



GLPC AGENDA ITEM # 7

MARCH 28, 2022

Rezoning Request by Integrity Development Partners File #: VA-2022-06

The applicant is requesting to Rezone 11.64 acres from C-H to C-C. The subject property is located at 401 Griffin Avenue, which is at the SE corner of Griffin Avenue and South Troup Street. The property is currently vacant and the applicant is proposing to develop the property as a Tax Credit multi-family residential complex, with an initial construction phase of 80 dwelling units on the western 6 acres of the property. The development will contain a mixture of 1-BR, 2-BR, and 3-BR family units (80 dwelling units total), in both 2-story and 3-story buildings, with lots of onsite amenities. This development is planned to be similar in design as one of the applicant's other such developments in the community -- "Freedom Heights" located on Bemiss Road. The remaining 5.6 acres will be reserved for future phases of the residential development, or perhaps one of the wide range of other uses allowed in C-C zoning.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C zoning.

The subject property has a very long history of being developed with very large tobacco warehouses, and surrounded by other similarly intensive uses. The warehouses were demolished about 5 years ago and many of the surrounding uses ceased to operate, while some of the properties struggled to redevelop. The subject property itself has been vacant for several years and has only contributed to an overall blighted condition of the surrounding area.

In an effort to start a revitalization trend of new development in the area, the applicant is proposing to down-zone and convert two of these large vacant tracts to multi-family residential usage with 80 dwellings (at least as a phase 1), which is a land use not previously seen in this immediately area. By introducing this as a quality form of dense new development located near the center of this overall empty/blighted area, and inserting this level of onsite population that will start to attract other supportive uses, it is believed that this will serve as a catalyst for even more growth and redevelopment of the area in the near future.

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

Planning Analysis & Property Information

Applicant:	Integrity Development Partners		
Owner:	Roy A. Pearce family		
Request:	Rezone from C-H to C-C		
Property General Information			
Size & Location:	Two parcels of land totaling 11.64 acres, located at the SE corner of Griffin Avenue and South Troup Street. .		
Street Address:	401 Griffin Avenue		
Tax Parcel ID:	Map # 0161A Parcel 159 Map # 0161A Parcel 160	City Council District:	3 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant land
	Proposed:	C-C	Multi-family residential, possible mixed-use
Adjacent Property:	North:	C-H	Office, Church, residential
	South:	C-H	Vacant land, outside storage
	East:	C-H	Southside Library
	West:	C-H	Commercial along S Patterson Street
Zoning & Land Use History	This property has been zoned C-H for more than 30 years, and was used as a series of tobacco curing warehouses (Roy Pearce) for more years than that. Demolition of these warehouses started in 2013 and was completed in 2018.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Griffin Avenue and South Troup Street		
Transportation:	Griffin Avenue (GA 94) (Minor Arterial, South Troup Street (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.4 miles to the east. The nearest fire hydrants are along Griffin Avenue and S Troup Street		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians..

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. 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 town homes, apartments and condominiums. Design for each Community Activity Center 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. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

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.

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

POLICY 3.3 – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

Objective 3.3.1 – Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community.

Objective 3.3.2 – Evaluate the use of incentive programs and other innovative programs to promoted mixed housing options.

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.	
<i>Applicant:</i>	The proposed zoning is consistent with the surrounding uses, and would allow a more flexible use of this property.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the uses of the adjacent properties and the land use patterns in this area of the City
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	No.
<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 property is currently vacant and has been for several years.

