



GLPC AGENDA ITEM # 12

APRIL 25, 2022

Rezoning Request by True North Companies File #: VA-2022-08

True North Companies LLC is requesting to rezone 2.00 acres from Residential Professional (R-P) to Community Commercial (C-C). The subject property is currently vacant and is located at 2320 North Patterson Street. This is at the SW corner of North Patterson Street and Roosevelt Drive, and is directly west across the street from the VSU North Campus as well as the South Georgia Medical Center (SGRC). The subject property is part of a larger tract of land containing 6.67 acres overall, with the balance of the tract to remain as either R-P or R-P(c) zoning. As an initial phase, the applicant is still proposing to develop a majority of the property as a 100+ unit apartment complex utilizing one 4-story building. However, there is also additional room on the property for other development such as professional offices, particularly those that are medical-related. The applicant is also contemplating a “mixed use” form of development that would be later proposed as a Planned Development master plan.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The subject property is also located within the City’s Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards.

The details of the applicant’s proposed Planned Development proposal are still in the design phase. However, in this design process the applicant is also contemplating the addition of one or more smaller light commercial uses, and also the possibility of increasing the overall residential unit density beyond that which is allowed under R-P zoning. Both of these scenarios under a Planned Development proposal would require at least some small measure of C-C zoning on the property to accommodate this range of uses.

Staff is generally supportive of the applicant’s initial concept for the Planned Development thus far, and is supportive of adding the 2 acres of C-C zoning to the background mixture of zoning for the development. As configured, and under a regular “conventional development” scenario, this proposed 2 acres would not allow a very intensive (large) form of commercial development at this corner, which could otherwise be considered incompatible with the surrounding institutional and residential environments. However, as a small portion of the proposed overall development, it does add a lot of potential flexibility for the mixed-use proposal.

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

Planning Analysis & Property Information

Applicant:	True North Companies LLC		
Owner:	HG Pinnacle Properties LLC		
Request:	Rezone from R-P to C-C		
Property General Information			
Size & Location:	Portion of land totaling 2.00 acres located at the SW corner of North Patterson Street and Roosevelt Drive. This is the NE portion of a 6.67 acre site facing North Patterson Street – directly across from the SGMC parking deck.		
Street Address:	2320 North Patterson Street		
Tax Parcel ID:	Map # 0113B Parcel 096	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Vacant land
	Proposed:	C-C	Mixed-Use (future Planned Development)
Adjacent Property:	North:	E-R	McKey Park
	South:	R-P, R-15	Vacant land, Single-family residence
	East:	R-P	SGMC
	West:	R-P	Vacant land, VLCDA office
Zoning & Land Use History	<p>This original tract of land (7.1 acres, zoned R-15) was comprised of 3 single-family residences on separate large lots. These were rezoned to O-P(c) in 2002 for a proposed redevelopment as a medical office complex (file # VA-2002-28). They were then rezoned to Planned Mixed Development (PMD) in 2007 for a proposed 11-story mixed office/retail/residential building with parking garage. The northernmost residence was converted to a bank and then a professional office, and the other 2 residences were removed. This proposed mixed-use development never materialized and in late 2010 the property was rezoned back to “conditional” O-P(c) (file # VA-2010-19) so that it could be marketed for a more conventional office type development. The NW corner of the property with the existing office (former residence) was sold to the V-LC Industrial Authority (now VLCDA) in 2013 for their office headquarters, and the rest of the property was re-designed for a small office park, with the first building (11,946-sf) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36-unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized. The easterly 4.48 acres was then rezoned to R-P in December 2021, to allow for a wider expanse of multi-family residential development, and in preparation for an upcoming Planned Development request for mixed-se development.</p>		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest, mostly cleared	

	Wetlands:	No existing wetlands on or near the property
	Flood Hazards	The extreme northern tip of the subject property along Roosevelt Drive is located within 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 N Patterson Street and Roosevelt Drive (8" water, 8" sewer)	
Transportation:	North Patterson Street (Principal Arterial) (State route), Roosevelt Drive (collector)	
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.4 miles to the west The nearest fire hydrant is on the subject property, with others along N Patterson St	

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be 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: Uses supporting the area’s primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

Goals and Policies:

POLICY 2.3 – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

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>	Yes, the proposed zoning change is consistent with the surrounding land use pattern. It will permit uses along the road frontage that are in line with services needed to support SGMC, while the multi-family apartment building on the R-P zoning on the rear of the property provides for a gradual transition to the single-family zoning to the west.

