



## GLPC AGENDA ITEM # 11

MAY 23, 2022

### Rezoning Request by Salvation Army File #: VA-2022-10

The Salvation Army is requesting to rezone four (4) parcels of land totaling 0.75 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are generally located along the south side of Virginia Avenue, west of North Troup Street. This is directly behind and to the north of the existing Salvation Army main facility, located at the NW corner of Smithland Place and North Troup Street. This is also located within the local Historic District. The applicant owns 3 of these properties, has the 4<sup>th</sup> property under contract, and has ongoing ambitions to acquire the remaining 2 properties to the east along Virginia Avenue. The applicant is proposing to expand their overall facility to include all of these properties under one “campus” master plan which includes some more transitional housing building space.

The subject property is located within an **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 Local Historic District as well as the East End National Register Historic District.

The existing main facility to the south is zoned R-P which allows both the main use and the possibility of transitional housing (through CUP). However, these other properties zoned R-6 do NOT allow transitional housing facilities at all, and a rezoning to at least R-M is required. These properties are located within an Established Residential (ER) character area which caps the possible zoning change at R-M. It is the intent of the applicant to rezone these properties to R-M now, perhaps rezone other properties to R-M later (if acquired), and then to prepare a comprehensive overall “master plan” that can be submitted for formal Planned Development review under both R-P and R-M zoning. Currently, the proposed master plan is “extremely draft” and has a long way to go. Staff is supportive of the overall idea of tying the Salvation Army’s existing facilities at this location into one cohesive “campus” master plan, with perhaps some expansions at an appropriate scale.

The applicant’s current request is really just a stepping stone in the overall process, to get more of the appropriate zoning categories in place to support their vision of an overall master plan. If this rezoning request gets approved, their next steps are to continue seeking the acquisition of the other adjacent properties to the east, but more importantly to now solidify their proposed building plans. These plans, along with any proposed demolitions, will then need formal approval from the Historic Preservation Commission (HPC). Only then would their Planned Development proposal be sufficiently complete to submit back to City Council for final consideration. If after this rezoning the Planned Development process is abandoned, the approved R-M zoning would still be considered compatible with the surrounding land use pattern (which includes both apartments, duplexes, boarding houses, etc..)

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

## Planning Analysis & Property Information

<b>Applicant:</b>	The Salvation Army		
<b>Owners:</b>	The Salvation Army & HSL Holdings LLC		
<b>Request:</b>	Rezone from R-6 to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Four (4) parcels of land totaling 0.75 acres located along the south side of Virginia Avenue, west of North Troup Street.		
<b>Street Addresses:</b>	317 Virginia Avenue, 319 Virginia Avenue, 321 Virginia Avenue, 214 N Troup St.		
<b>Tax Parcel ID:</b>	Parcels: 0118C-251, 0118D-014, 0118D-015, & 0118D-018	<b>City Council District:</b>	2 Councilwoman Tooley
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Salvation Army facilities, Residential
	Proposed:	R-M	Salvation Army facilities – expanded
<b>Adjacent Property:</b>	North:	R-6	Residential neighborhood
	South:	R-P	Salvation Army (main facility)
	East:	R-6	Residential mixed; houses, apartments
	West:	R-6	Residential neighborhood
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-6 and used primarily for residential purposes for more than 50 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Local Historic District & East End National Register Historic District' (contributing resource to both)		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	There are no wetlands on or near the subject 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 Virginia Avenue & North Troup Street.		
<b>Transportation:</b>	Virginia Avenue (local street), N Troup Street (minor Collector)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.00 mile to the west. The nearest City fire hydrants are along Virginia Avenue & N Troup 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 7.7** – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 321 Virginia Ave. 0118D 015  
(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 The Salvation Army, A Georgia Corporation to act as agent on my/our behalf, in submitting an application requesting Planned Development approval for my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature]  
Signature(s)

Stephen Linars  
PRINT name(s)

3-18-2022  
Date

NOTARY PUBLIC

State of Florida, County of Sarasota

Sworn to and subscribed to me on this 18 day of March 2022.

