



GLPC AGENDA ITEM # 10

SEPTEMBER 26, 2022

Rezoning Request by Terramore Development LLC File #: VA-2022-18

Terramore Development LLC is requesting to rezone two (2) parcels of land totaling 2.34 acres from a combination of Single-Family Residential (R-6) [1.82 acres] and Highway Commercial (C-H) [0.52 acres], to all Community Commercial (C-C) zoning. The subject property is located at 823 South Patterson Street which is primarily at the NE corner of South Patterson Street and Griffin Avenue. With exception of an ice vending machine, both of these parcels are currently vacant. The applicant is proposing to combine the parcels together and develop them as a Dollar General retail store (12,500-sf).

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.

This property is also located within the FEMA designated 100-year floodplain associated with Dukes Bay Canal along its southeastern border. Any development on this property (regardless of zoning) must comply with all applicable requirements of development in the floodplain. The applicant is very much aware of this and had already begun factoring-in these requirements as part of their engineering and site plan design.

This property has been split-zoned commercial/residential since the City first adopted zoning in 1966. Development on this property (mainly in the front) has always been commercial, but the property has now been vacant for many years. Given the surrounding parcels and established land use patterns, residential usage of this property is not consistent or logical. The proposed use as a general retail store is certainly allowed and consistent with C-C zoning, and this is more compatible with the abutting R-6 zoning and residential neighborhood than is C-H zoning.

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:	Terramore Development LLC		
Owners:	.(1) Thomas D. Akins, Jr. (2) Budd Commercial Real Estate LLC		
Request:	Rezone from R-6 and C-H, to all C-C		
Property General Information			
Size & Location:	Two (2) adjacent parcels totaling 2.34 acres located at the NE corner of the intersection of Griffin Avenue and South Patterson Street, with the smaller parcel having frontage on Youngs Lane..		
Street Address:	823 South Patterson Street		
Tax Parcel ID:	Map # 0120D Parcels: 054 & 056	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6 & C-H	Vacant
	Proposed:	C-C	Dollar General store
Adjacent Property:	North:	R-6	Residential neighborhood
	South:	C-H	Commercial
	East:	R-6, C-H	Residential, Church
	West:	C-H	Commercial
Zoning & Land Use History	This property has been split-zoned commercial/residential since 1966.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	No designated wetlands on or near the property	
	Flood Hazards	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 Griffin Avenue & S Patterson Street		
Transportation:	South Patterson Street (Principal Arterial) Griffin Avenue (Minor Arterial)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.80 miles to the East. The nearest fire hydrant is along S Patterson Street in front of the subject property		

Comprehensive Plan Issues

Character Area: Commercial 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.

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. The proposed zoning change is consistent with the existing development along Griffin Avenue and South Patterson Street
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:	No. All adjacent parcels are a commercial use or vacant land other than one lot that fronts Wisenbaker Lane to the east. Required buffering or fencing will be installed along property lines.
Staff:	No significant adverse impact.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	Very little. The subject property is vacant land and is zoned mostly for residential use, which is not compatible with surrounding uses fronting South Patterson Street.
Staff:	No. Single-family residential zoning such as R-6 is not consistent or compatible with other adjacent properties fronting South Patterson Street or Griffin Avenue.
(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. Utility services are adequate or will be installed to address the development. South Patterson Street is a major highway/collector street that can sufficiently service any traffic added from this development.
Staff:	No adverse impact.

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes. Community Activity Center character area encourages C-C or C-H zoning along major roads such as South Patterson Street
Staff:	Yes. C-H zoning is consistent with the CAC 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.	
Applicant:	Redevelopment of South Patterson Street to encourage new retail/grocery options for residents. Comprehensive Plan supports rezoning to C-C or C-H. Property is currently split-zoned and needs to be uniformly zoned.
Staff:	Existing development trends along West Hill Avenue has always favored commercial uses and this proposal should be seen as a form of “infill development”.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	None. On-site detention will address stormwater runoff.
Staff:	No significant adverse impact – in spite of the FEMA floodplain designation.
(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.	
Applicant:	No. The rezoning is consistent with the Comprehensive Plan
Staff:	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 on the rezoning. Confirm Youngs Lane is right-of-way all the way to South Patterson Street.