<i>Staff:</i>	Yes. However, the existing C-H zoning is more intensive and offers only a more narrow range of possible uses as that being proposed.
(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>	No significant impact is anticipated on existing streets, transportation facilities, utilities or schools.
<i>Staff:</i>	No significant impact.
(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. C-C zoning is consistent with the Community Activity Center (CAC) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.
(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 new zoning would provide a consistent use pattern with neighboring properties and services.
<i>Staff:</i>	There are no recent redevelopment trends in the immediate area, other demolition of some of the more intensive uses (such as the former tobacco warehouses) and conversion of some of the commercial properties to offices and institutional type uses such as churches and a library.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	There are no adverse impacts anticipated
<i>Staff:</i>	No adverse impact.
(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.
<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 206-16 C-C Community Commercial District

- (A) Purpose. The C-C District is composed primarily of low-intensity retail and commercial services generally designed to serve the common and frequent needs of the residents of nearby neighborhoods. C-C Districts should be located on collector streets where they are convenient by car and on foot to surrounding neighborhoods but will not cause excessive traffic on residential streets.

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
- Letters of Authorization (2)
- Letter of Intent
- Boundary Surveys (2)
- Conceptual Site Plan
- Building Elevations and Schematics

VA-2022-06 Zoning Location Map

Integrity Development Partners
Rezoning Request

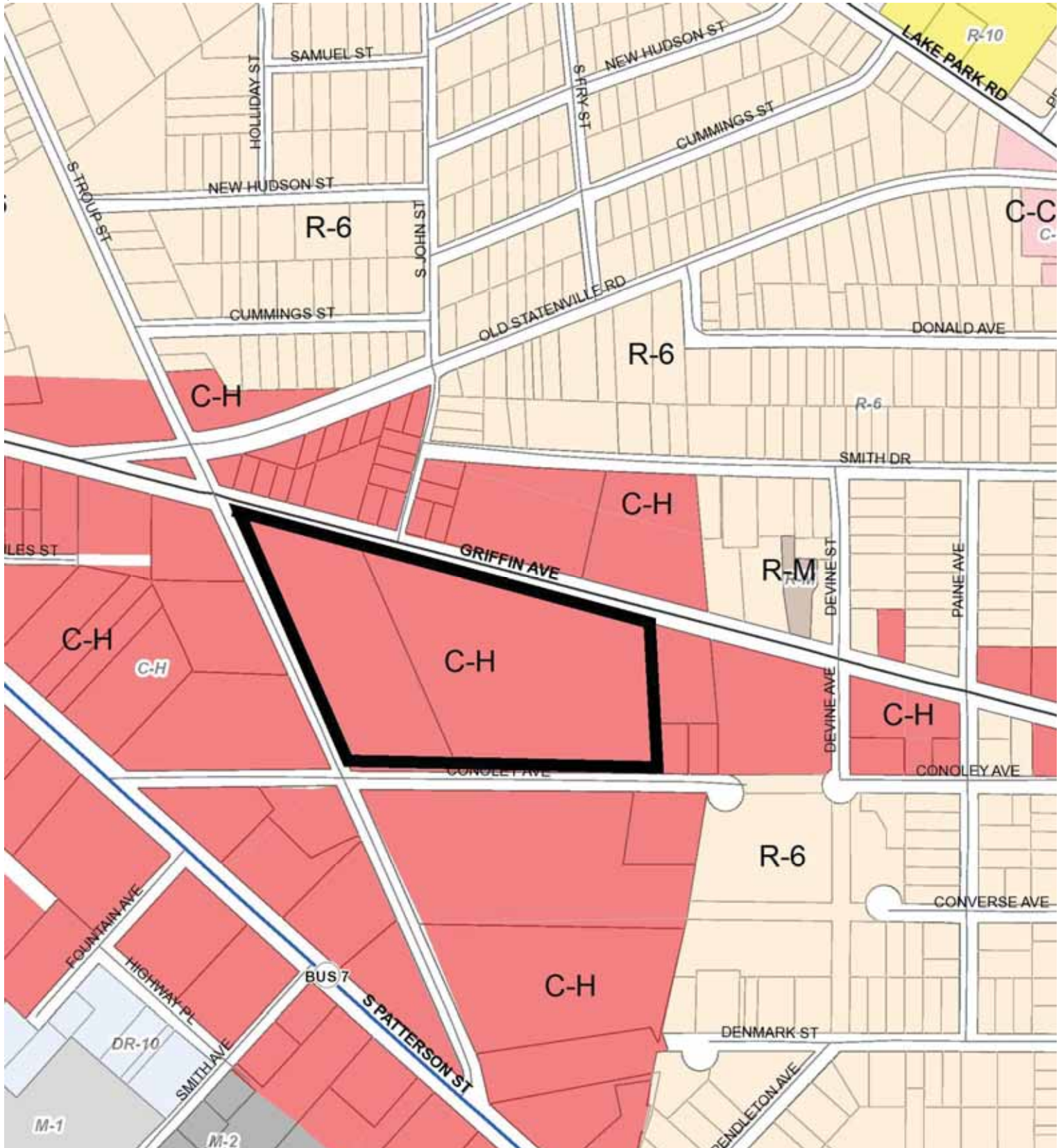
401 Griffin Avenue
Tax Map: 0161A Parcels: 159 & 160

