



GLPC AGENDA ITEM # 11

APRIL 25, 2022

Rezoning Request by Trevor Shaw File #: VA-2022-07

Mr. Trevor Shaw is requesting to Rezone 1.04 acres from Heavy Industrial (M-2) to Highway Commercial (C-H). The subject property is located at 104 Hemlock Street, which is peculiarly located at the SW corner of West Hill Avenue and South St Augustine Road, but also has a rear driveway access to Hemlock Street. The property contains an existing commercial building and has been used commercially for many years. Up until about two (2) years ago, an Auto Sales business operated on the property but was classified as a nonconforming use on M-2 zoning. The applicant is simply wanting to rezone the property to a commercial category, so that an Auto Sales business and possibly other typical commercial businesses can operate from the property in the future

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

This property has a long history of being zoned M-2 while at the same time maintaining a purely commercial development pattern and occupancy. The zoning patterns of the surrounding area are dominated by C-H along the West Hill Avenue and South St Augustine Road corridors, as well as M-1 & M-2 along the adjacent side-streets back away from the main roads. This is the only area where the side-street industrial zoning pattern merges onto the main roadway corridors which are otherwise commercial in nature. Existing development trends along West Hill Avenue have favored new commercial development for the past several decades. This remaining industrial zoning is simply a remnant from the distant past when this entire area between West Hill Avenue and the CSX railroad yard was originally planned as an industrial park – but never materialized. The ongoing industrial zoning on the subject property does not fit the overall surrounding commercial pattern and it has sometimes hampered the applicant from marketing the property to a wide range of commercial tenants. Therefore, this zoning should be changed to better reflect the surrounding corridor patterns.

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

Planning Analysis & Property Information

Applicant:	Trevor Shaw		
Owner:	DWS Enterprises LLP		
Request:	Rezone from M-2 to C-H		
Property General Information			
Size & Location:	One parcel of land comprising 1.04 acres located at the SW corner of West Hill Avenue and South St Augustine Road – but with rear driveway access to Hemlock Street.		
Street Address:	104 Hemlock Street		
Tax Parcel ID:	Map # 0119C Parcel 051	City Council District:	3 <i>Councilman Sonny Vickers</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-2	Commercial
	Proposed:	C-H	Commercial
Adjacent Property:	North:	C-H	Automotive store, other commercial
	South:	M-2	Industrial warehousing
	East:	C-H	Convenience Store / gas station
	West:	M-2	South GA Granite (sales)
Zoning & Land Use History	This property has been zoned M-2 for more than 40 years, but has always been for commercial businesses.		
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 West Hill Avenue & Hemlock St.		
Transportation:	West Hill Avenue (State Hwy – US 84) (Principal Arterial) Hemlock Street (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.25 miles to the West. The nearest fire hydrant is adjacent to the property along W Hill Avenue		

Comprehensive Plan Issues

Character Area: Regional Activity Center

Description: Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Development Strategy: These areas should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. They should also include a diverse mix of higher-density housing types, including multi-family town homes, apartments, lofts, condominiums, affordable and workforce housing. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists for both tourism and recreation purposes, should be provided. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. “Franchise” or “corporate” architecture should be discouraged.

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 7.7 – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

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.	
Applicant:	Yes, all adjacent property is commercial.
Staff:	Yes. The proposed zoning change is compatible with the overall land use patterns of the area.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	Not at all. It will now line-up with existing use of the property.
Staff:	No impact.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No. The subject property is too small and not well-suited for heavy industrial development.
(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.	
Applicant:	No.
Staff:	No 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-H zoning is consistent with the Regional Activity Center (RAC) Character Area designation of the Comprehensive Plan, as 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 proposed rezoning will reflect and complement the surrounding properties.
<i>Staff:</i>	Existing development trends along West Hill Avenue has favored new commercial development for several decades.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	It will not.
<i>Staff:</i>	No 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

< none >

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 or concerns.

