



GLPC AGENDA ITEM # 11

SEPTEMBER 26, 2022

Rezoning Request by Machouse Investments LLC File #: VA-2022-19

Machouse Investments LLC is requesting to rezone a total of 1.08 acres from Duplex Residential (DR-10) to Single-Family Residential (R-6). The subject property is currently vacant and consists of portions of 4 different parcels of land located at 207 and 209 West Cranford Avenue. The other portions of these parcels also face West Alden Avenue and North Oak Street, and these portions are proposed to retain their existing DR-10 zoning. Collectively, all of these properties contain a total of 2.20 acres with two (2) historic single-family homes on individual lots (the other 2 parcels are vacant lots). The applicant is proposing to keep the existing historic homes and re-subdivide the total property into a reconfigured single-family residential subdivision under both R-6 and DR-10 development standards.

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-6 zoning. The property is also located within the Local Historic District, and is immediately adjacent to the Brookwood North National Register Historic District.

Conventionally as the property is currently zoned under DR-10, there is conceivably enough total land area to have up to 9 lots for single-family homes (minimum 10,000-sf lot area for each), or up to 7 lots for just duplexes (minimum 13,000-sf lot area for each). However, with the keeping of the two existing historic single-family homes in their present location, the irregular shape of the overall property with 3 street frontages, and DR-10's minimum lot width requirement of 80 feet, there is only enough street frontage available to make 7 total lots --- with most of these new lots being large enough to contain a duplex. No rezoning is required to make this scenario happen.

For comparison, included in this review packet are two conceptual Lot Design scenarios for conventional development/re-subdivision of the property; one for the existing DR-10, and one depicting a possible outcome with the applicant's proposal for R-6 zoning along part of the West Cranford Avenue frontage. The difference between these is simply "one lot", and that is because R-6 zoning only requires a minimum lot width of 60 feet. With 252 feet of West Cranford frontage being rezoned to R-6, this area can hold up to 4 lots (under R-6) but it can only hold up to 3 lots under the current DR-10 zoning. R-6 zoning requires a minimum lot area of 6,000-sf for a single-family home and 9,000-sf for a duplex. Each of these new lots under R-6, would be large enough to contain a duplex. Therefore for the total property, it is a difference of either having 7 lots as currently zoned and 8 lots if the subject portion is rezoned to R-6. In terms of likely "maximum" # dwelling units for the total property, it is likely a difference of 11-12 units under current zoning, and up to 14 units if the rezoning is approved. However, under all of these scenarios we need to remember that any new construction or changes to the existing dwellings must undergo HPC review for compatibility with the Historic District design guidelines.

In lieu of conventional development, the applicant is also contemplating a future Planned Development proposal which exhibits a more creative subdivision design under a proposed conceptual master plan. The applicant's first step in all of this is to rezone a portion of the property to R-6, then obtain HPC review & approval for the site and building designs when ready, and then perhaps submit the Planned Development proposal for a future monthly review cycle.

In focusing on just the current Rezoning proposal for the 1.08 acre portion, it should be noted that there is existing R-P zoning and multi-family residential development directly across the street to the north. Also, the existing neighboring lots to the east along the south side of West Cranford Avenue, are existing "nonconforming lots" in DR-10 zoning which already meet an R-6 standard instead (60' wide, less than 10,000-sf area). Therefore, the proposed R-6 zoning along this segment of West Cranford Avenue is certainly compatible with the surrounding zoning and land use patterns.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-6 zoning to the City Council.

Planning Analysis & Property Information

Applicant:	Machouse Investments LLC		
Owners:	Ernest & Marjorie McDonald		
Request:	Rezone from DR-10 to R-6		
Property General Information			
Size & Location:	A 1.08 acre portion of four (4) affected parcels (totaling 2.20 acres) located along the south side of West Cranford Avenue and the north side of West Alden Avenue, west of North Oak Street.		
Street Address:	207 & 209 West Cranford Avenue (& rear yard of 212 & 216 West Alden Avenue)		
Tax Parcel ID:	Map # 0113D Parcels: 100 thru 103	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Vacant residential lots, (& rear yard behind houses)
	Proposed:	R-6	Single-family residential lots (smaller)
Adjacent Property:	North:	R-P	"The Timbers" multi-family residential
	South:	DR-10	Single-family residential neighborhood (historic)
	East:	DR-10	Residential
	West:	DR-10, R-15	Vacant yard, single-family residential
Zoning & Land Use History	This property has been zoned DR-10 for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	Local Historic district; no "contributing resources" on the subject property (1.08 ac). Numerous historic resources nearby.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No designated 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 Cranford Avenue		
Transportation:	West Cranford Avenue (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.30 miles to the West The nearest fire hydrant is along W Cranford Avenue		