Zoned: C-H



** Map NOT to scale

Map Data Source: VALOR GIS March 2022



VA-2022-06 Future Development Map

Integrity Development Partners
Rezoning Request

401 Griffin Avenue

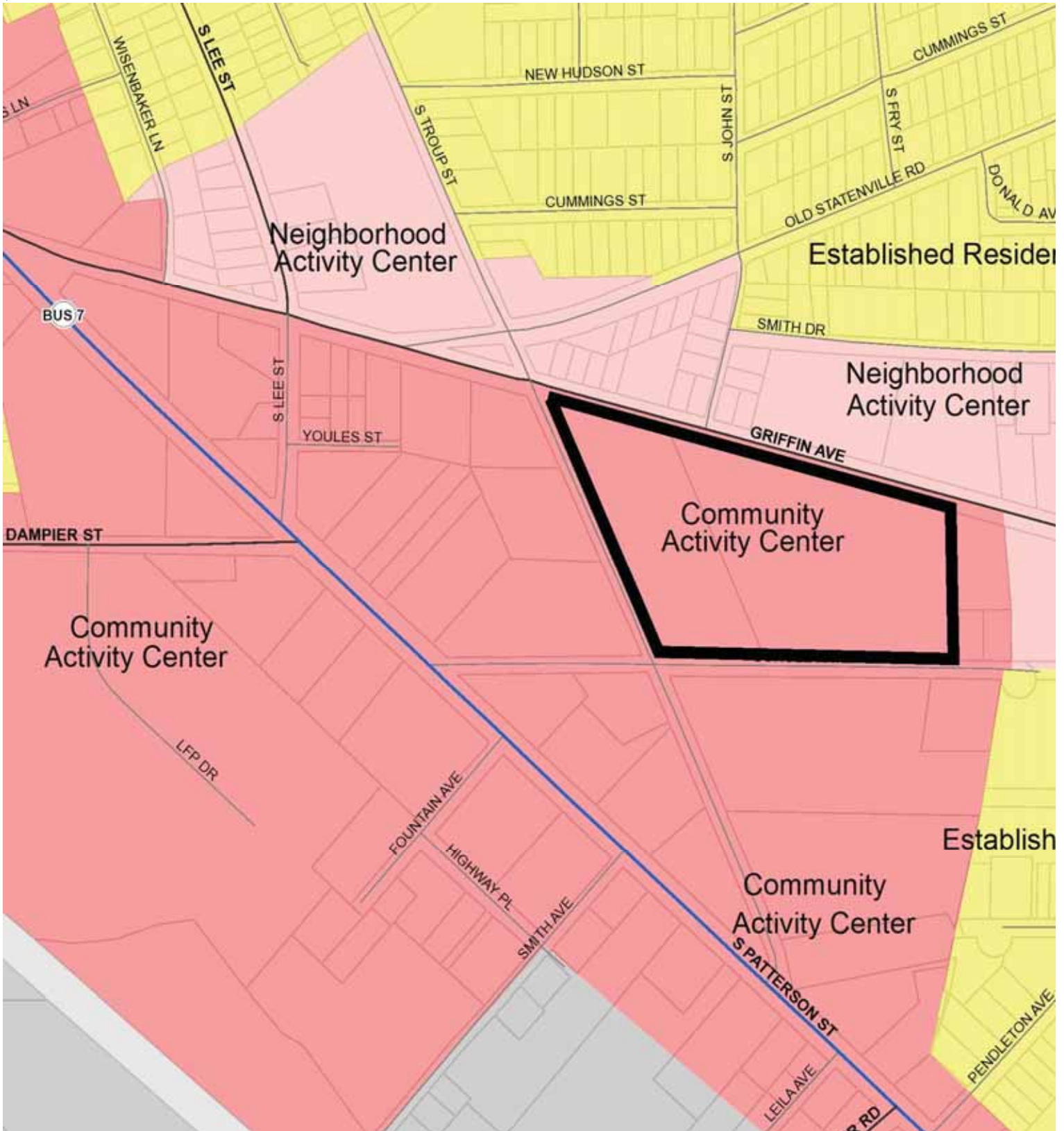
Tax Map: 0161A Parcels: 159 & 160

Character Area: CAC



** Map NOT to scale

Map Data Source: VALOR GIS March 2022



VA-2022-06 Aerial Location Map

Integrity Development Partners
Rezoning Request

401 Griffin Avenue
Tax Map: 0161A Parcels: 159 & 160

~2020 Aerial Imagery



** Map NOT to scale

Map Data Source: VALOR GIS March 2022



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 401 Hwy 94 Griffin Ave 0161A 159
(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 Integrity Development Partners, LLC to act as agent on my/our behalf, in submitting an application requesting the Rezoning of my/our property to a C-C zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Betsy Pearce Betsy PEARCE 2-24-2022
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Florida County of Palm Beach

Sworn to and subscribed to me on this 24th day of February 2022

My commission expires _____

[Signature]
Notary Public (seal)



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

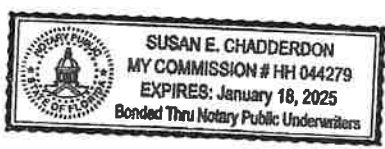
Regarding property located at 401 Griffin Ave 0161A 160
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Integrity Development Partners, LLC to act as agent on my/our behalf, in submitting an application requesting the Rezoning of my/our property to a C-C zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature] BETTY PEARCE 2-24-2022
Signature(s) PRINT name(s) Date

NOTARY PUBLIC
State of Florida, County of Palm Beach
Sworn to and subscribed to me on this 24th day of February 2022.
My commission expires _____.

[Signature] (seal)
Notary Public





**Parcels 0161A 160 and 0161A 159
Proposed Multi-family Development**

IDP is seeking to rezone approximately 13.32 Acres located at the intersection of Griffin Avenue and South Troop Street. With the large demand for our most recently completed communities (The Ashbury and Freedom Heights), we are now working to develop another family-oriented property. Parcels **0161A 159** (5.18 Acres) and **0161A 160** (8.14 Acres) were formerly used as tobacco warehouses. It appears the previous structures were demolished in the last five to ten years and the land has been vacant since that time. The property is currently zoned C-H and appears to have City provided Water & Sewer service available at the property. IDP is seeking to rezone the property to C-C, which will allow various uses, including multi-family residential.