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
- Boundary Survey
- Existing Site Sketch

VA-2022-07 Zoning Location Map

Trevor Shaw
Rezoning Request

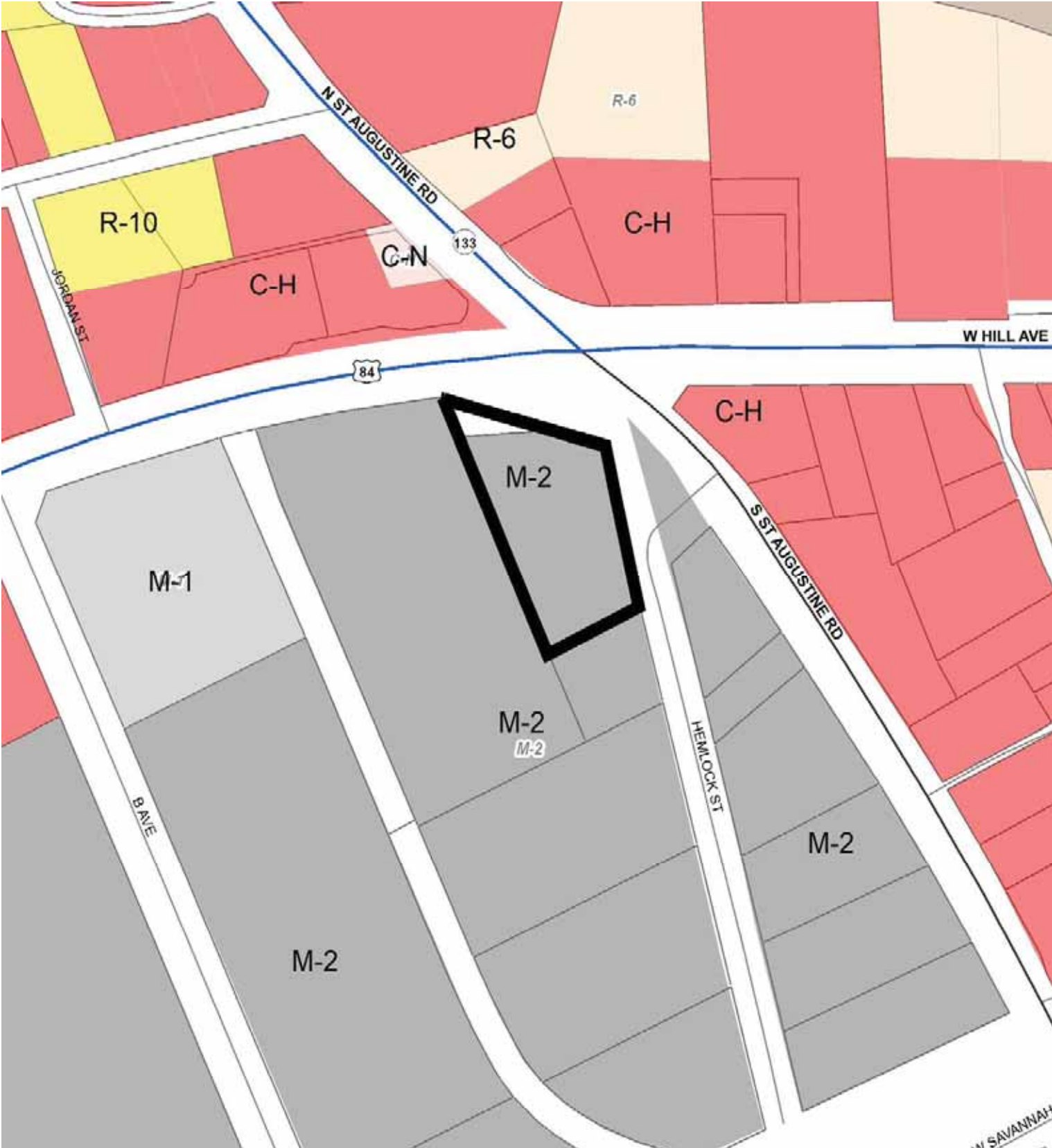
104 Hemlock Street
Tax Map: 0119C Parcel: 051