Building Plan Review: < No comments received >

Fire: < No comments received >.

Landscaping: Development must comply with LDR Chapter 328

Police: < No comments received >

Public Works: No comments or concerns

Utilities: < No comments received >.

Attachments:

Letters of Authorization (2)
Zoning Location Map
Character Area Map
Aerial Map
Boundary Survey
Conceptual Site Plan

Thomas D. Akins

P.O. Box 429
Valdosta, Georgia 31603
Phone Number: (229) 300-1200

August 24, 2022

City of Valdosta
Planning and Zoning Division
Attn: Matt Martin
City Hall Annex
300 N. Lee Street
Valdosta, Georgia 31601

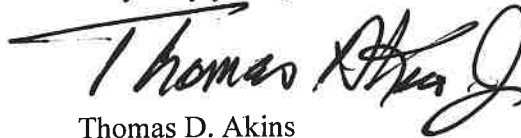
Re: *Application for Rezoning*
Property Owner: Thomas D. Akins
Property Address: 823 S. Patterson Street, Valdosta, Georgia
Rezoning Request for: Teramore Development, LLC

Dear Sir or Madam:

Please allow this letter to serve as authorization for William C. Nijem, Jr. of Langdale Vallotton, LLP and Teramore Development, LLC to submit an Application for Rezoning regarding the above-referenced property and to act on my behalf on all matters regarding said application and rezoning.

If you have any questions concerning the foregoing, or if anything further is needed, please do not hesitate to contact me. Thank you in advance for your cooperation in this matter.

Very truly yours,



Thomas D. Akins

Sworn to and subscribed before
me this 25 day of August, 2022.


Notary Public



Budd Commercial Real Estate LLC

308 7th Street
Saint Simons Island, Georgia 31522
Phone Number: (229) 244-3300

August 24, 2022

City of Valdosta
Planning and Zoning Division
Attn: Matt Martin
City Hall Annex
300 N. Lee Street
Valdosta, Georgia 31601

Re: *Application for Rezoning*

Property Owner: Budd Commercial Real Estate LLC

Property Description: Lowndes Co Tax Map and Parcel No. 012010 030

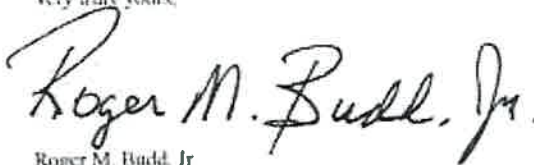
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Very truly yours,



Roger M. Budd, Jr.

Managing Member
Budd Commercial Real Estate LLC

Sworn to and subscribed before
me this 24th day of August, 2022.