Our intention is to develop this property in multiple phases. The initial phase will be an 80-unit family-oriented apartment community on the western portion of the site, with a potential construction commencement in 2023. This phase will use slightly less than 7 acres. The remainder of the property could be developed into additional housing at a later date, while the C-C zoning will allow for flexibility with compatible uses in the future. As previously stated, the 1st phase will contain approximately 80 units of residential apartments with a mix of unit types including 1 bedroom /1 bath, 2 bedroom/ 2 bath and 3 bedroom/ 2 bath apartments. We are currently anticipating a mix of two- and three-story buildings on the site similar in nature to the Freedom Heights apartment community located on Bemiss Road. Additionally, we will have a community building containing a leasing office and amenities for the residents. A playground and picnic pavilion will be built on the property for the enjoyment of the residents. The building exteriors will be constructed with a mixture of brick and cementitious siding with a minimum of 35% brick on the exterior. All the buildings will earn a green certification through either the EarthCraft Multifamily program or the Enterprise Green Communities certification.

The proposed development is located within a Designated Revitalization Area under the Valdosta Urban Redevelopment Plan, which highlights the need for quality and safe housing for the residents of Valdosta. Furthermore, there have not been new communities built in the southern side of the city in recent years, IDP believes in the potential of this neighborhood to be redeveloped, having a variety of services within 0.5 miles, such as the McMullen Southside Library, Payton Park, SGMC Health Care South as well as several banks, grocery stores and schools within 1 mile. By allowing this property to have a more flexible use, the City of Valdosta would be helping the community to become a place where people can work, live, shop and play, attracting investment and refreshing this area of town.

Please feel free to contact me if further information is required.

Sincerely

A handwritten signature in blue ink, appearing to read 'Oscar Coronado', is written over a faint, larger version of the signature.

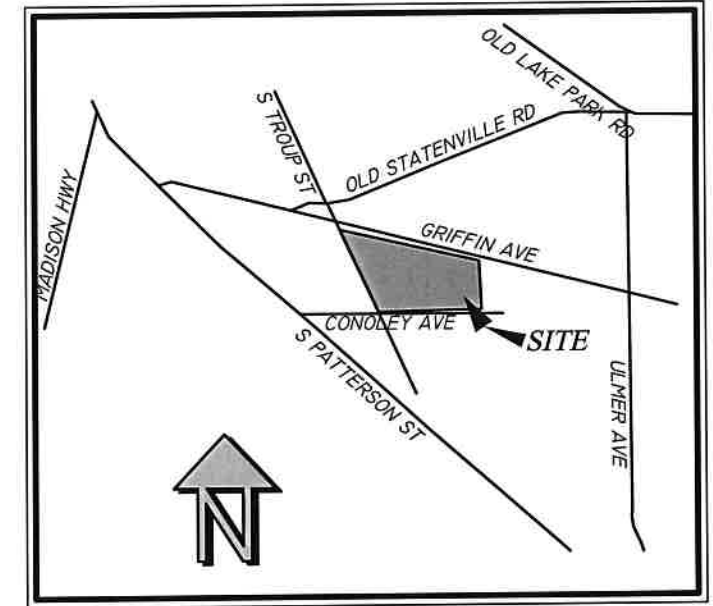
Oscar Coronado
Assistant VP of Development

REZONING SURVEY FOR:
SOUTH VALDOSTA DEV.
 LYING AND BEING IN
 LAND LOT 76 OF THE 11TH LAND DISTRICT
 OF THE CITY OF VALDOSTA,
 LOWNDES COUNTY, GEORGIA