My commission expires 05/12/2025

[Signature]  
Notary Public

(seal)



# VA-2022-10 Zoning Location Map

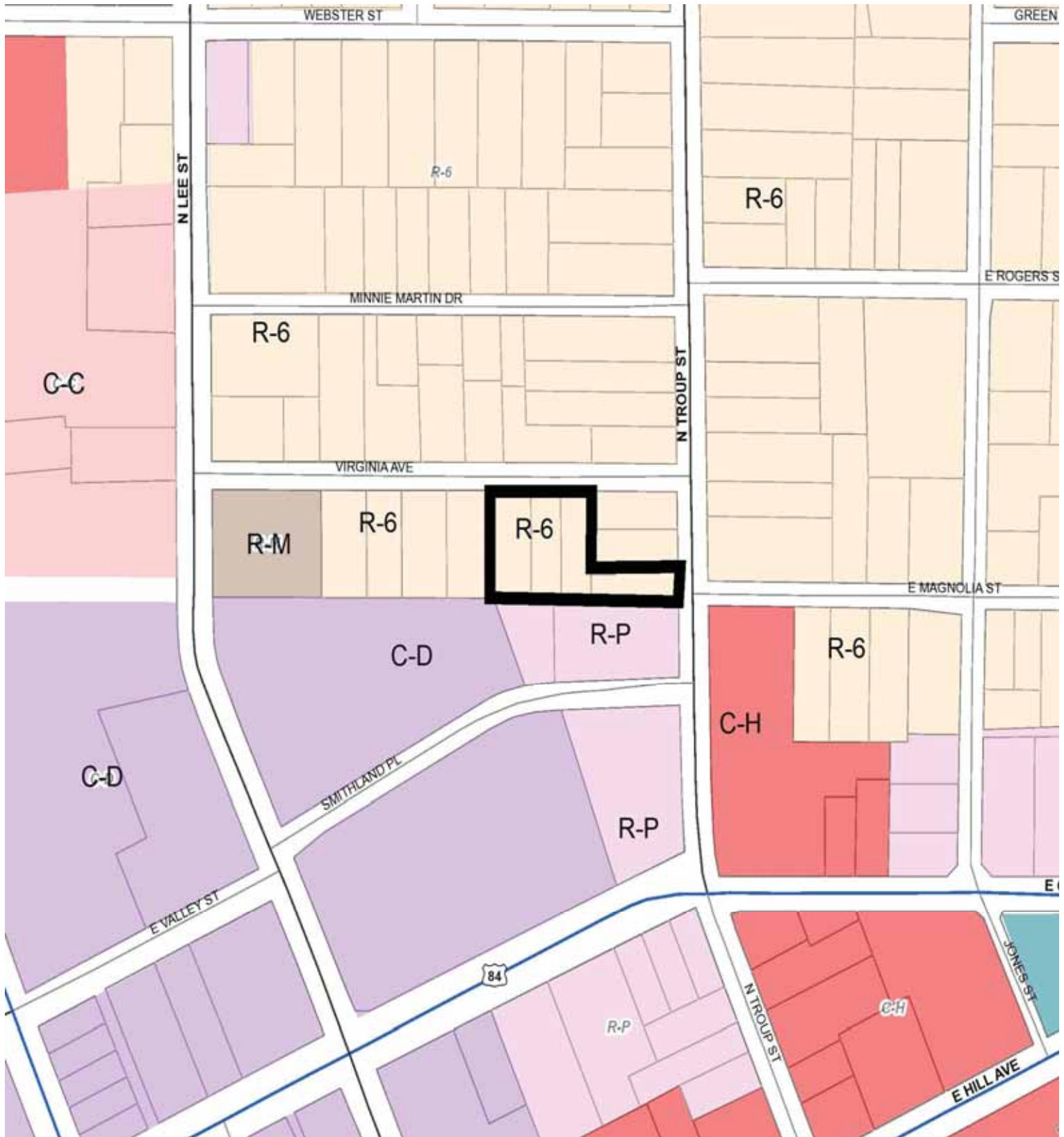


**Salvation Army  
Rezoning Request**

317 – 321 Virginia Avenue, 214 N Troup St    Current Zoning R-6  
Tax Parcels #: 0118C-251, 0118D-014, 0118D-015, 01118D-018