Notary Public

VA-2022-18 Zoning Location Map



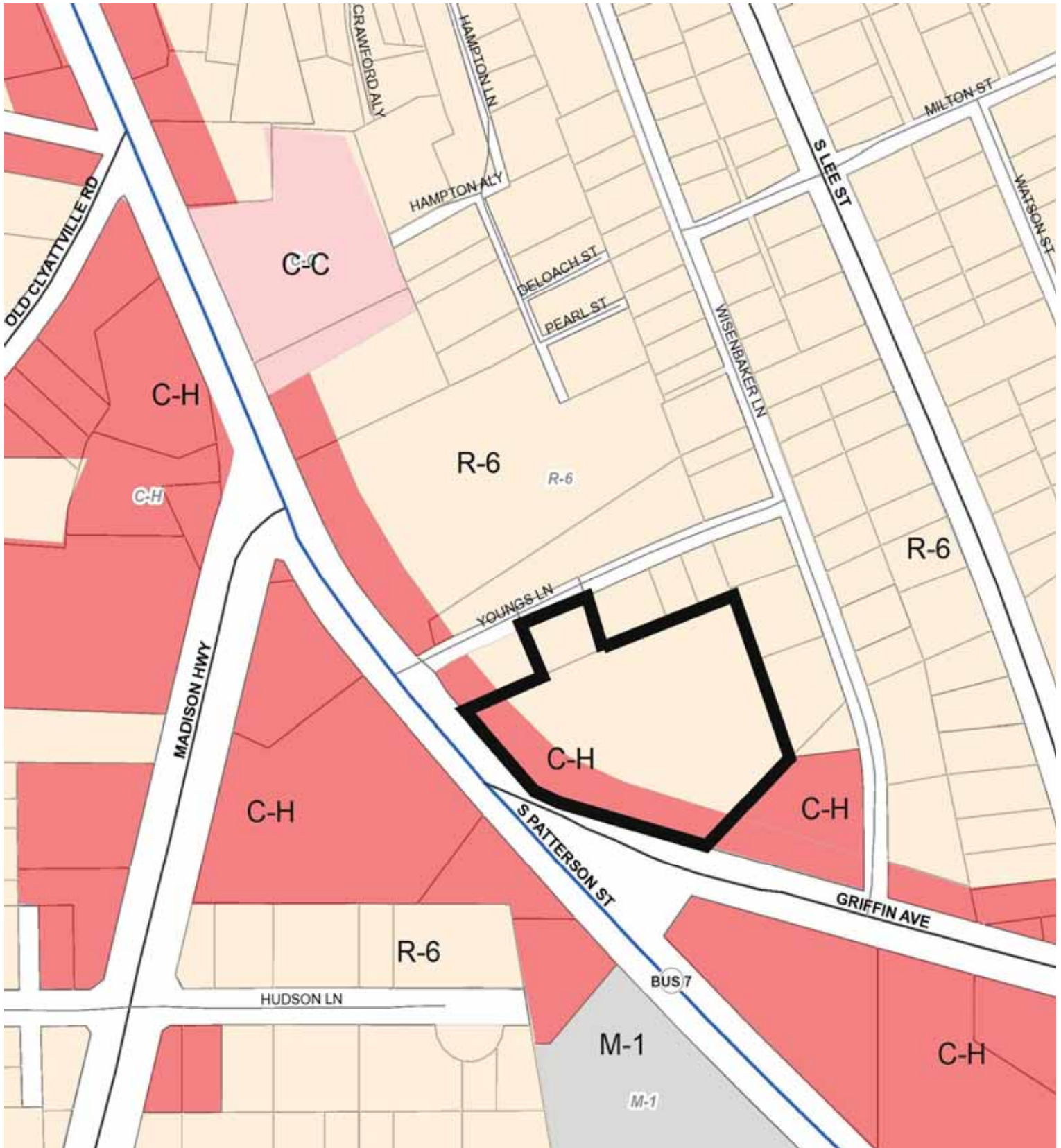
Terramore Development LLC
Rezoning Request