Current Zoning: M-2



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



VA-2022-07 Future Development Map

Trevor Shaw
Rezoning Request

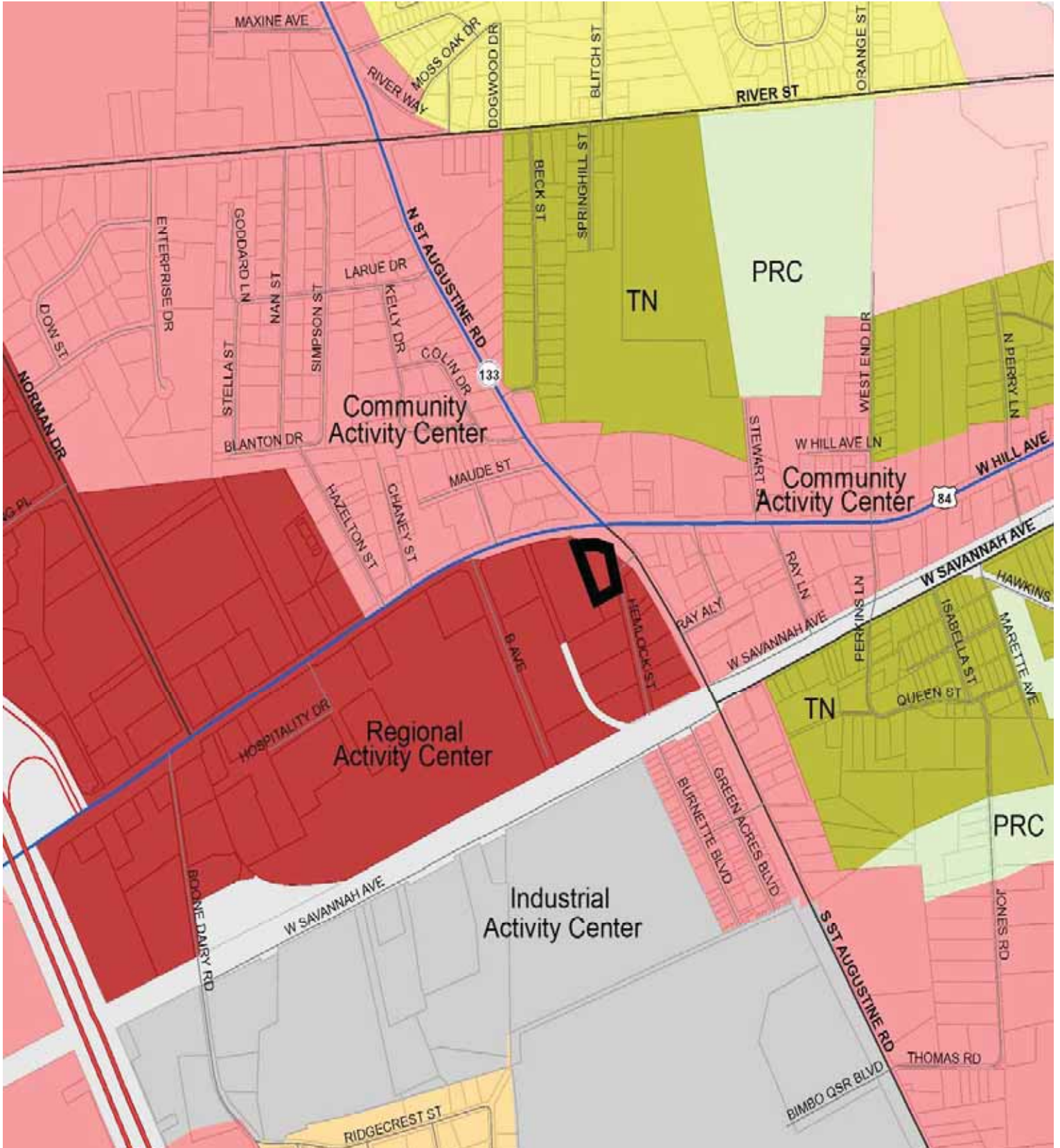
104 Hemlock Street
Tax Map: 0119C Parcel: 051

Character Area: RAC



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



NOW OR FORMERLY WEST CASH & CARRY PROPERTY

LEGEND
RBF = REBAR FOUND
RBP = 5/8" x 18" REBAR PLACED
CMF = CONCRETE MONUMENT FOUND
CMP = CONCRETE MONUMENT PLACED
R/W OR R.O.W. = RIGHT OF WAY
CL = CENTERLINE
IPF = IRON PIPE FOUND
D.O.T. = DEPARTMENT OF TRANSPORTATION

— X — X — = FENCE
— / — = NOT TO SCALE

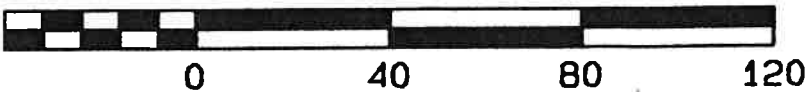
REFERENCE IS MADE TO PLAT OF SURVEY FOR LARRY RODGERS BY STAN FOLSOM DATED 14 SEPTEMBER 1987 & REVISED 13 JANUARY 1988, & TO DEPARTMENT OF TRANSPORTATION ACQUISITION DEED RECORDED IN DEED BOOK 731 ON PAGES 97 THU 100.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 10,000' WITH AN ANGLE ERROR OF 05 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 10,000' EQUIPMENT USED: LEITZ SDM3E 5" THEODOLITE - EDM TOTAL STATION

