



## GLPC AGENDA ITEM # 7

SEPTEMBER 26, 2022

### Conditional Use Request by Ron Borders

File #: CU-2022-09

Ron Borders is requesting a Conditional Use Permit (CUP) for a Light Manufacturing facility in a Highway Commercial (C-H) zoning district. The subject property consists of 0.48 acres located at 415 West Hill Avenue, which is along the south side of the street about 500 feet west of the intersection with Oak Street. The property contains an existing commercial building (5,570-sf) which has been vacant since 2018. On behalf of the property owner, the applicant is proposing to lease the building to a local company called "Omega Enterprises South LLC" which is a small mould machining and repair shop which services the glass container industry. The company is currently located within the Arglass bottle manufacturing facility off Rocky Ford Road. The company is small (currently 6 employees) and they desire to relocate to their own facility. The tenant states that the machines are sophisticated but relatively small and self-enclosed, with no noticeable noise outside the existing building. The applicant is proposing only minor renovations to the building interior, with no changes being made to the building exterior or the existing site.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District but is considered a non-contributing resource.

Although the proposed use is technically included with the broad "Light Manufacturing" category of the LDR Use Table (based on NAICS codes), it is at the lighter end of this spectrum and because of its limited size, it should be considered more like a "heavy-heavy commercial" kind of use instead. Because there is a general desire to keep industrial uses and even the very heavy commercial uses out of the Downtown area, staff was initially opposed to this request – based on general principle. However, there are other such borderline commercial/industrial uses nearby which include the VDT publishing house across the street, as well as the Georgia Beer Company microbrewery to the immediate east. These uses are able to operate compatibly within a commercial environment without any adverse impacts. Staff therefore believes that the proposed use, under the right conditions of approval, could also operate here in a compatible manner. One obvious benefit being the re-occupancy of an existing building and site that has been vacant and slowly deteriorating for several years. Therefore, staff is reluctantly supportive of this request.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Light Manufacturing facility and machine shop in the name of "Omega Enterprises South LLC" only, with no more than 15 employees on any one shift. All machining and other noise-producing activities shall be carried on entirely within the existing building.
- (2) Within one year after Business License approval, the existing parking lot shall be weed-free and properly restored and striped to a standard commercial parking lot with layout approved by the City Engineer.
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no Business License has been approved for the facility by that date..

## Planning Analysis & Property Information

<b>Applicant:</b>	Ron Borders (realtor & property manager)		
<b>Owner:</b>	Theorem Properties LLC (Alex Alvarez)		
<b>Request:</b>	Conditional Use Permit for a Light Manufacturing facility in C-H zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land consisting of 0.48 acres located along the south side of West Hill Avenue, about 500 feet west of Oak Street.		
<b>Street Address:</b>	415 West Hill Avenue		
<b>Tax Parcel ID:</b>	Map 0120A Parcel 055	<b>City Council District:</b>	3 <i>Councilman Vickers</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H	Vacant commercial
	Proposed:	C-H	Light Manufacturing
<b>Adjacent Property:</b>	North:	C-H	Valdosta Daily Times
	South:	C-H	City parking lot (public)
	East:	C-H	City parking lot (public), Georgia Beer Co.
	West:	C-H	Church
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned C-H for more than 35 years and has always been used commercially – the most recent business being Action Printing Co.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Despite its location within the local Historic District, the subject property and many of the surrounding properties are NOT considered a “contributing resource” to the District. However, the nearby Georgia Beer Co. building is a significant historic structure.		
<b>Natural Resources:</b>	Vegetation:	None.	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is 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 West Hill Avenue		
<b>Transportation:</b>	West Hill Avenue (US 84) – (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 350 feet to the east The nearest fire hydrants are along both sides of West Hill Avenue near the subject property		