<i>Staff:</i>	Yes. The proposed use remains compatible with the use of the adjacent properties and the land use pattern along this portion of the North Patterson Street corridor.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	No, the proposed rezoning will not adversely affect the existing use of adjacent property.
<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 recently completed market studies indicate a multi-use development is the most reasonable economic use of the property and the combination of R-P and C-C zoning as proposed, would allow more flexibility for multi-use development.
<i>Staff:</i>	Yes. The existing R-P zoning has a reasonable economic use, but in the context of the overall property, it does not allow for modest amounts of commercial development nor a dwelling unit density that is higher than 18 DU/acre – which staff supports.
(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>	The rezoning will not result in a use that will cause an excessive or burdensome use of existing infrastructure. Detention will be placed underground to allow for additional parking to be provided to support the multi-use development.
<i>Staff:</i>	No real significant impact or change from development that is allowed under the current zoning pattern.
(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 Institutional Activity Center (IAC) Character Area designation of the Comprehensive Plan.
(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 zoning change will allow a wider range of uses along the street frontages to support the growing SGMC campus.
<i>Staff:</i>	Yes. Both the recent and still-proposed expansions at SGMC and the VSU North Campus facilities increase the need for additional multi-family housing density in this area.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	No adverse impacts to the natural environment are anticipated.
<i>Staff:</i>	No impact, and no real change from the previous development proposal under just R-P zoning
(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, the proposed zoning brings the property into alignment with the Future Development Map.
<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 206-12 R-P Residential Professional District

(A) Purpose. The purpose of the R-P District is to create an provide areas in which residential , professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed and encouraged while maintaining a healthy living environment for the residents of the district.

Section 206-13 O-P Office Professional District

- (A) **Purpose.** The purpose of the O-P District is to promote a suitable business environment for service-oriented business and professional services, administrative services, non-profit, public institutions and related offices located along with community facilities. Limited retail and service uses normally supportive of office and institutional tenants also are permitted as accessory uses within the same building. This district may serve as a transition between less intense residential and more intense commercial or industrial districts. Unless part of a planned office park development, properties within this district should be located on streets classified as arterial or collector streets and uses shall not generate excessive noise, traffic congestion or other adverse impacts to surrounding properties..

Section 218-13 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 or concerns

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: < No comments received >

Landscaping: Development must comply with LDR Chapter 328.

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Map
Boundary Survey
Conceptual Site Plan

City of Valdosta
Planning and Zoning Division
City Hall Annex
300 N Lee Street
P O Box 1125
Valdosta, GA 31603-1125

To whom it may concern,

HG Pinnacle Properties, LLC, owner of 2320 Patterson Street, Valdosta, GA, do hereby grant authority to True North Companies, LLC to pursue zoning changes in connection with the proposed multi-family housing project on this site.

Sincerely,

HG PINNACLE PROPERTIES, LLC

BY:



WILLIAM E. HOLLAND, MANAGER



VA-2022-08 Zoning Location Map

True North Companies
Rezoning Request

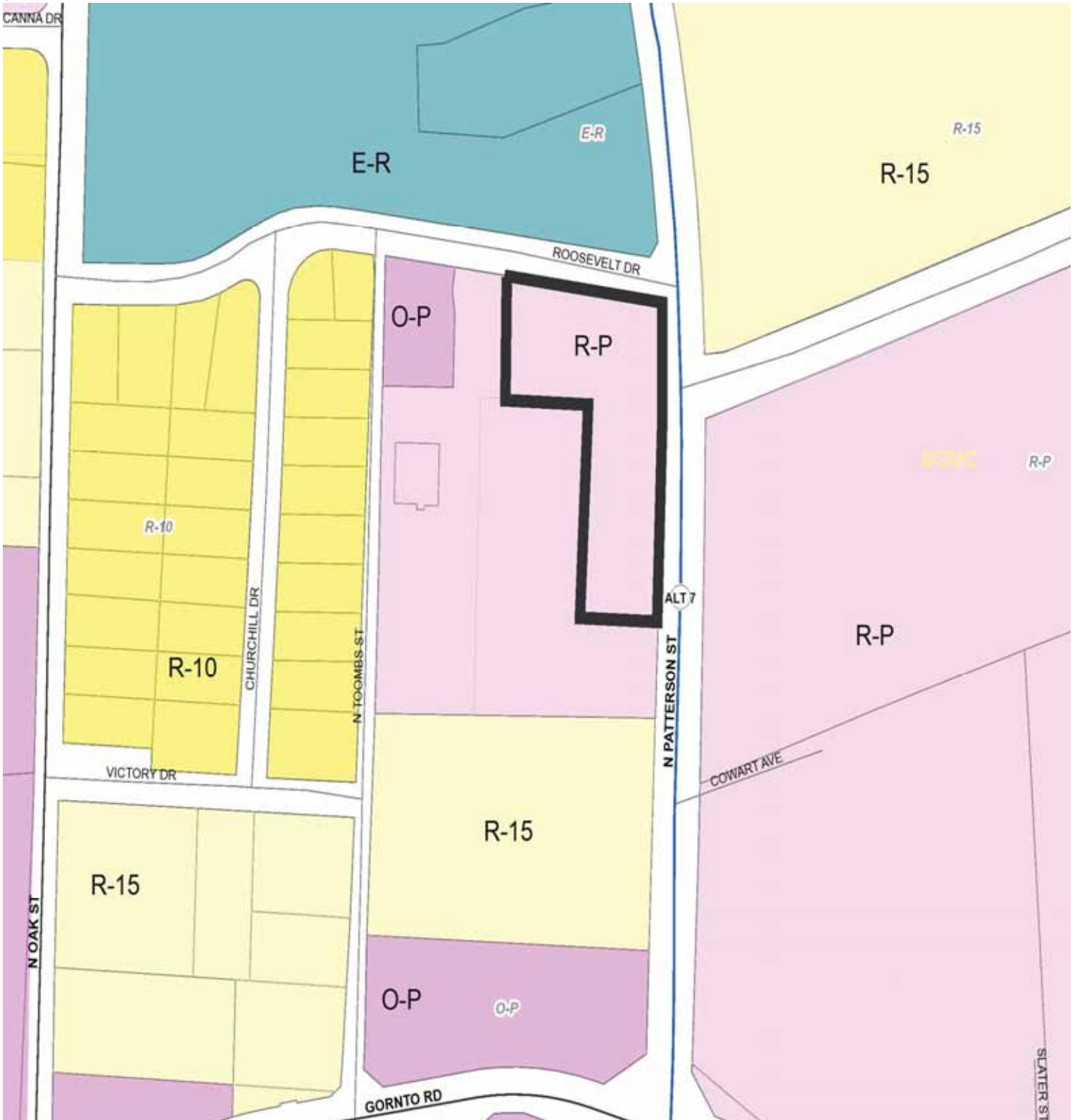
2320 North Patterson Street
Tax Map: 0113B Parcel: 096

