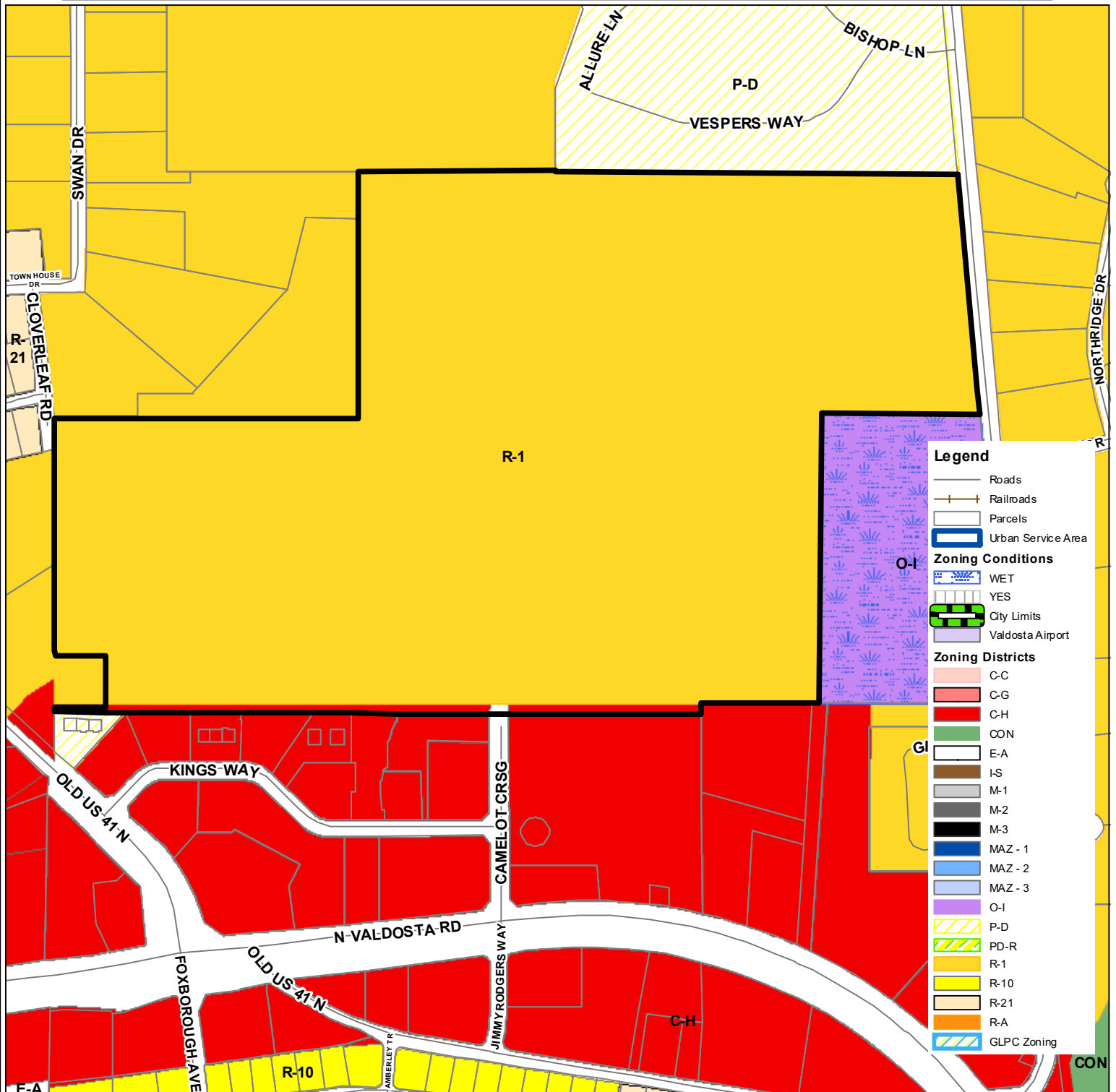
PROPERTY OF BUDD
DEVELOPMENT CORP TAX MAP
74, PAR 52 DB 498, PG 428

REZ-2022-07

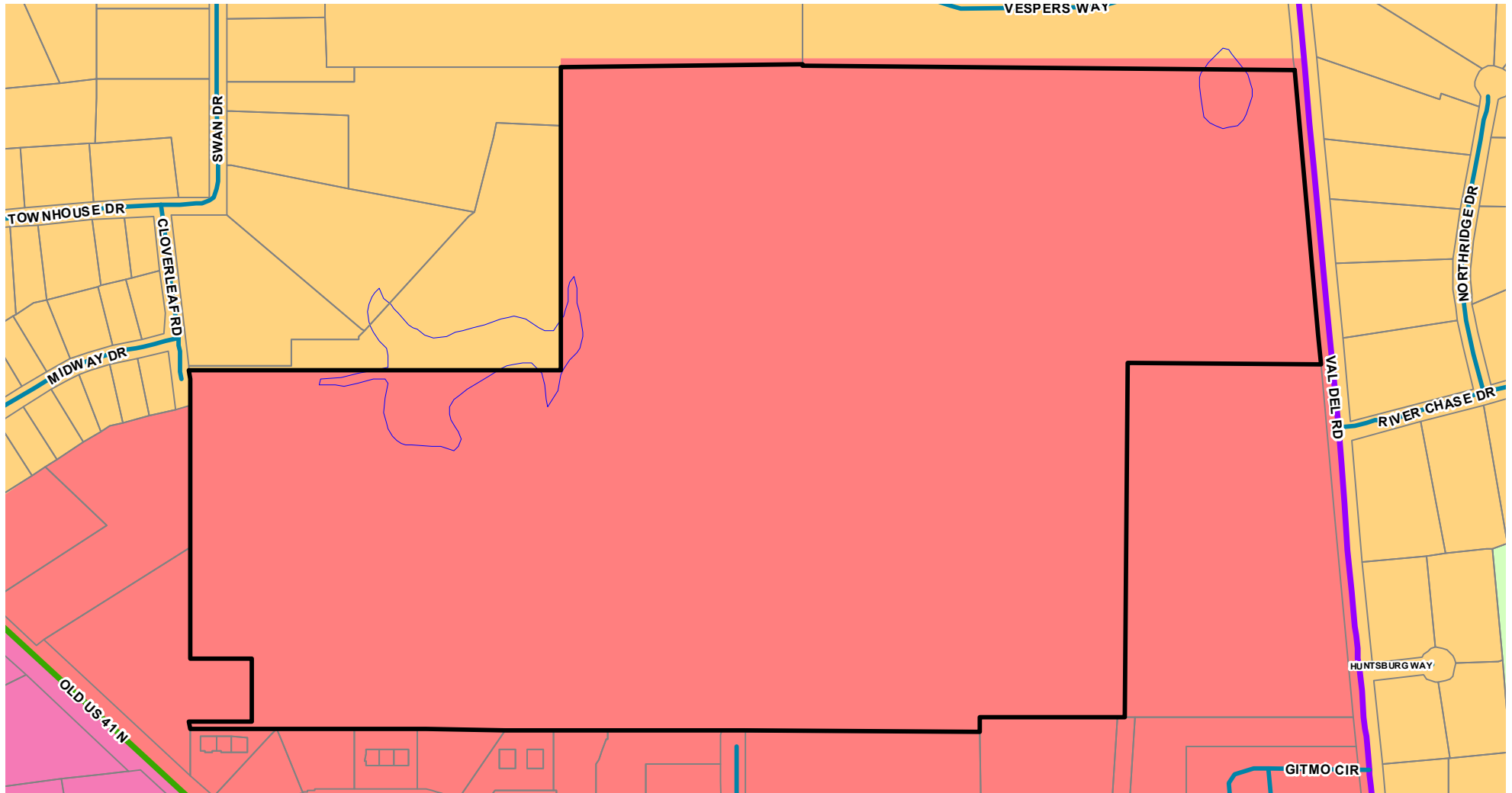
Zoning Location Map

HAYDEN PARK
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: C-G, P-D, AND R-10



HAYDEN PARK Rezoning Request



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-2022-07

WRPDO Site Map

Legend

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

HAYDEN PARK Rezoning Request