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

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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.
Staff:	Yes. The proposed zoning change is compatible with the overall land use and residential density patterns of the area.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No.
Staff:	No adverse impact.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No..
Staff:	Yes. However, one of these properties is currently a “nonconforming lot of record” since it is too small to meet DR-10 standards – but does meet the standards of R-6.
(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 adverse impact.

(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. R-6 zoning is consistent with the ER 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:	The rezoning will eliminate the duplex/rental property use which is consistent with the Alden Avenue corridor land (single-family dwellings).
Staff:	Yes. The only new development/redevelopment in this area the past 15+ years has been the development of the apartment complex across the street to the north
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	None.
Staff:	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.	
Applicant:	No.
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 engineering comments at this time.

Building Plan Review: < No comments received >

Fire: No comments.

Landscaping: No comments

Police: No comments or concerns

Public Works: No comments or concerns

Utilities: < No comments received >.

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey – overall
Boundary Survey – subject property
Hypothetical subdivision layout schematics (2 pages)

08/25/2022

Letter of Authorization

As the Owner of the property located at 212 & 216 West Alden Avenue and 207 & 209 West Cranford Avenue, I am writing to give my authorization for the applicant, Machouse Investments, LLC (Avery Walden), to request rezoning of the property.

Sincerely,

Print Name Ernest McDonald Marjorie McDonald

Signature Ernest McDonald & Marjorie B. McDonald

Address 5207 Cat Creek Road

Valdosta, GA

Phone 229-242-4241

Paula Williams



VA-2022-19 Zoning Location Map



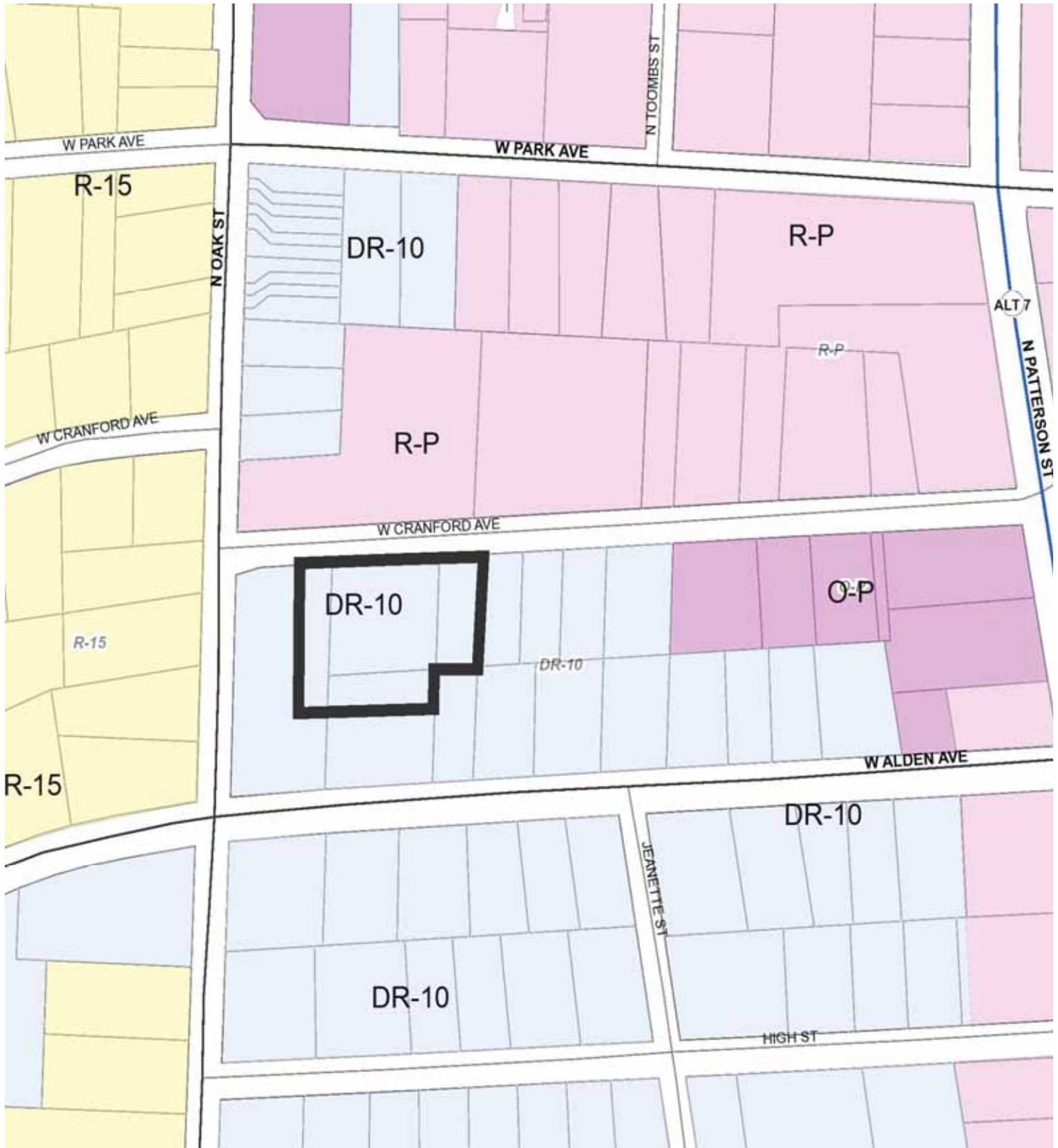
Machouse Investments LLC
Rezoning Request