Current Zoning: R-P



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



VA-2022-08 Future Development Map

True North Companies
Rezoning Request

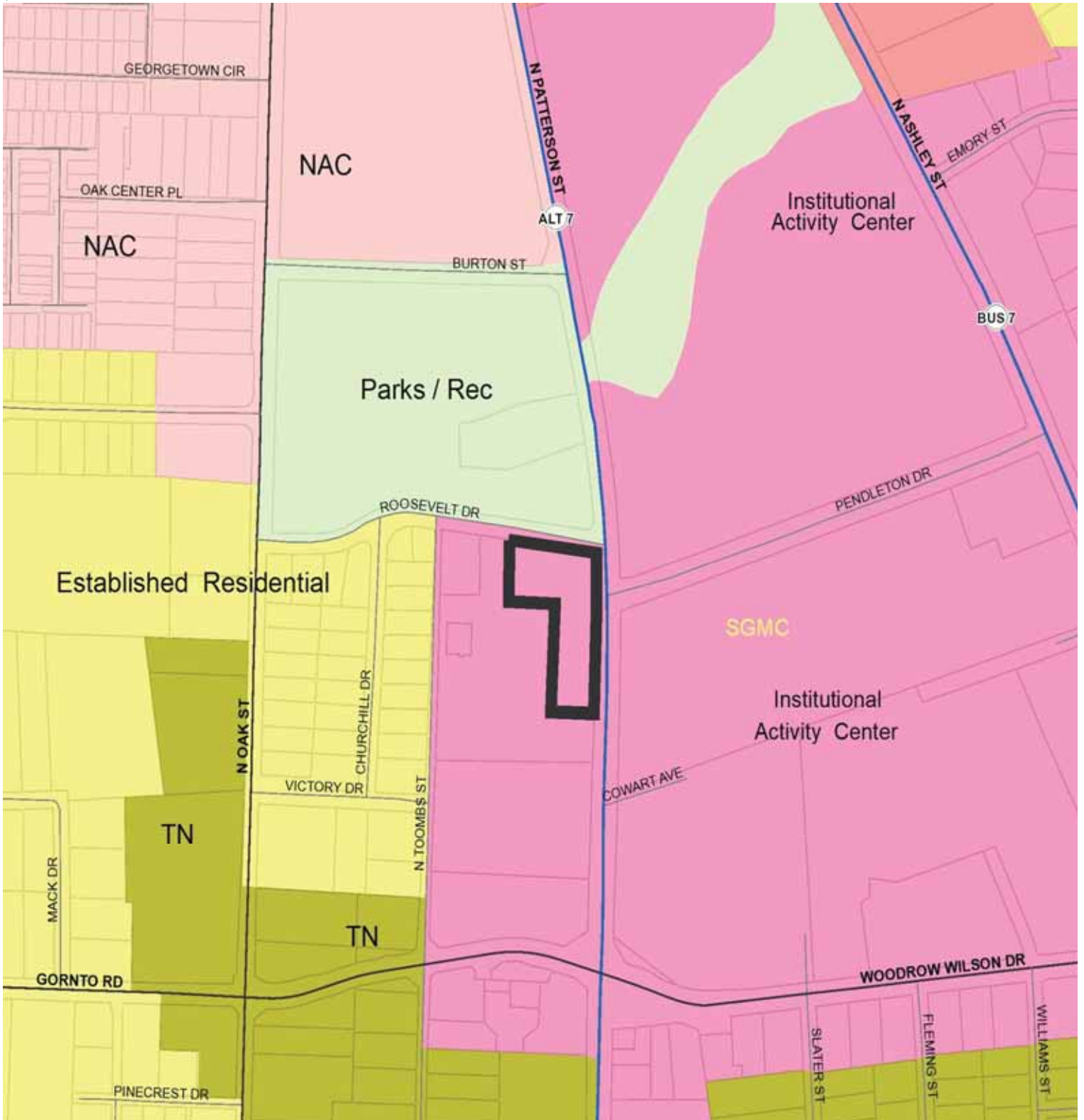
2320 North Patterson Street
Tax Map: 0113B Parcel: 096

