



## GLPC AGENDA ITEM # 6

MARCH 28, 2022

### Rezoning Request by DPI Holdings LLC File #: VA-2022-05

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Multi-Family Residential (R-M). The subject property contains an existing rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to keep the existing rental residence but also construct a 2-story apartment building with 4 dwelling units (5 bedrooms total) in the front yard of the property, with parking located behind the new building.

The subject property is located within a **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the City's local "Historic District", which means the proposed development will require approval from the Historic Preservation Commission (HPC).

The subject property is part of the Brookwood North neighborhood which contains a mixture of residential types in a mostly older built-out pattern. Policy decisions were made many years ago to no longer promote any more redevelopment or infill of new multi-family residential uses. However, this particular property is one of only a very few locations where this type of redevelopment can arguably make sense. The subject property is surrounded on the north and west by existing apartment complexes (one of which is owned by the applicant). To the south there is an existing Duplex, and to the east there is an existing single-family residence which faces Iola Drive. This surrounding pattern alone, presents a compelling argument for conversion of the subject property to at least a Duplex level of density. Given the ½ acre size of the property, it being under the same ownership as one of the adjacent apartment complexes, and its design being controlled by the HPC, there is strong argument for multi-family here as well. The proposed zoning change is indeed compatible with the use of the adjacent properties and the overall land use pattern along this portion of the Williams Street.

Furthermore, with the proposed design drawings the applicant is demonstrating sensitivity to the surrounding neighborhood by designing the proposed building and site to greatly resemble a 2-story historic single-family residence. This design represents the best of both worlds by giving a multi-family dwelling density while keeping the appearance of something (single-family) that currently exists on the property.

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

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	DPI Holdings LLC (Jamey Dewar)		
<b>Request:</b>	Rezone from R-10 to R-P		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land comprising 0.57 acres, located along the east side of Williams Street, about 200 feet south of East Moore Street. This is immediately south of the Treeloft Apartments building along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. .		
<b>Street Address:</b>	1613 Williams Street		
<b>Tax Parcel ID:</b>	Map # 0116A Parcel 227	<b>City Council District:</b>	2 <i>Councilwoman Sandra Tooley</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Single-family residence
	Proposed:	R-M	Apartments
<b>Adjacent Property:</b>	North:	R-M	Treeloft Apartments
	South:	R-6	Duplex
	East:	R-6	Single-family residential
	West:	R-M	Carolyn Apartments
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-10 for more than 40 years, and has always been used as a single-family residence.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located within the local "Historic District", but is not considered a contributing Historic Resource		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No existing wetlands on or near the 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 area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Williams Street		
<b>Transportation:</b>	Williams Street (local street)		
<b>Fire Protection:</b>	Fire Station # 2 (E Park Avenue) = approximately 1.25 miles to the NE The nearest fire hydrant is at the corner of Williams Street and East Moore Street.		

### 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 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 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**POLICY 4.4** –The continued protection and utilization of historic resources shall be encouraged and actively supported.

**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.*

<b>(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.</b>	
<i>Applicant:</i>	Yes, the new building will act as a transition between the single-family homes to the south, and the much larger apartment buildings to the north.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of the adjacent properties and the land use pattern along this portion of the Williams Street.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	The existing house is currently rented.
<i>Staff:</i>	Yes. The existing R-10 zoning has a reasonable economic use as evidenced by current use as a rental house. However, rezoning the property to R-M would allow the current rental house to continue, but also allow the addition/conversion of residential apartments as well.
<b>(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.</b>	
<i>Applicant:</i>	There would be no impact.
<i>Staff:</i>	No significant impact.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes, to my knowledge.
<i>Staff:</i>	Yes. R-M zoning is consistent with the Established Residential (ER) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.

<b>(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.</b>	
<i>Applicant:</i>	The location is within walking distance to the VSU campus and the City park.
<i>Staff:</i>	Yes. There are existing apartment complexes on two sides of the subject property.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	The zoning change would have no impact.
<i>Staff:</i>	No impact.
<b>(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.</b>	
<i>Applicant:</i>	No.
<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 206-10 R-M Multi-Family Residential District**

- (A) Purpose. The purpose of the R-M District is to provide orderly development of high density residential areas for multi-family dwellings.