823 South Patterson Street
Tax Parcel #: 0120D – 054 & 056

Current Zoning: R-6 & C-H

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



VA-2022-18 Future Development Map



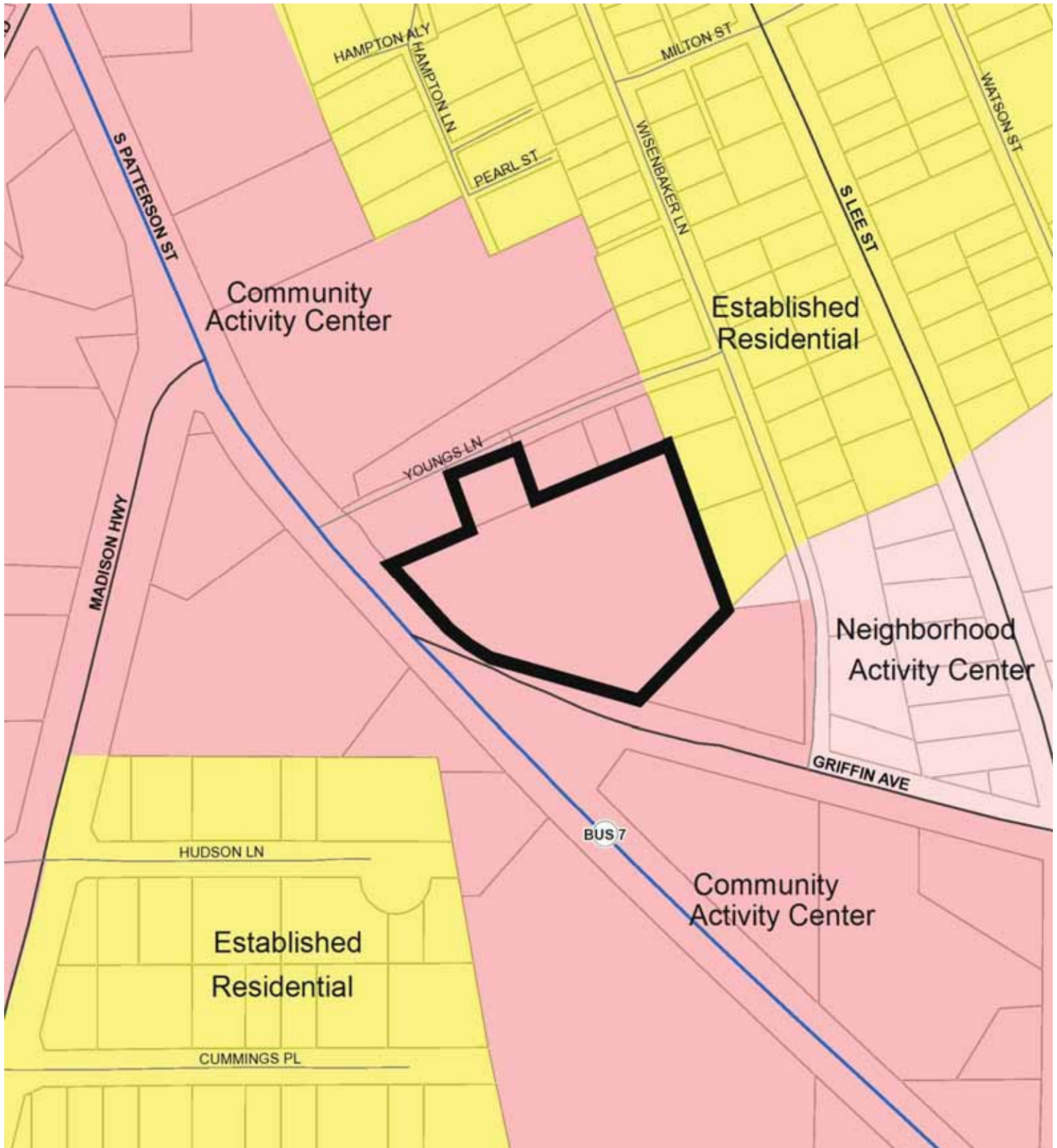
Terramore Development LLC
Rezoning Request

823 South Patterson Street
Tax Parcel #: 0120D – 054 & 056

Character Area:
“Community Activity Center”