Character Area: IAC



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



VA-2022-08 Aerial Location Map

True North Companies
Rezoning Request

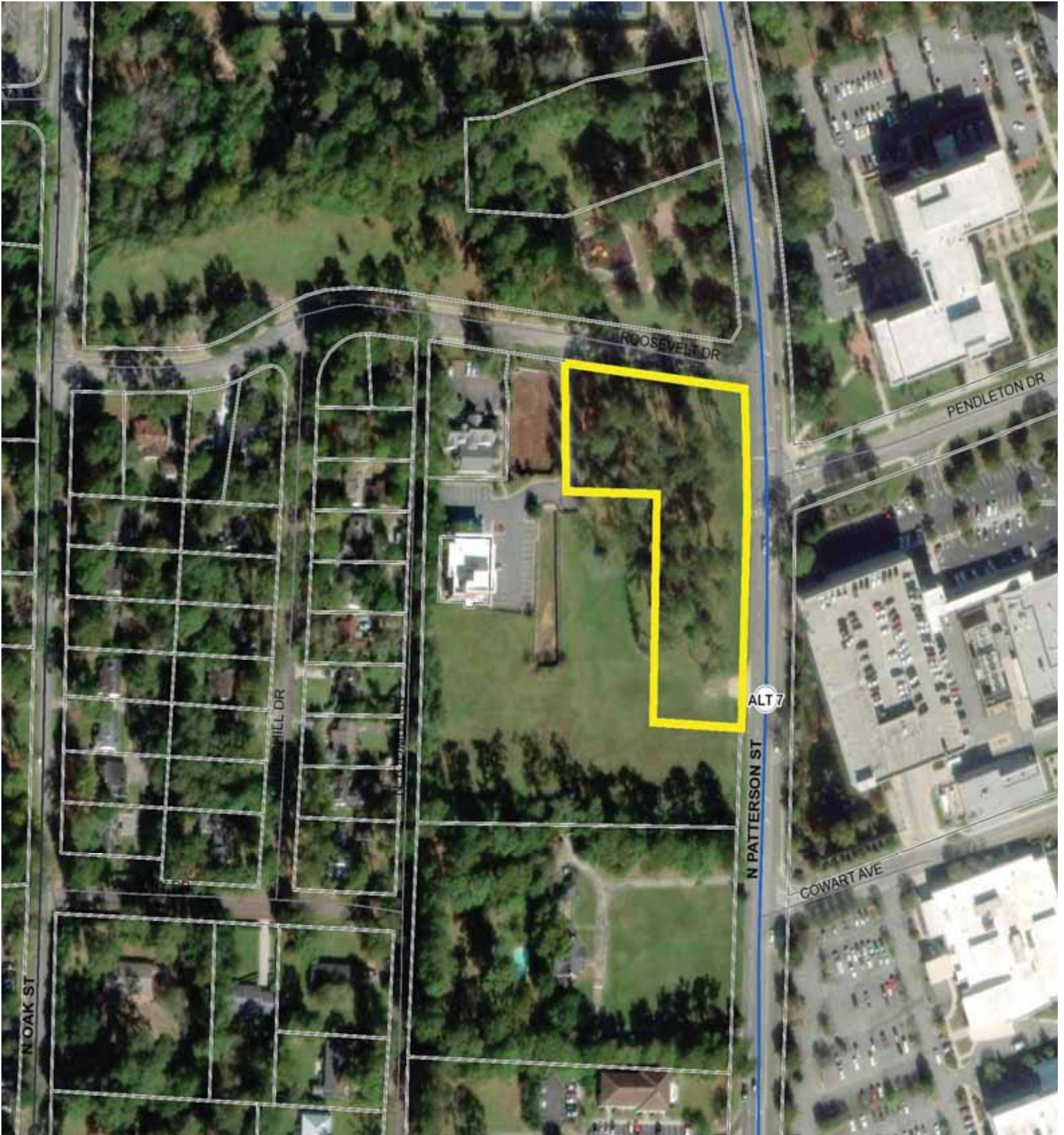
2320 North Patterson Street
Tax Map: 0113B Parcel: 096