207 & 209 West Cranford Avenue
Tax Parcel #: 0113D – 100 thru 103

Current Zoning: DR-10
Proposed Zoning: R-6

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



VA-2022-19 Future Development Map



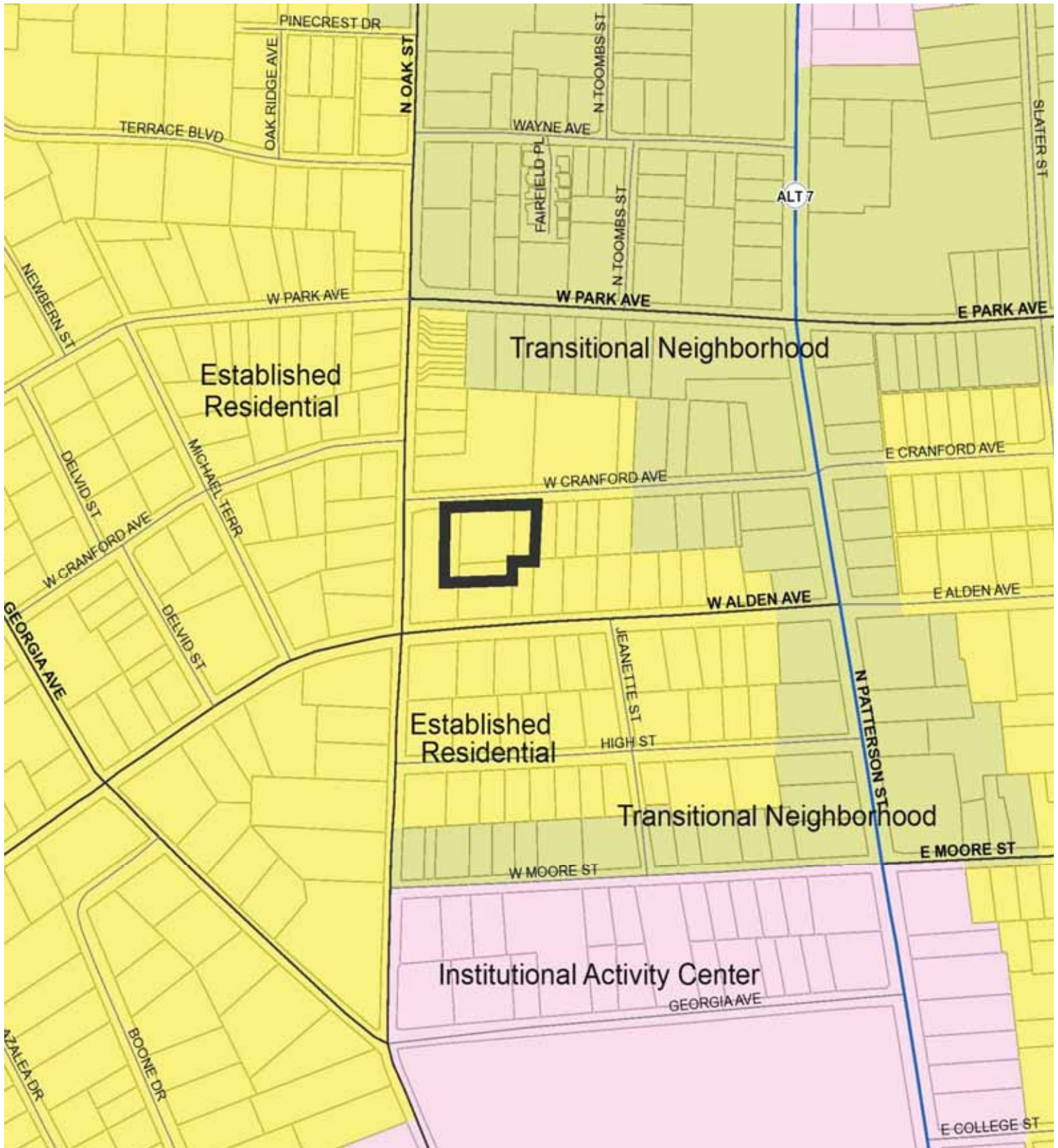
Machouse Investments LLC
Rezoning Request