\*\* Map NOT to scale

Map Data Source: VALOR GIS    May 2022



# VA-2022-10 Future Development Map

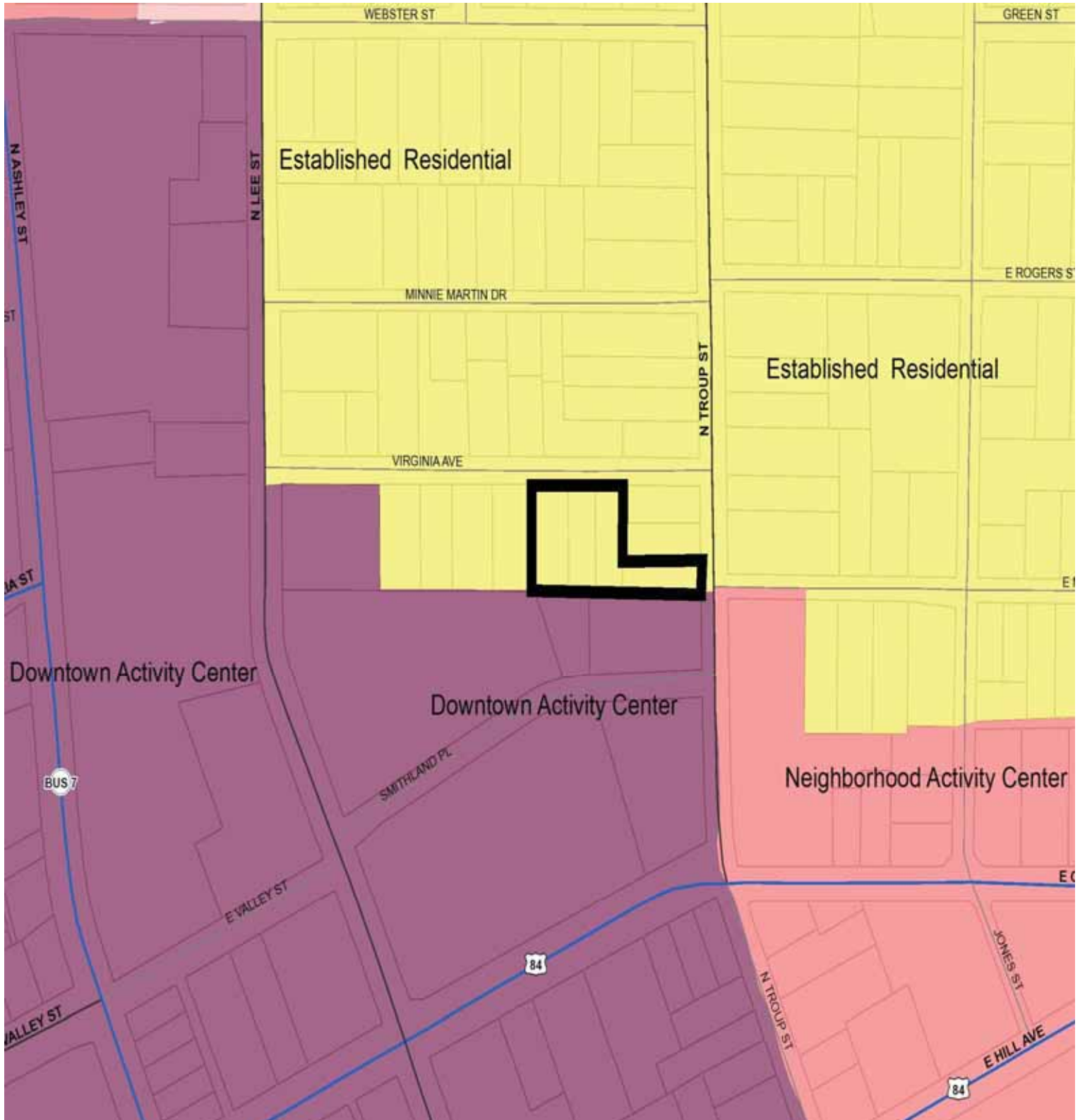


Salvation Army  
Rezoning Request

317 – 321 Virginia Avenue  
Tax Parcels #: 0118C-251, 0118D-014, 0118D-015, 01118D-018