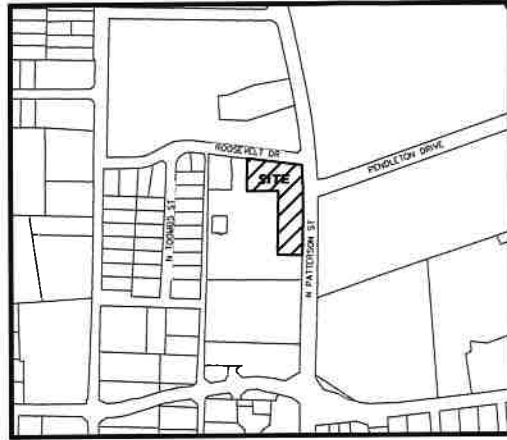
~2020 Aerial Imagery



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



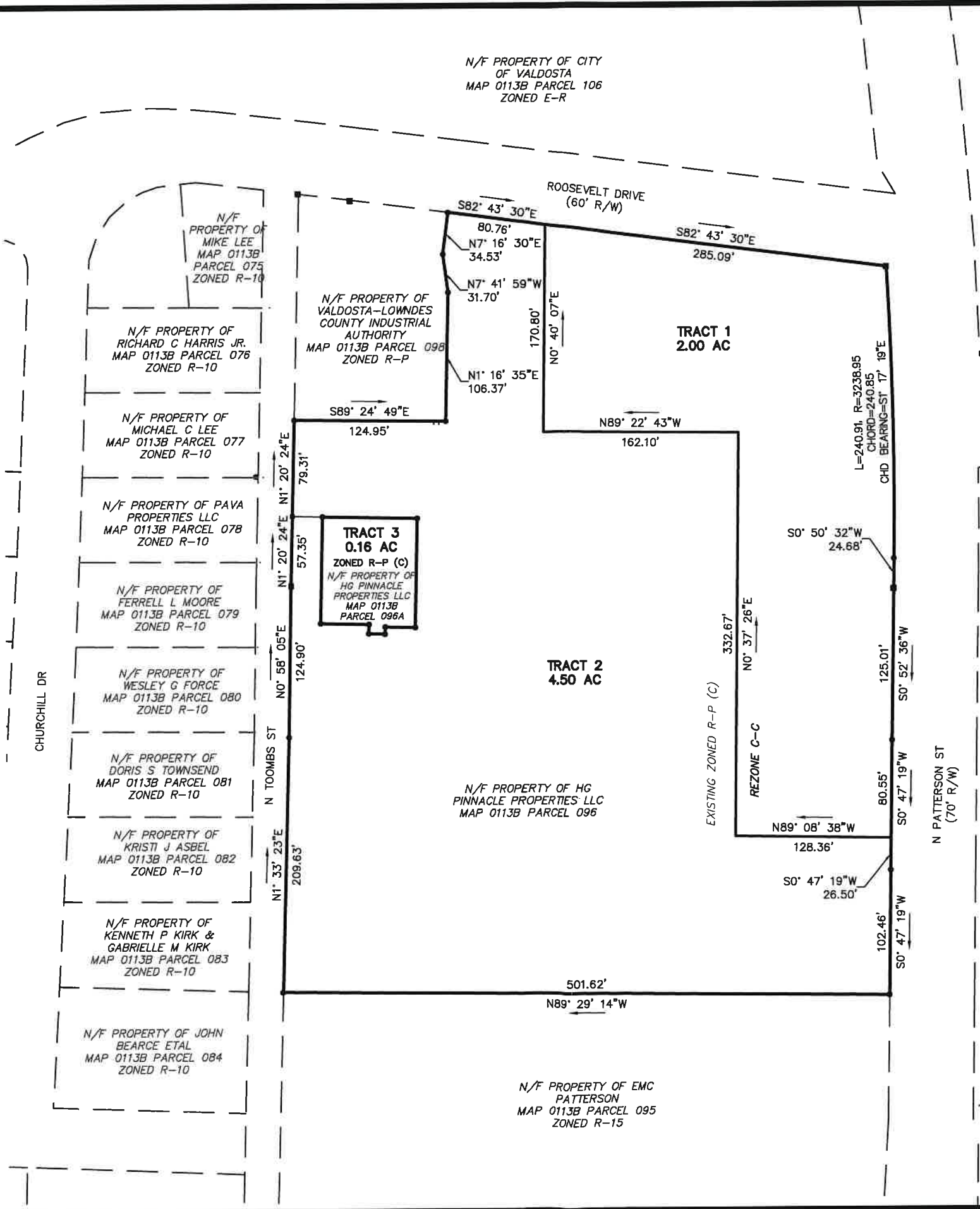


LOCATION MAP
N.T.S.