## Comprehensive Plan Issues

**Character Area:** Community 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.

## Conditional Use Review Criteria

*The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b>(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, in terms of a general commercial / warehousing kind of use of the property. However, the existing site is nonconforming as it relates to landscape, stormwater, open space, etc...
<b>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes. Magnitude of the proposed use is marginally compatible with the existing commercial to the north and east.
<b>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.</b>	
<b>Applicant:</b>	Yes.....
<b>Staff:</b>	Yes, existing ingress and egress to the property is adequate.
<b>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</b>	
<b>Applicant:</b>	No impact; less vehicular traffic than previous use. Facilities and services are adequate
<b>Staff:</b>	Yes. All public facilities are adequate and the demand for these will likely decrease slightly

<b>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No significant adverse impact.
<b>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</b>	
<b>Applicant:</b>	No..
<b>Staff:</b>	No adverse impact.
<b>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</b>	
<b>Applicant:</b>	No..
<b>Staff:</b>	No impact.

### **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.*

**Building Plan Review:** < No comments received >

**Utilities:** < No comments received >.

**Engineering:** No comments or concerns

**Fire:** \* No comments received >

**Landscape:** No comments

**Public Works:** No comments.

**Police:** < No comments received >

### **Attachments:**

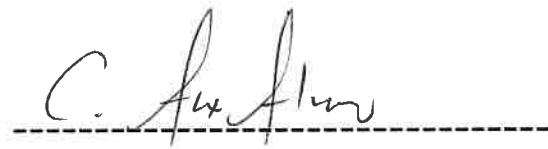
Letter of Authorization  
Letter of Intent  
Zoning Location Map  
Future Development Map  
Aerial Location Map  
Site Sketch  
Photo collage of proposed machinery

## Letter of Authorization

This letter is my authorization for Ron Borders to represent me in making an application for conditional use permit for property I own located at 415 West Hill Ave, City of Valdosta, Tax parcel 0120A 055.

Current zoning is CH and I am requesting a conditional use authorization for light machining and welding.

Theorem Properties LLC



By: Alex Alvarez, President

3310 Plantation Drive

Valdosta, Ga 31605

Phone :229 630 2345



#CU-2022-09

To the City of Valdosta,

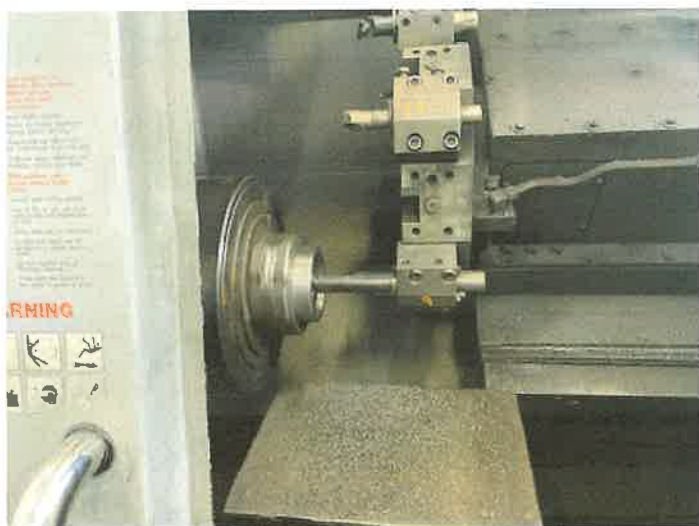
Omega South LLC is a small Mould repair shop servicing the glass container industry. We are currently set up inside one of our local customers' facility. We are moving into our own space so that we may service more than just the one customer. Currently we have 6 employees, 4 of which are locals that are learning a new trade. These are skilled, good paying jobs. Our state of the art machines are small and self-enclosed. There would be no noticeable noise or activity outside of the building, most of the time you wouldn't hear them from the other side of the building. The building will be climate controlled so doors and windows will be close most of the time. There should be no adverse effects to the neighbors.