PLAT OF SURVEY FOR LARRY RODGERS

LOCATED IN LAND LOT 30 of the 11th LAND DISTRICT of THE CITY OF VALDOSTA LOWNDES COUNTY, GEORGIA
PLAT DATE: 28 FEBRUARY 1990

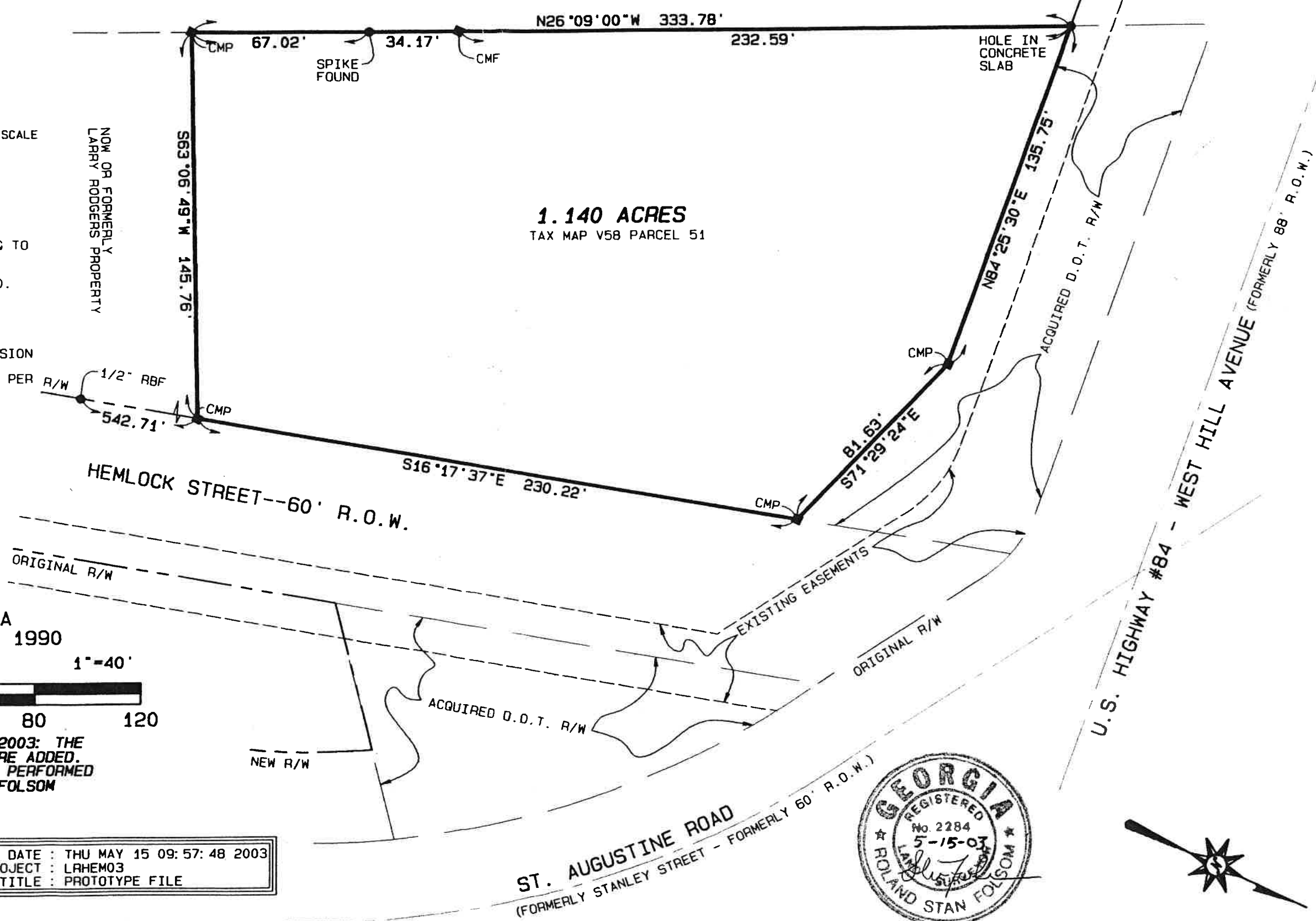
GRAPHIC SCALE 1"=40'