FLOOD CERTIFICATION

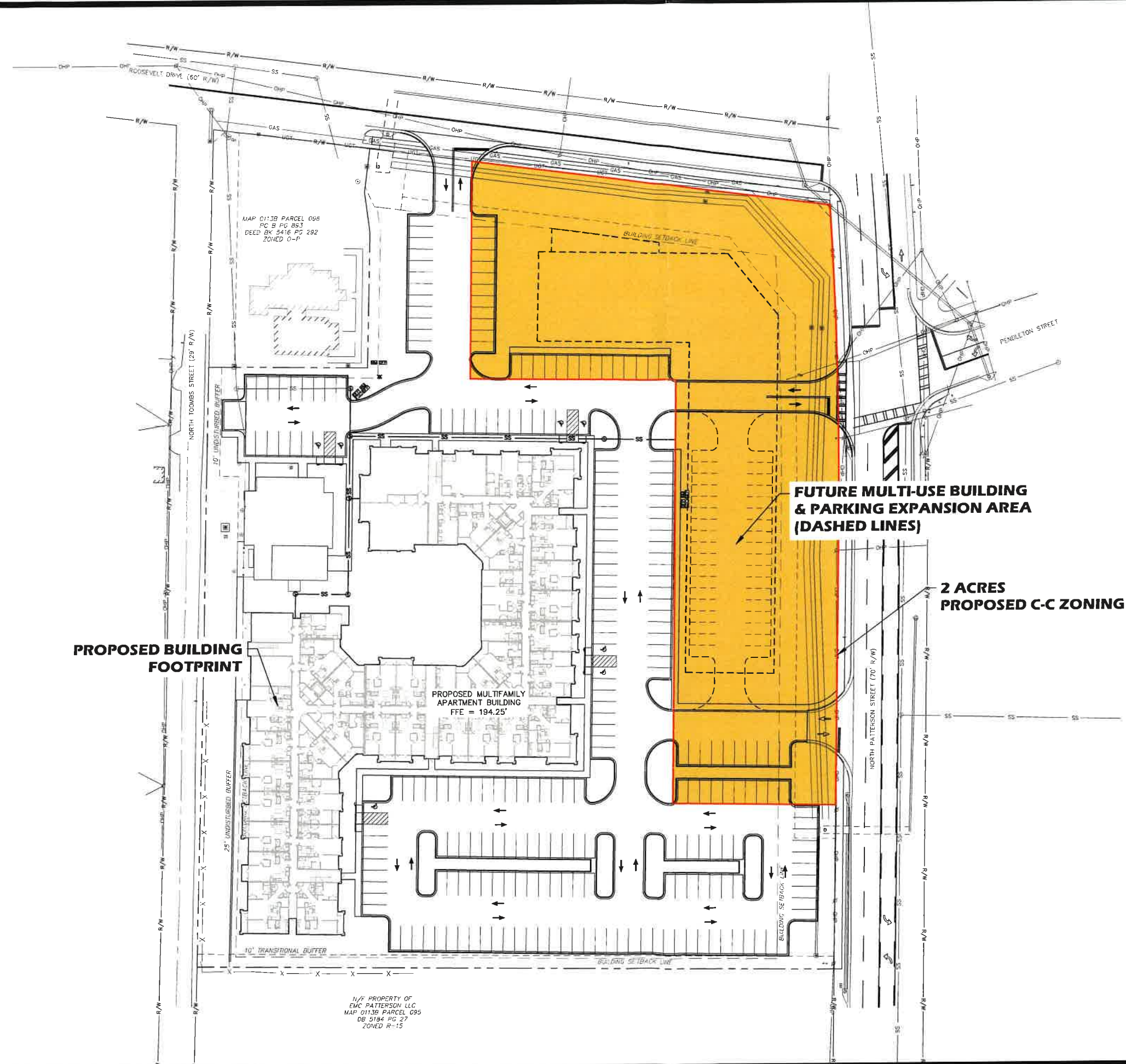
THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 1318520210E EFFECTIVE DATE 09-26-2008

SITE INFORMATION
 MUNICIPALITY: CITY OF VALDOSTA
 MAP 20446B - PARCEL 096
 LAND LOT 59 OF THE 11TH LAND DISTRICT
 TOTAL ACREAGE: ±2.0 ACRES (TRACT 1)
 CURRENT ZONING: R-P WITH CONDITIONS
 PROPOSED ZONING: C-C (TRACT 1 ONLY)



**2320 PATTERSON STREET
REZONING EXHIBIT**





PARKING NOTES:

TOTAL SPACES REQUIRED: 1 SPACE / BEDROOM
 TOTAL BEDROOMS: 216
 TOTAL REQUIRED PARKING SPACES: 216 SPACES
 TOTAL PARKING SPACES DEPICTED: 249 SPACES (INCL. REQUIRED HC SPACES)
 FUTURE PARKING EXPANSION (DASHED LINES): 36 SPACES

PROPOSED BUILDING FOOTPRINT

FUTURE MULTI-USE BUILDING & PARKING EXPANSION AREA (DASHED LINES)

2 ACRES PROPOSED C-C ZONING

PROPOSED MULTIFAMILY APARTMENT BUILDING
 FFE = 194.25

MAP 01139 PARCEL 098
 PG B PG 863
 DEED BK 5416 PG 292
 ZONED O-P

N/F PROPERTY OF
 EMC PATTERSON LLC
 MAP 01139 PARCEL 095
 DB 5194 PG 27
 ZONED R-15

2320 CONCEPT PLAN

1 INCH = 40 FEET

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