**Section 218-13 Supplemental 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

**Utilities:** < No comments received >.

**Building Plan Review:** No comments

**Public Works:** < No comments received >

**Police:** < No comments received >

**Fire:** No comments

**Landscaping:** Development must comply with LDR Chapter 328

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Map
- Existing Site Plan & Boundary Survey
- Proposed Site Plan
- Building Elevations & Schematic Drawings (4 pages)
- Floor Plans (2 pages)

# VA-2022-05 Zoning Location Map

DPI Holdings (Jamey Dewar)  
Rezoning Request

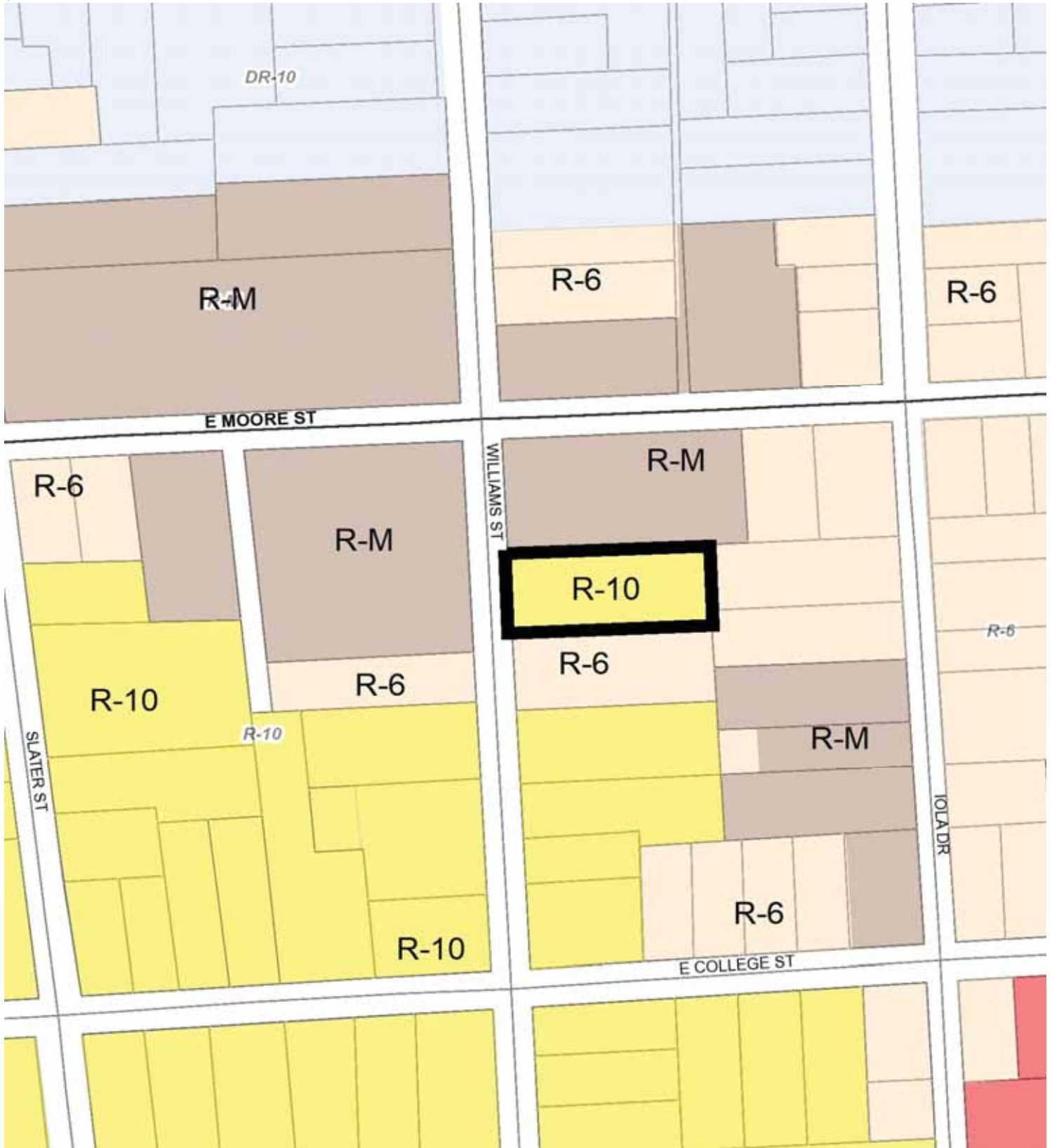
203 Smith Avenue  
Tax Map: 0116A Parcel: 227