207 & 209 West Cranford Avenue
Tax Parcel #: 0113D – 100 thru 103

Character Area:
“Established Residential”

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



VA-2022-19 Aerial Location Map



Machouse Investments LLC
Rezoning Request

207 & 209 West Cranford Avenue
Tax Parcel #: 0113D – 100 thru 103

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS September 2022





BOX FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- 5/8" REBAR FOUND
- 1" OPEN TOP PIPE FOUND
- 5/8" REBAR PLACED WITH CAP #3276
- LARGE TREE DOWN ON CORNER
- DB DEED BOOK
- PG PAGE
- R/W RIGHT OF WAY

- PARCELS 0113D 100-103
- ZONED DR-10

SETBACKS:

FRONT: 80' (FROM THE CENTERLINE OF A ARTERIAL)
FRONT: 65' (FROM THE CENTERLINE OF A COLLECTOR)
FRONT: 55' (FROM THE CENTERLINE OF A RESIDENTIAL)
SIDE: 10'
REAR: 30'

- THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 0113D 101 (DEED BOOK 927 PAGE 220), PARCEL 0113D 100 (DEED BOOK 3409 PAGE 123), PARCEL 0113D 102 (DEED BOOK 1008 PAGE 164) AND PARCEL 0113D 103 (DEED BOOK 1008 PAGE 164).
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0210E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