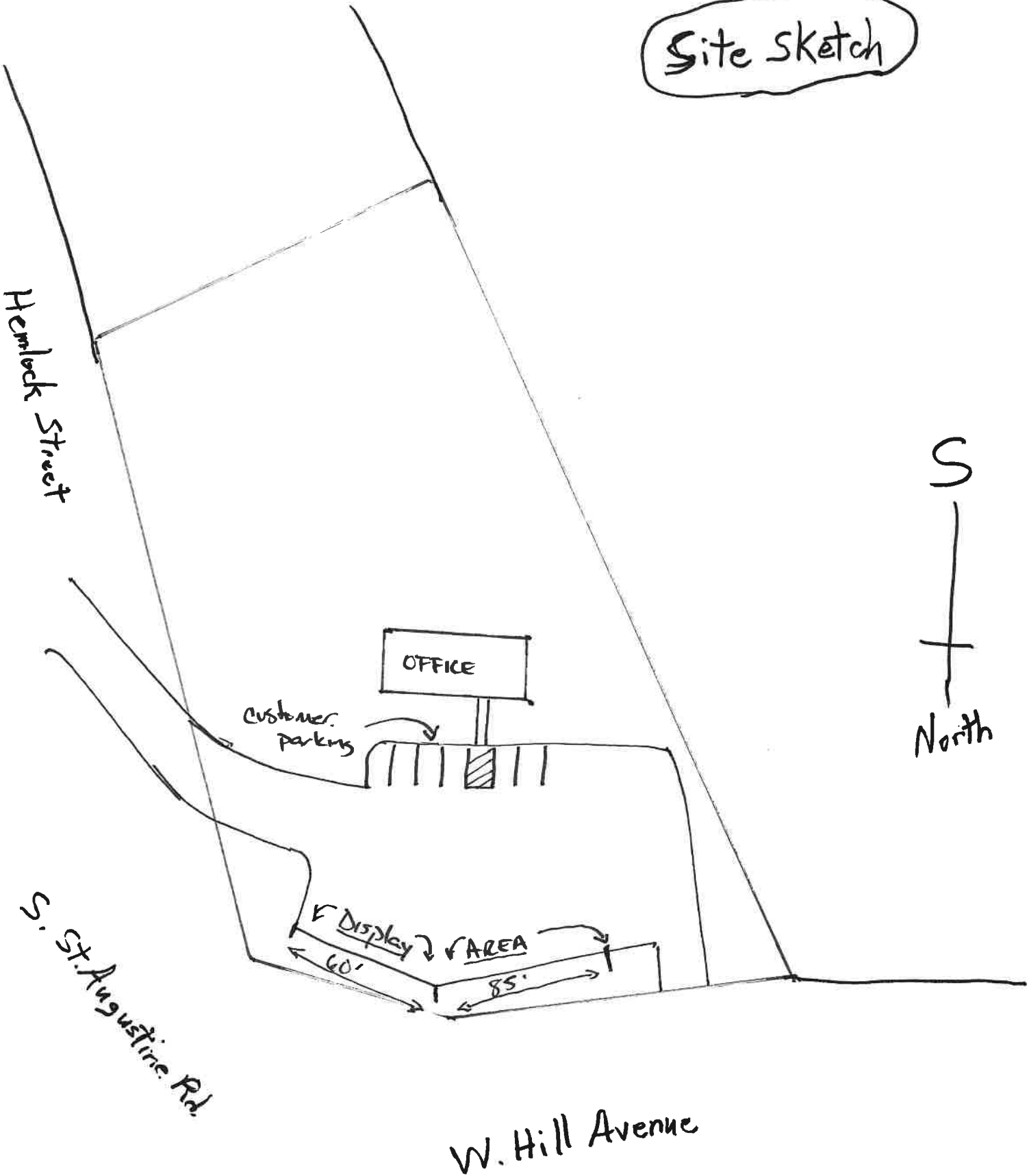
THIS PLAT WAS REVISED 15 MAY 2003: THE CURRENT TAX MAP & PARCEL WERE ADDED. NO BOUNDARY SURVEY HAS BEEN PERFORMED UPON THIS PROPERTY BY STAN FOLSOM SINCE 28 FEBRUARY 1990.

FOLSOM SURVEYING
1311 HASTINGS DRIVE
REMERTON, GA. 31601
229 - 244 - 2920

DATE : THU MAY 15 09: 57: 48 2003
PROJECT : LRHEM03
TITLE : PROTOTYPE FILE



Site Sketch



Hemlock Street

S. St. Augustine Rd.

W. Hill Avenue

S
+
North

OFFICE

customer parking

Display AREA
60' 85'