DATE: FEBRUARY 23, 2022

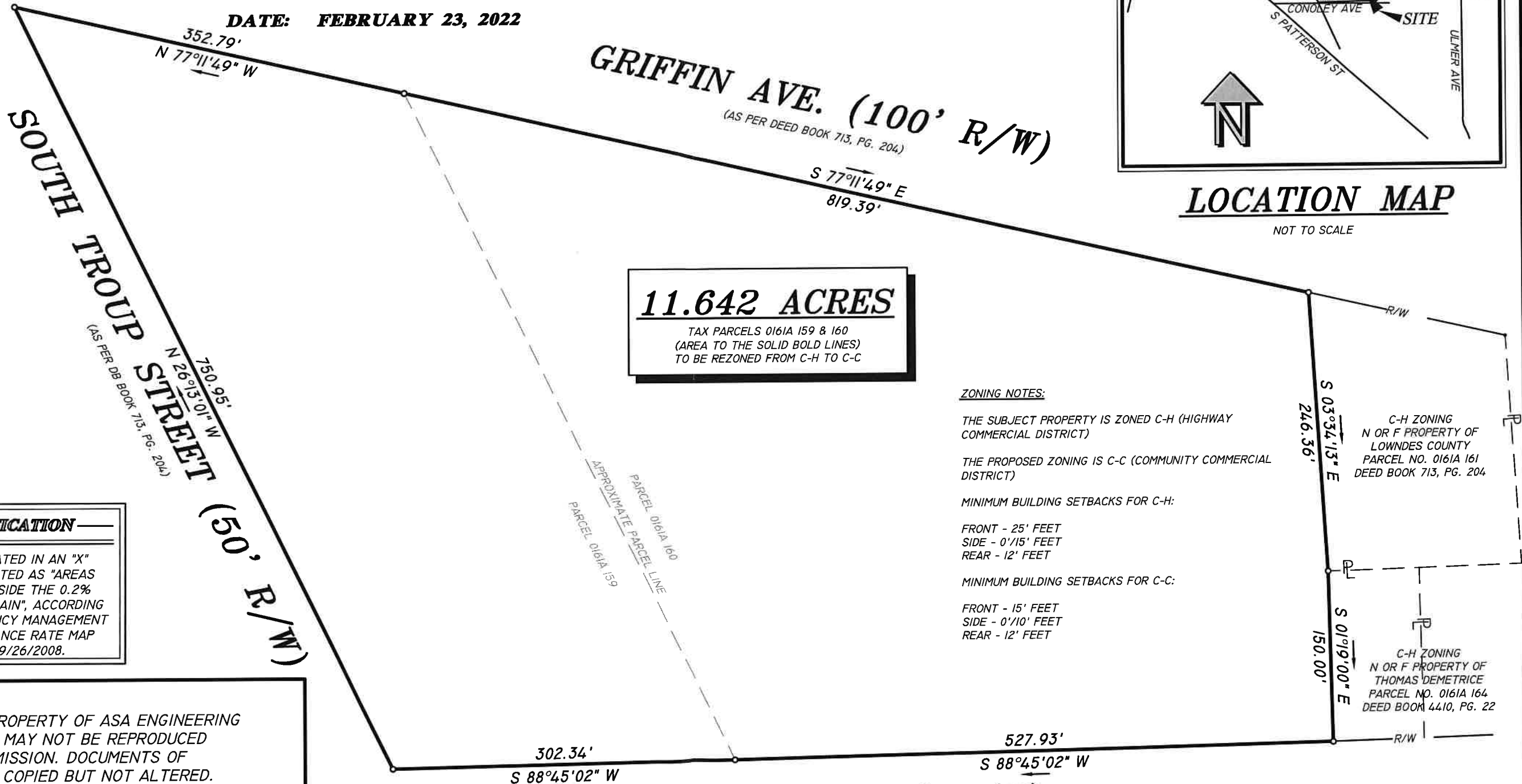


GRAPHIC SCALE : 1 INCH = 100 FT.



LOCATION MAP

NOT TO SCALE



11.642 ACRES

TAX PARCELS 0161A 159 & 160
 (AREA TO THE SOLID BOLD LINES)
 TO BE REZONED FROM C-H TO C-C

ZONING NOTES:

THE SUBJECT PROPERTY IS ZONED C-H (HIGHWAY COMMERCIAL DISTRICT)

THE PROPOSED ZONING IS C-C (COMMUNITY COMMERCIAL DISTRICT)

MINIMUM BUILDING SETBACKS FOR C-H:

FRONT - 25' FEET
 SIDE - 0'/15' FEET
 REAR - 12' FEET

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT - 15' FEET
 SIDE - 0'/10' FEET
 REAR - 12' FEET

C-H ZONING
 N OR F PROPERTY OF
 LOWNDES COUNTY
 PARCEL NO. 0161A 161
 DEED BOOK 713, PG. 204

C-H ZONING
 N OR F PROPERTY OF
 THOMAS DEMETRICE
 PARCEL NO. 0161A 164
 DEED BOOK 4410, PG. 22

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 9/26/2008.