Zoned: R-10



\*\* Map NOT to scale

Map Data Source: VALOR GIS March 2022



# VA-2022-05 Future Development Map

DPI Holdings (Jamey Dewar)  
Rezoning Request

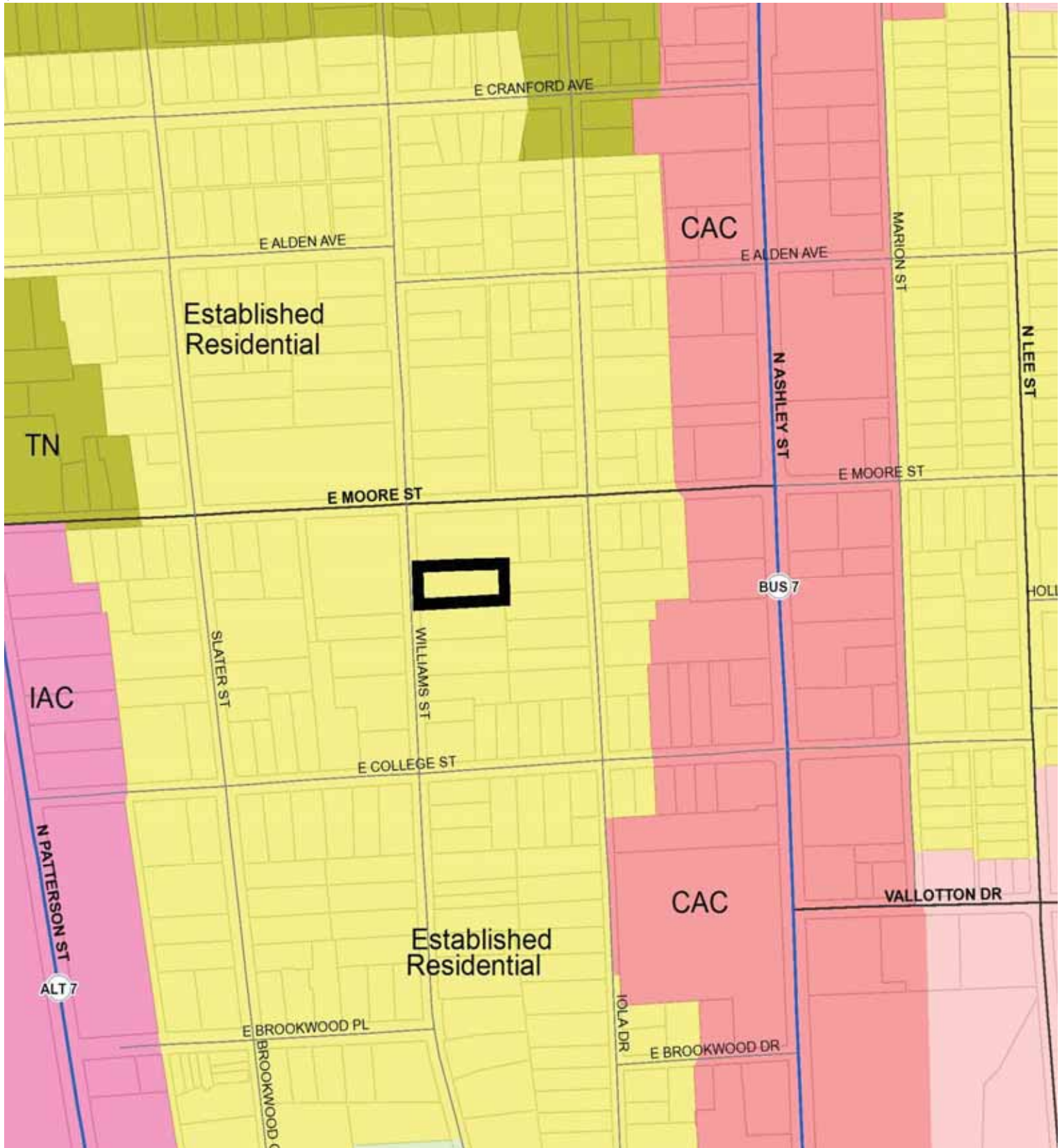
203 Smith Avenue  
Tax Map: 0116A Parcel: 227

Character Area: ER



\*\* Map NOT to scale

Map Data Source: VALOR GIS March 2022





**PLAT OF REZONING FOR:  
DPI HOLDINGS, LLC**

LYING AND BEING IN  
LAND LOT 60 OF THE 11TH LAND DISTRICT  
OF THE CITY OF VALDOSTA,  
LOWNDES COUNTY, GEORGIA

DATE: NOVEMBER 16, 2021

**ZONING NOTES**

THE SUBJECT PROPERTY IS ZONED  
R-10 (SINGLE FAMILY RESIDENTIAL)  
AND THE PROPOSED ZONING IS R-M.

**MINIMUM BUILDING SETBACKS**

FOR R-10:  
FRONT-20 FEET  
SIDE-10 FEET  
REAR-25 FEET

FOR R-M:  
FRONT-15 FEET  
\*SIDE-8 FEET  
REAR-25 FEET

\*20' FOR MULTI-FAMILY WITH 3 OR  
MORE FLOORS

**FLOOD CERTIFICATION**

THIS PROPERTY IS LOCATED IN AN "X"  
ZONE, WHICH IS DESIGNATED AS "AREAS  
DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN", ACCORDING  
TO THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY'S FLOOD INSURANCE RATE MAP  
13185C0210E, DATED 09/26/2008.