\*\* Map NOT to scale

Map Data Source: VALOR GIS May 2022





# VA-2022-10      Aerial Location Map

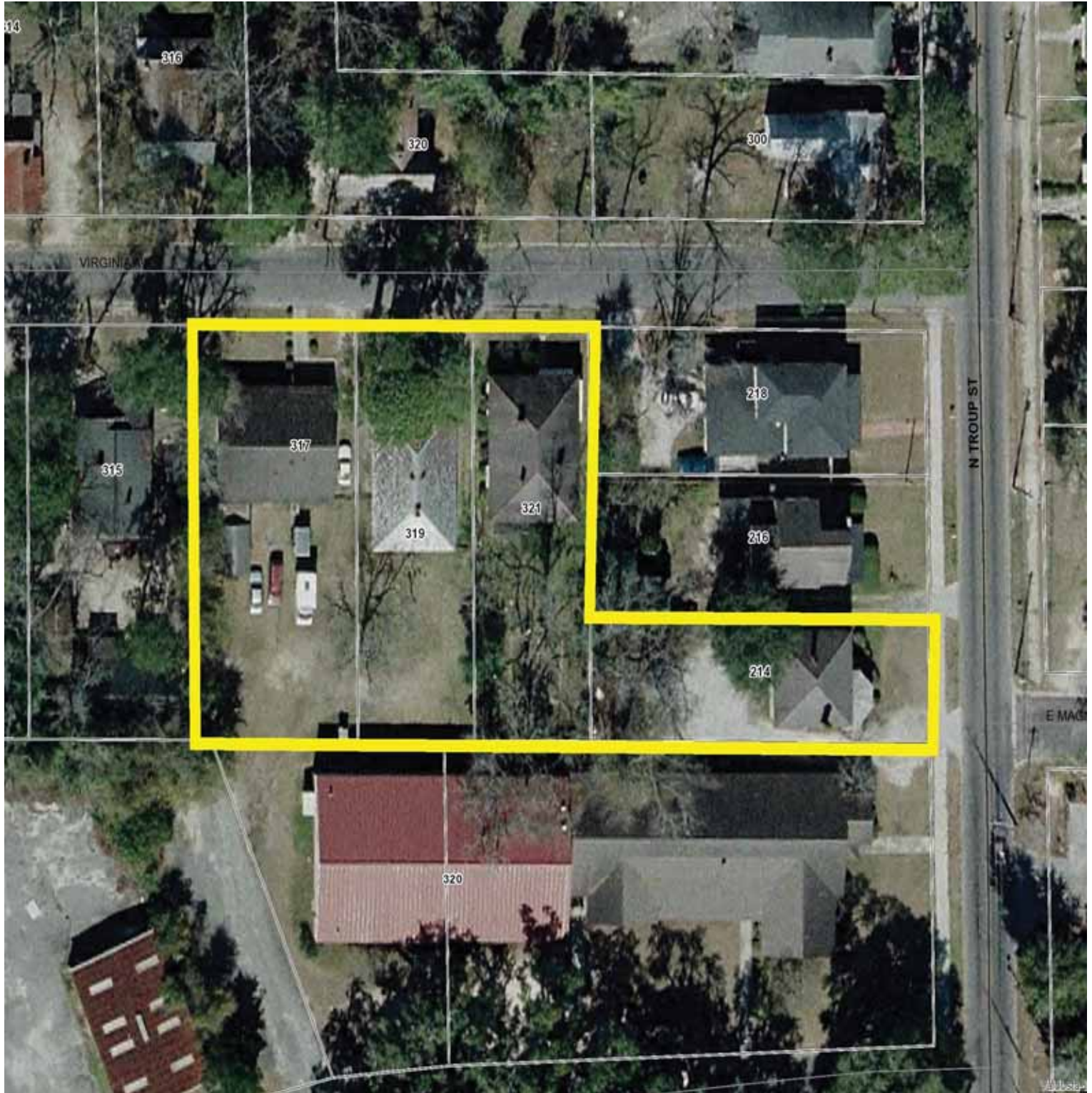


**Salvation Army  
Rezoning Request**

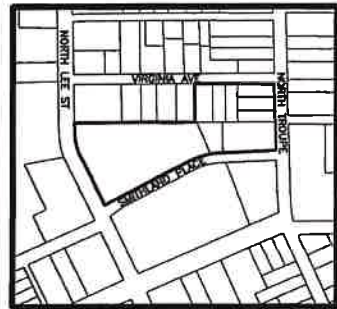
317 – 321 Virginia Avenue, 214 N Troup St    ~ 2007 Imagery  
Tax Parcels #: 0118C-251, 0118D-014, 0118D-015, 01118D-018