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ASA ENGINEERING & SURVEYING, LLC.

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

SYMBOL LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY

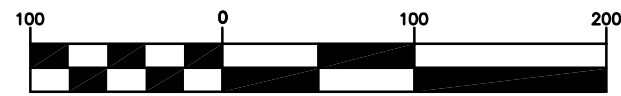
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DRAWN BY: ALH, JWP
 6025 BOUND.DWG
 6025.CRD

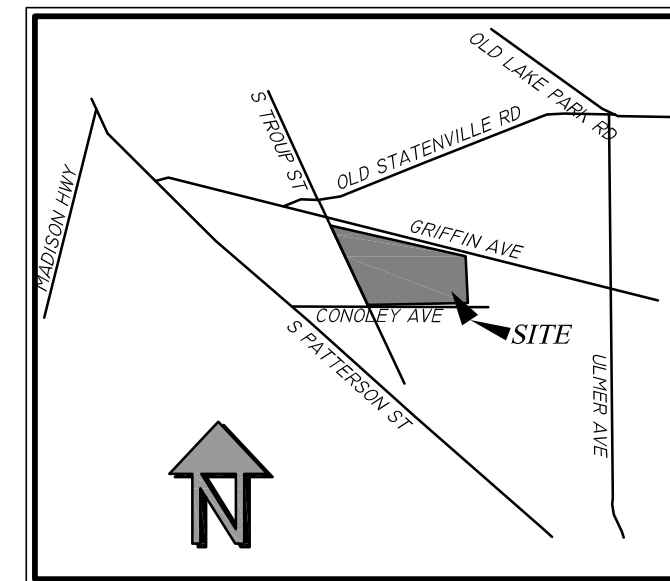
VA-2202-A4

**FUTURE DEVELOPMENT PLAN FOR:
SOUTH VALDOSTA DEV.**

LYING AND BEING IN
LAND LOT 76 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA



GRAPHIC SCALE : 1 INCH = 100 FT.



LOCATION MAP

NOT TO SCALE



DATE: MARCH 16, 2022

SOUTH TROUP STREET
(AS PER DEED BOOK 713, PG. 204)

S 77°11'49" E
352.79'

GRIFFIN AVE. (100' R/W)
(AS PER DEED BOOK 713, PG. 204)

S 77°11'49" E
266.78'

S 77°11'49" E
552.61'

SOUTH TROUP STREET (50' R/W)

N 26°53'10" W
750.95'

S 03°34'13" E
404.88'

S 02°06'57" E
125.81'

S 03°34'13" E
246.36'

S 01°19'00" E
150.00'

302.34'
S 88°45'02" W

527.93'
S 88°45'02" W

CONOLEY AVE (50' R/W)

SUBJECT PROPERTY
6.005 ACRES

TAX PARCELS 0161A 159 & 160
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED FROM C-H TO C-C

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 9/26/2008.

FUTURE DEVELOPMENT TRACT
5.638 ACRES

TAX PARCELS 0161A 159 & 160
(AREA TO THE SOLID BOLD LINES)

C-H ZONING
N OR F PROPERTY OF
LOWNDES COUNTY
PARCEL NO. 0161A 161
DEED BOOK 713, PG. 204

C-H ZONING
N OR F PROPERTY OF
THOMAS DEMETRICE
PARCEL NO. 0161A 164
DEED BOOK 4410, PG. 22

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PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

SYMBOL LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY

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DRAWN BY: ALH, JWP
6025 BOUND 2.DWG
6025.CRD