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**ASA ENGINEERING  
& SURVEYING, LLC.**

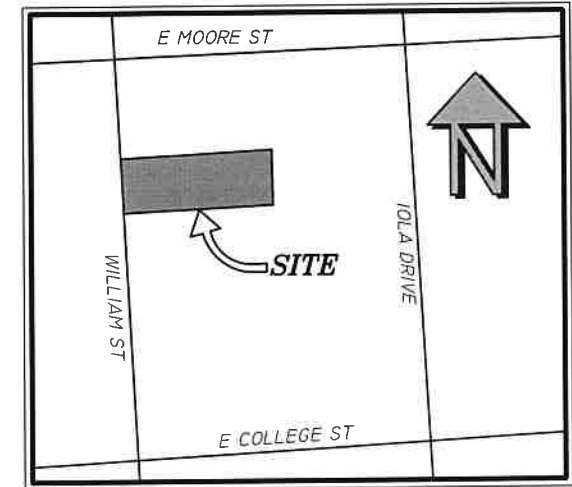
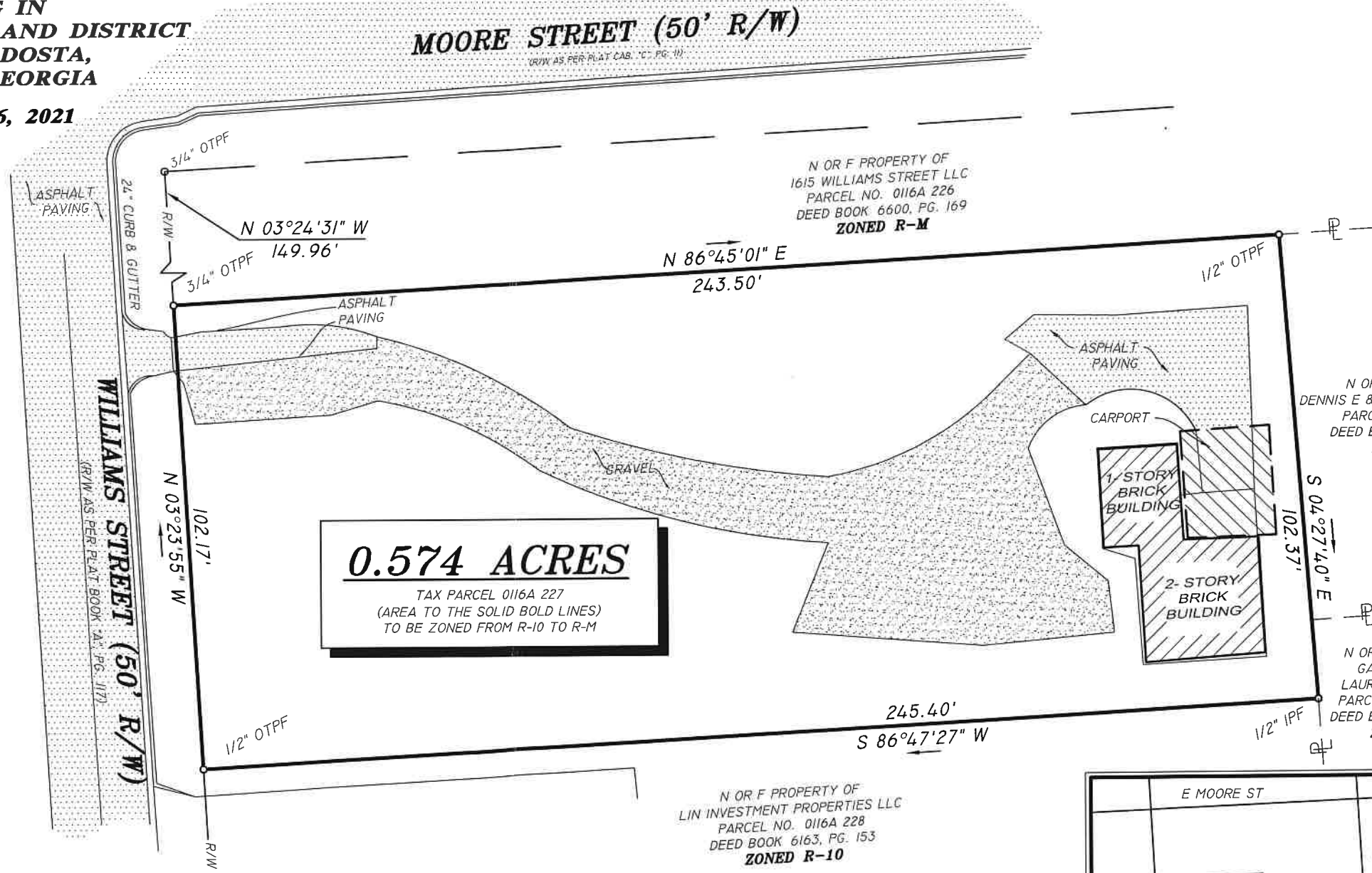
103A S. PATTERSON ST. - VALDOSTA, GA 31601  
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380



NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED  
OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON.

ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE  
THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY  
ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR  
FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY  
DIGGING OR CONSTRUCTION.

**MOORE STREET (50' R/W)**  
(R/W AS PER PLAT CAB. 'C', PG. 11)



**LOCATION MAP**

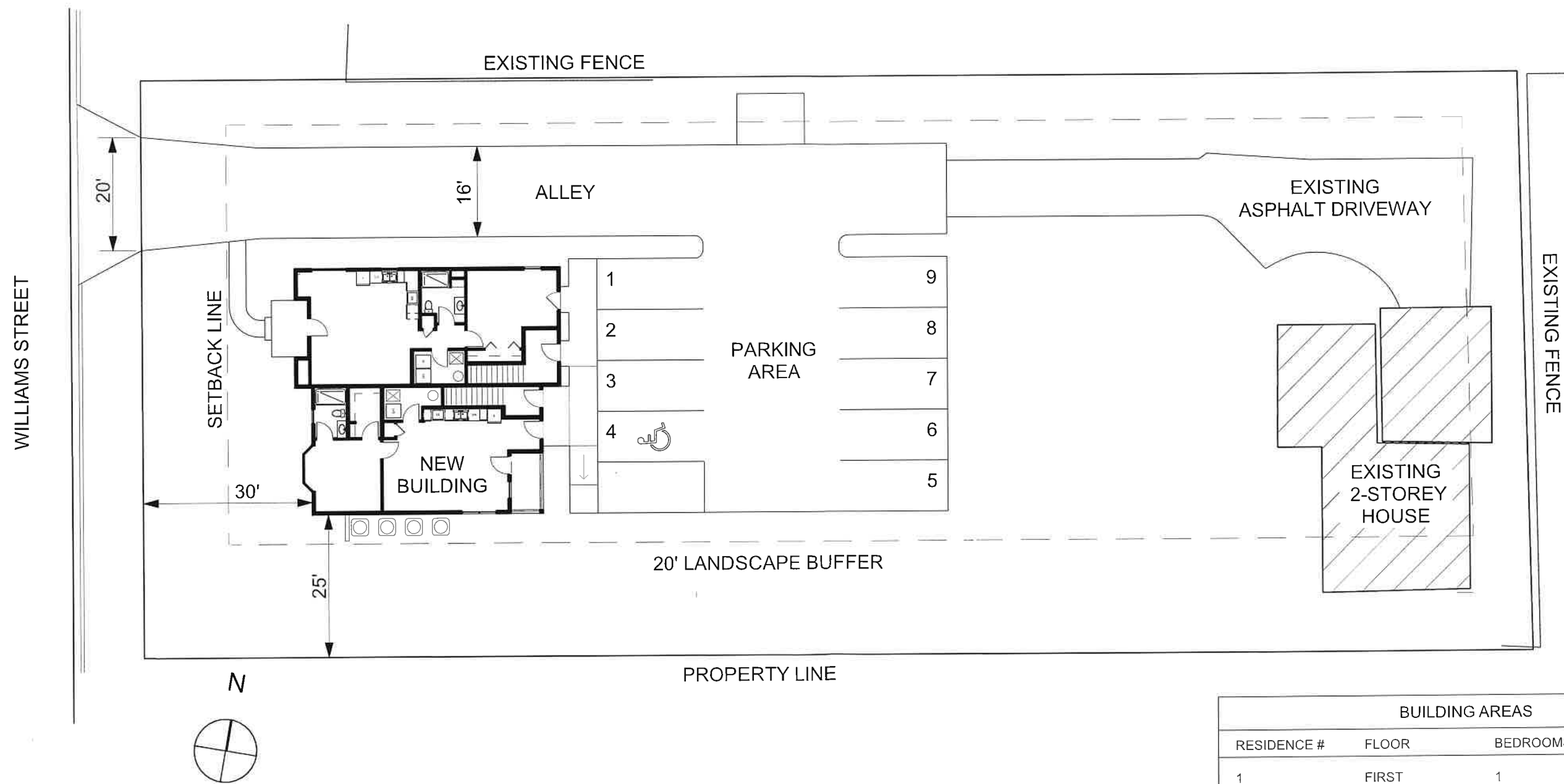
NOT TO SCALE

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GRID

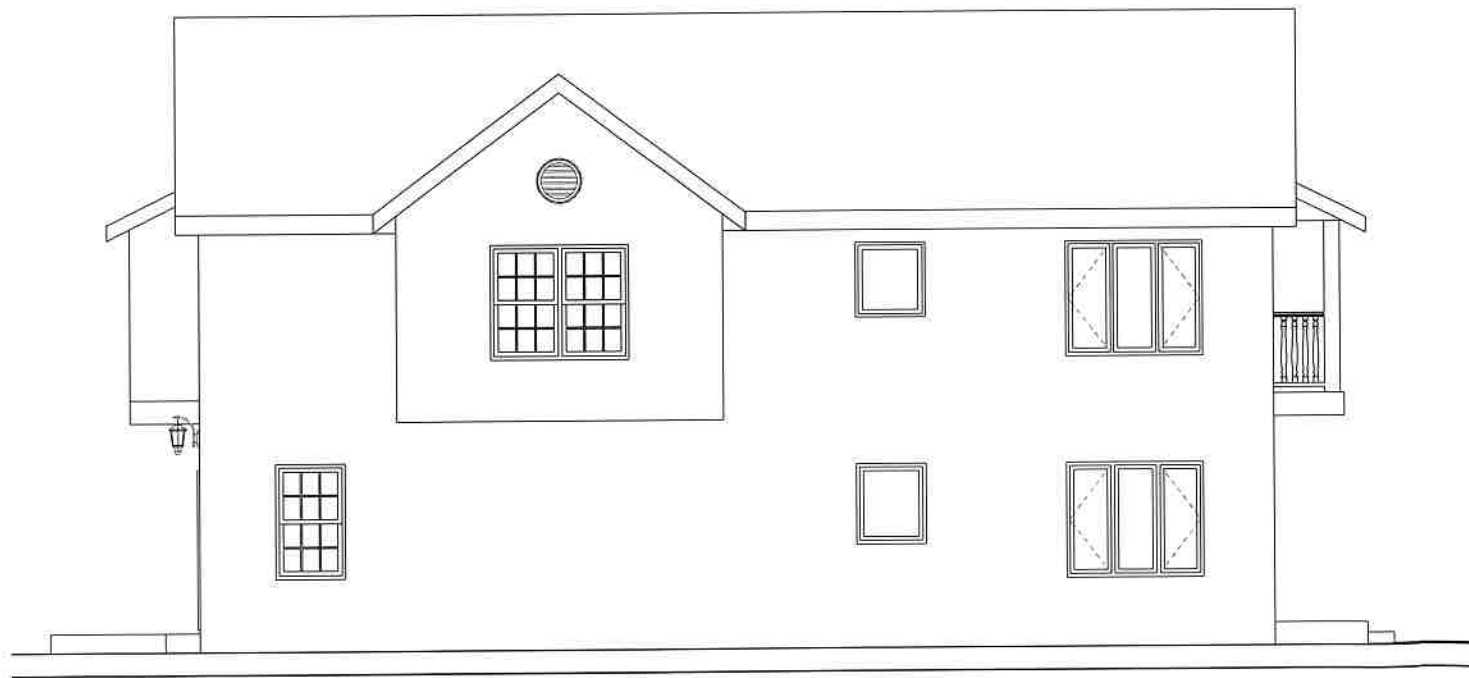




# Proposed Site Plan

SCALE: 1" = 20'

BUILDING AREAS			
RESIDENCE #	FLOOR	BEDROOMS*	SQUARE FEET
1	FIRST	1	841
2	SECOND	2	1,113
3	FIRST	1	797
4	SECOND	1	909
TOTAL		5	3,660



② North Elevation

SCALE: 1/8" = 1'-0"



① Williams Street Elevation

SCALE: 1/8" = 1'-0"