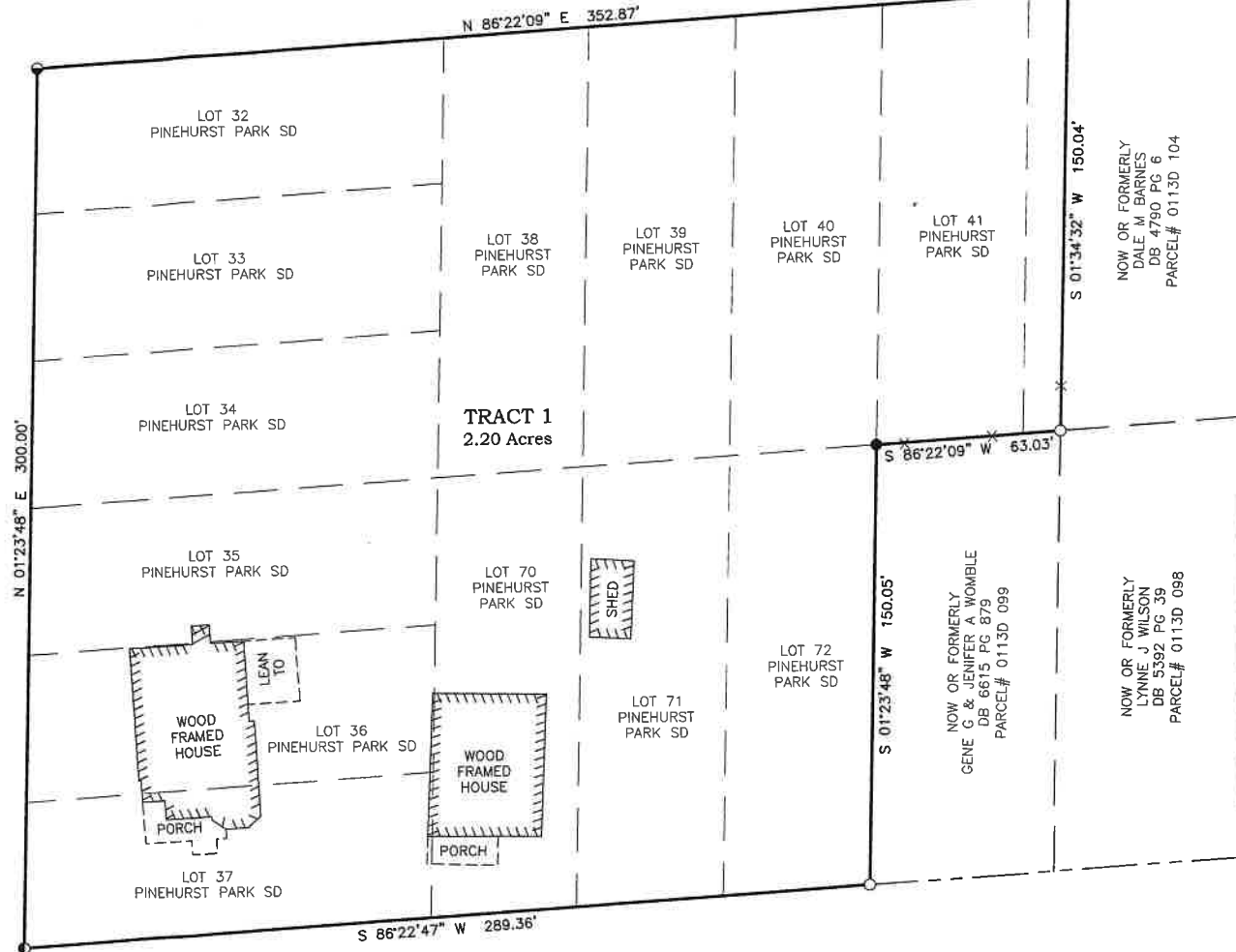
GA. RLS #3276 DATE

CITY OF VALDOSTA ADMIN. DATE

NORTH OAK STREET (60' R/W)

WEST CRANFORD AVENUE (50' R/W)

WEST ALDEN AVENUE (70' R/W)

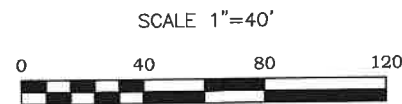


INNOVATE
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

COMBINATION SURVEY FOR:

AVERY WALDEN



LOCATED IN
LAND LOT 60
11TH LAND DISTRICT
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
PLAT DATE: 8/02/2022
FIELD SURVEY DATE:
7/26/2022

FIELD CLOSURE: 1' IN 21,560'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 168,338'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRX6+ GNSS ROVER
CARLSON RT3 TABLET DC

NORTH OAK STREET (60' R/W)

WEST CRANFORD AVENUE (50' R/W)



WEST ALDEN AVENUE (70' R/W)

VA-2022-19 Conventional Lot Design



Machouse Investments LLC
Rezoning Request

DR-10 Zoning (current zoning – no change):

** assume both existing houses along W Alden - remain in current location

** Map sketch = NOT to scale



VA-2022-19 Conventional Lot Design



Machouse Investments LLC
Rezoning Request

R-10 & R-6 Zoning (split-zoning – as proposed):

** assume both existing houses along W Alden - remain in current location

** Map sketch = NOT to scale