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



VA-2022-18 Aerial Location Map



Terramore Development LLC
Rezoning Request

823 South Patterson Street
Tax Parcel #: 0120D – 054 & 056

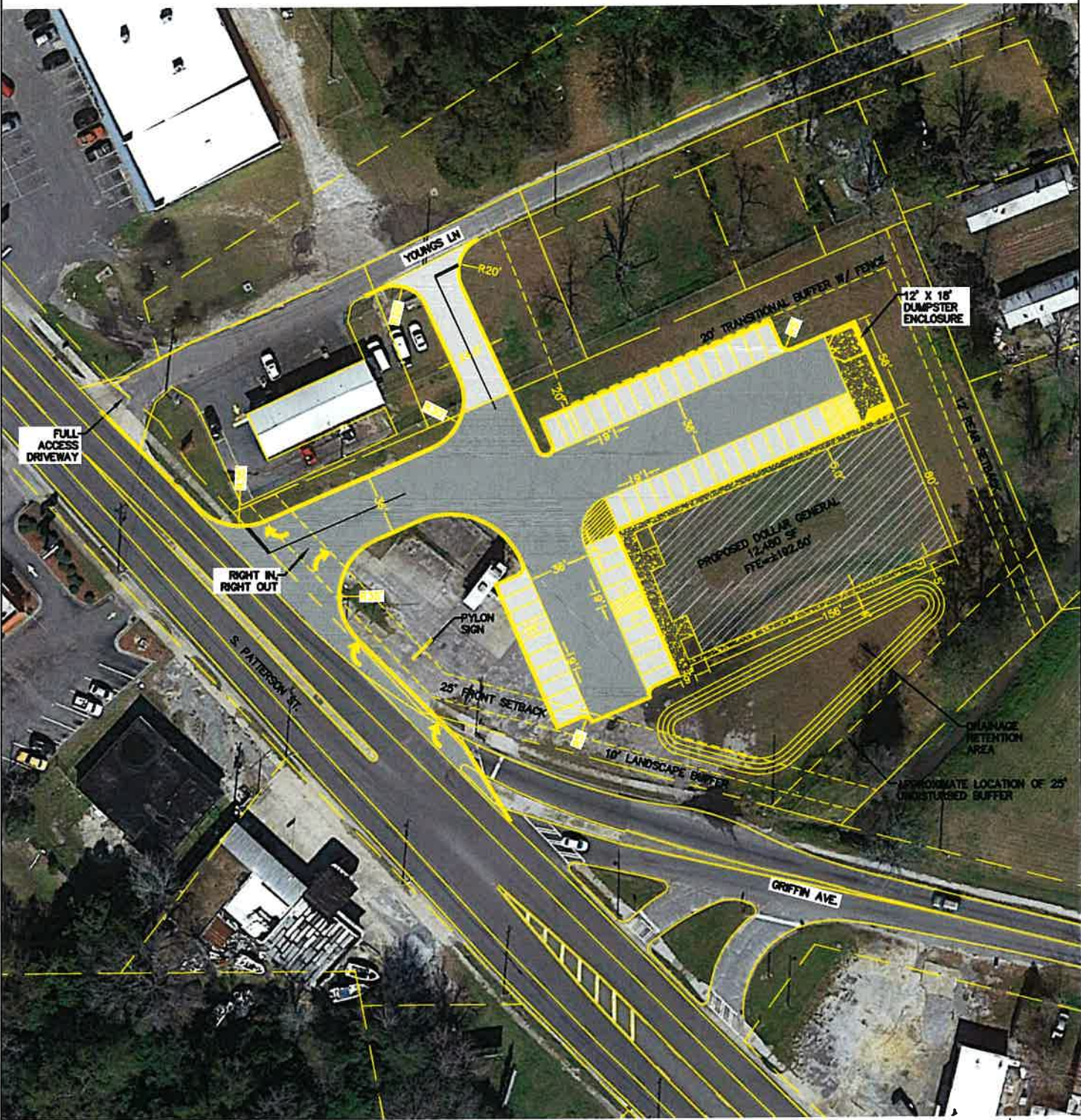
2007 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



CONCEPTUAL SITE PLAN		CITY, STATE — STREET VALDOSTA, LOWNDEN COUNTY, GA — S PATTERSON ST.		PARCEL ID: 0120D 054 & 0120D 058	
PROTOTYPE:	A	DEVELOPER	DESIGNER	DATE	
BLDG SF:	12,480/9,616 SF	COMPANY: TERAMORE DEVELOPMENT, LLC	COMPANY: LEA, PC	07/14/22	
ACREAGE:	2.4 ± AC	NAME: JOSH HUFSTETLER	NAME: CLAYTON MILLIGAN		
PARKING:	50	PHONE: (229) 977-3931	PHONE: (229) 253-0900		



LEGEND			
	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT
	PROPOSED LANDSCAPING		

GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.

2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.