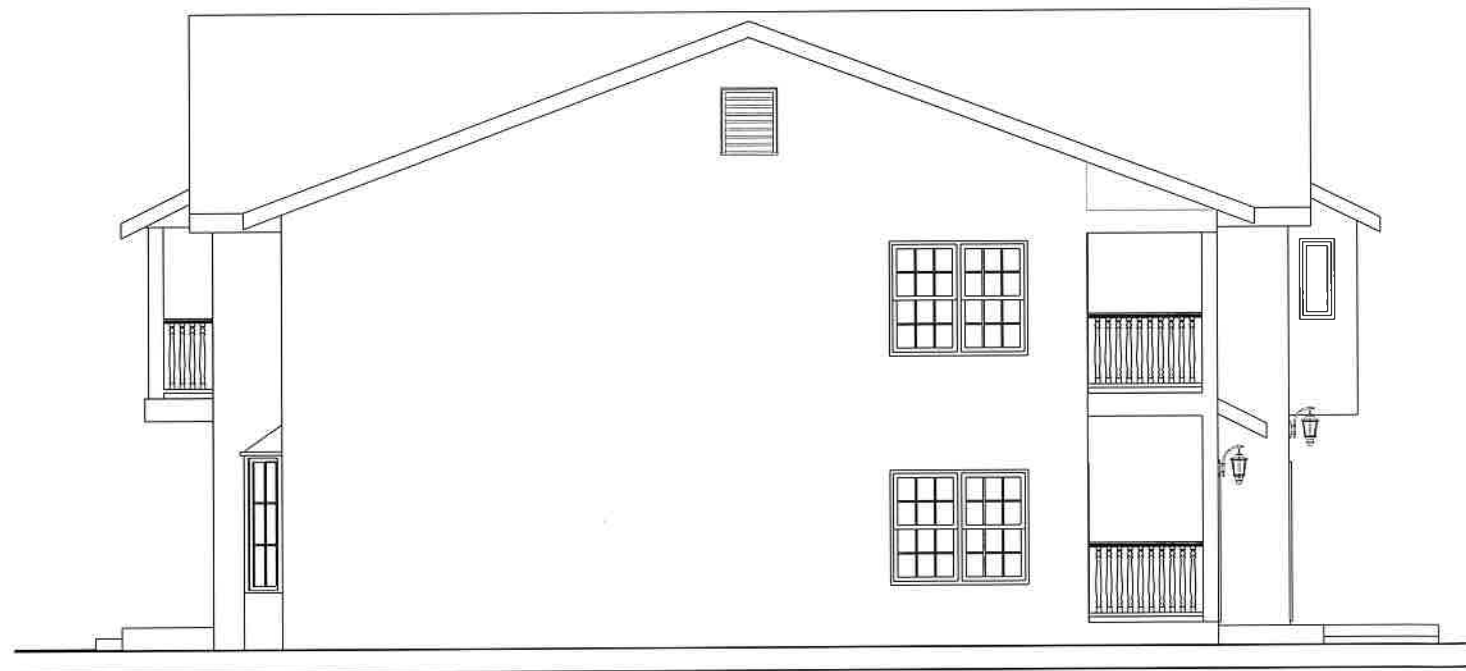






① Rear Elevation

SCALE: 1/8" = 1'-0"