\*\* Map NOT to scale

Map Data Source: VALOR GIS    May 2022



F:\PROJECTS\1754-SALVATION ARMY VALDOSTA SMITHLAND PLACE SURVEY\1754 REZONE.DWG 4/25/2022 2:57 PM

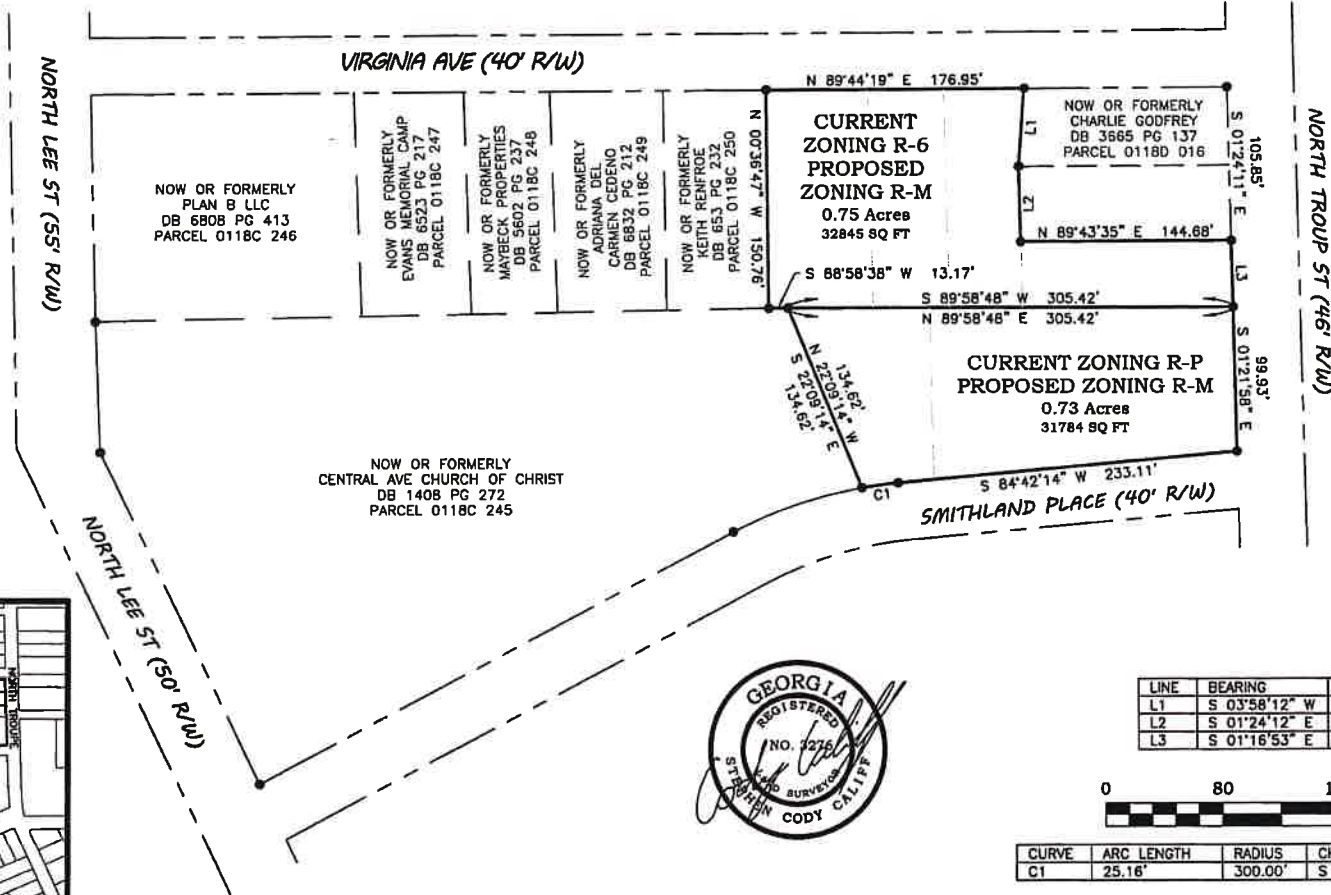


**INNOVATE**  
Engineering & Surveying  
PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

## REZONING MAP FOR: THE SALVATION ARMY

FIELD CLOSURE: 1' IN 35,741'  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1' IN 977,724'  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRx6+ GNSS ROVER  
CARLSON RT3 TABLET DC

LOCATED IN  
LAND LOT 61  
11TH LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 4/15/2022  
FIELD SURVEY DATE:  
4/14/2022



LINE	BEARING	DISTANCE
L1	S 03°58'12" W	53.97'
L2	S 01°24'12" E	52.05'
L3	S 01°16'53" E	46.05'



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	25.16'	300.00'	S 82°18'05" W	25.15'