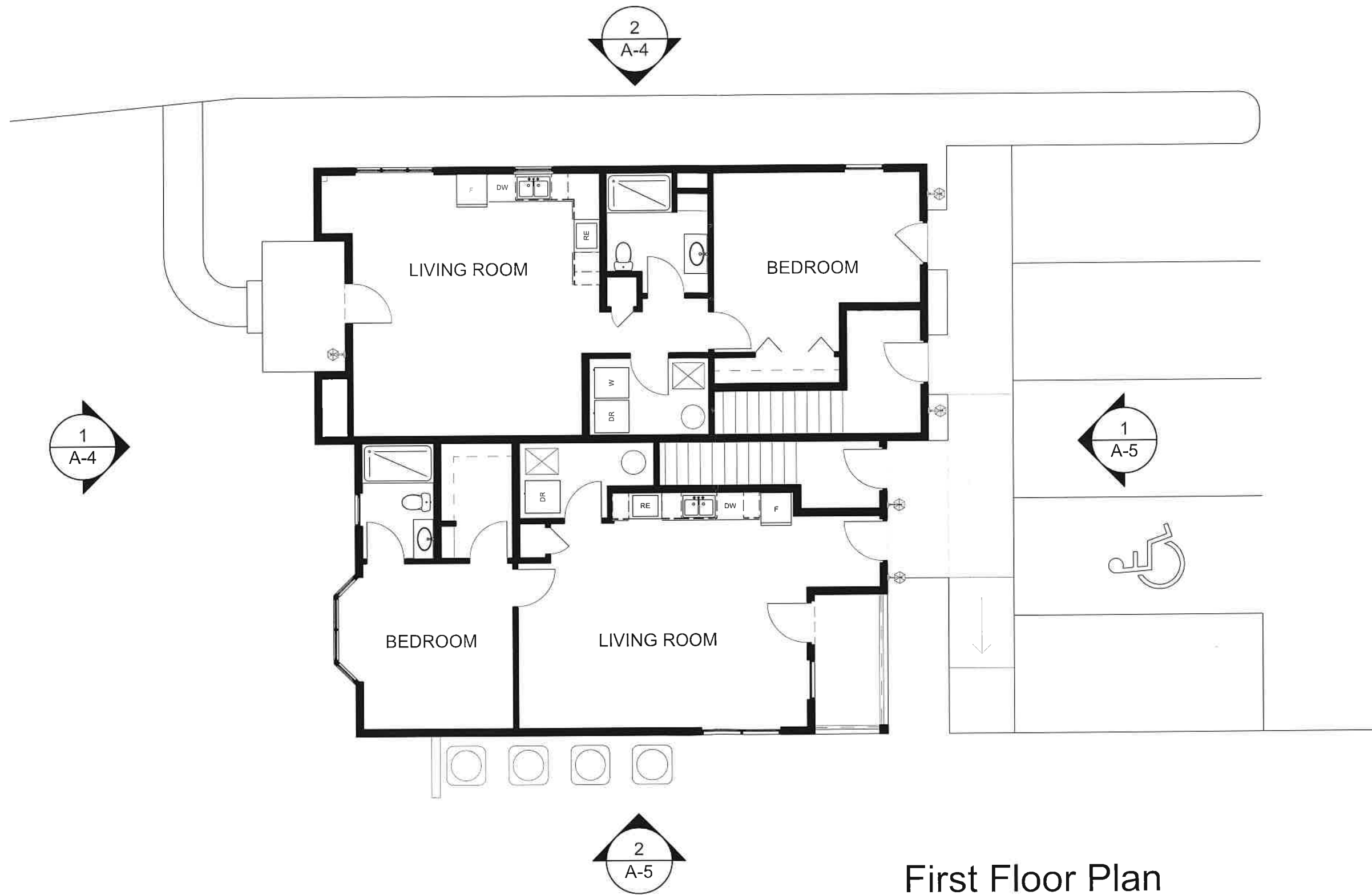


② South Elevation

SCALE: 1/8" = 1'-0"



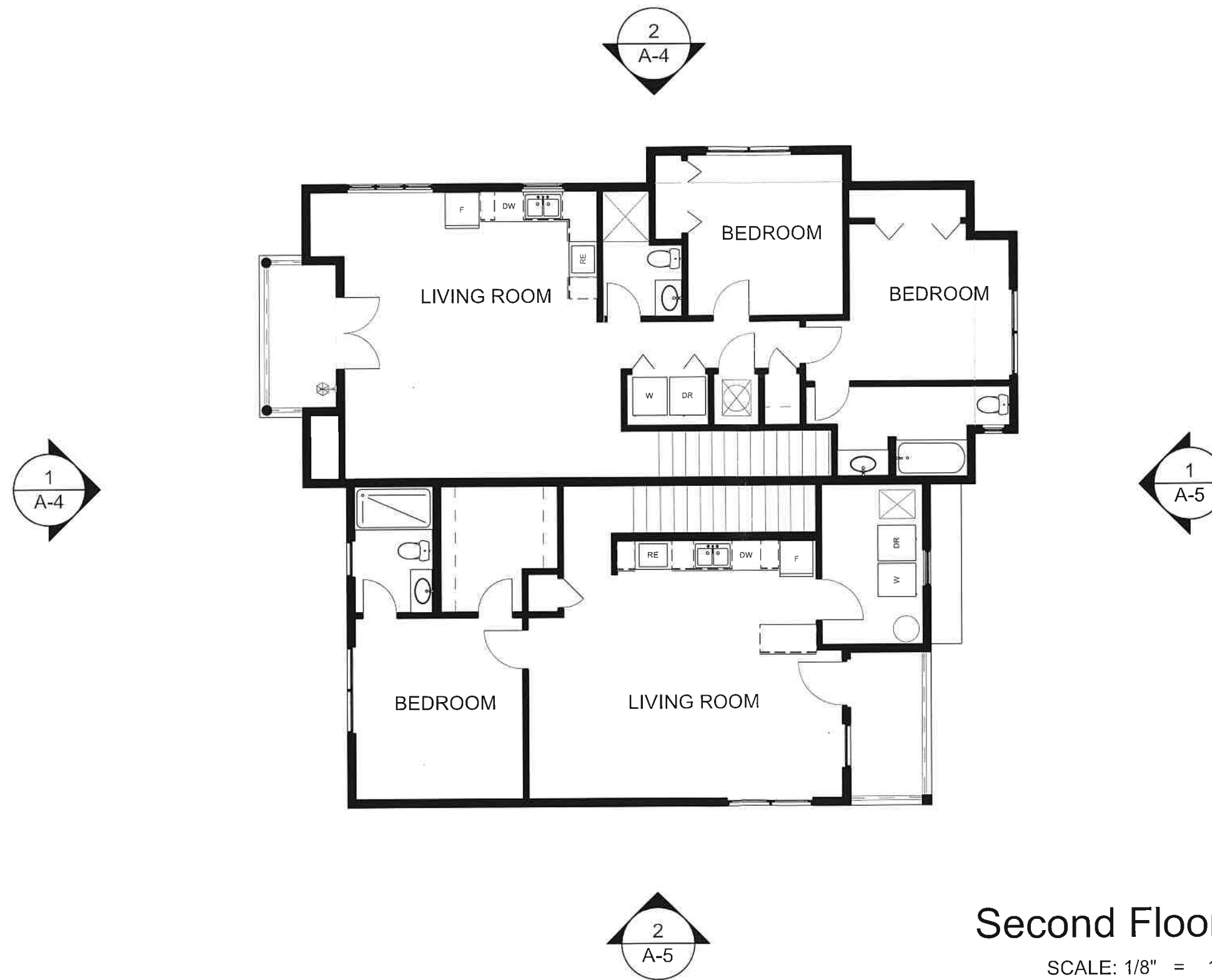




# First Floor Plan

SCALE: 1/8" = 1'-0"





## Second Floor Plan

SCALE: 1/8" = 1'-0"