Thank you for your consideration

Brad Dillingham

Plant manager

#CV-2022-09





# CU-2022-09 Zoning Location Map



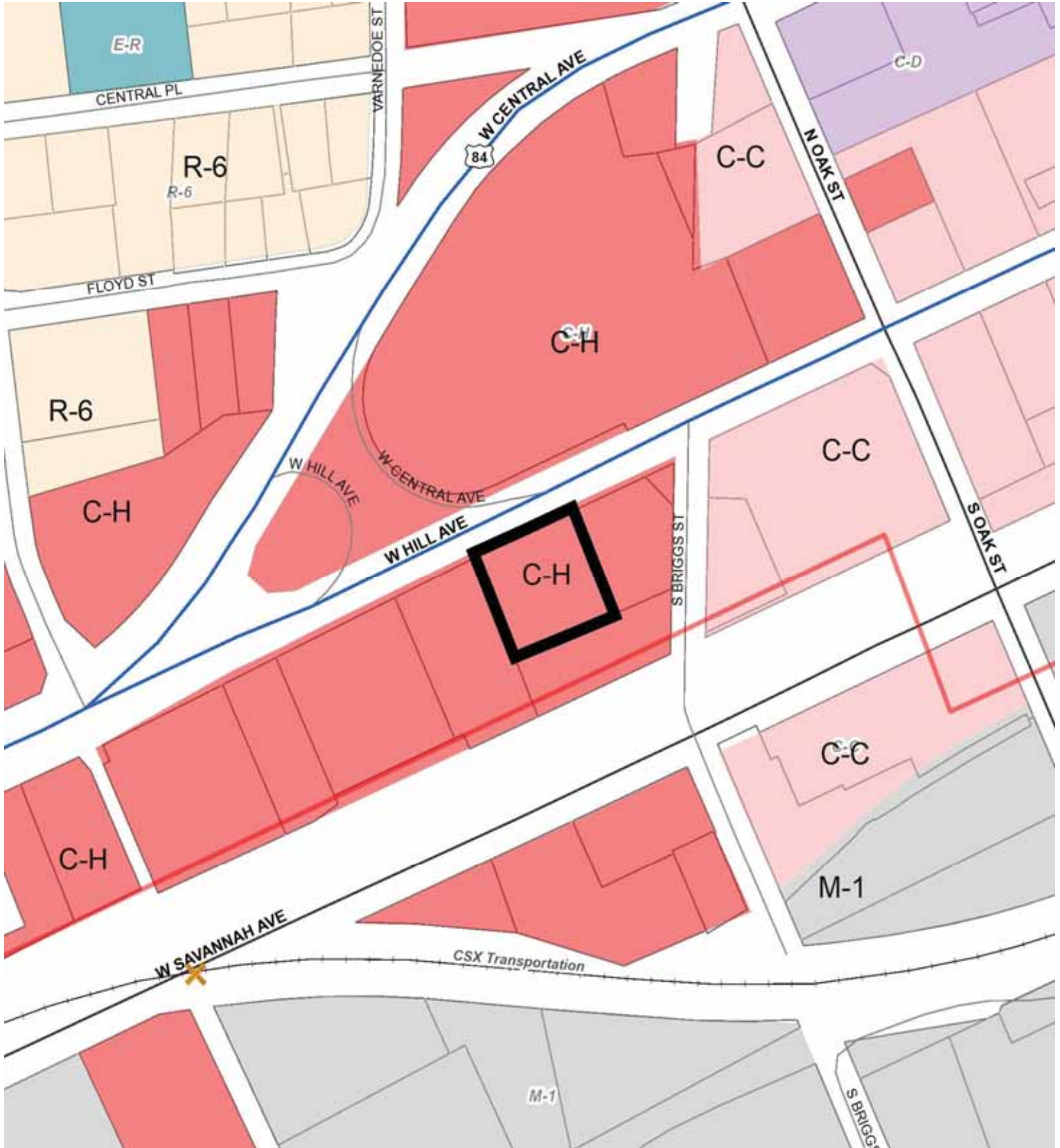
Ron Borders  
CUP Request

415 West Hill Avenue  
Tax Parcel #: 0120A-055

Current Zoning = C-H  
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\*\* Map NOT to scale

Map Data Source: VALOR GIS September 2022





# CU-2022-09 Future Development Map



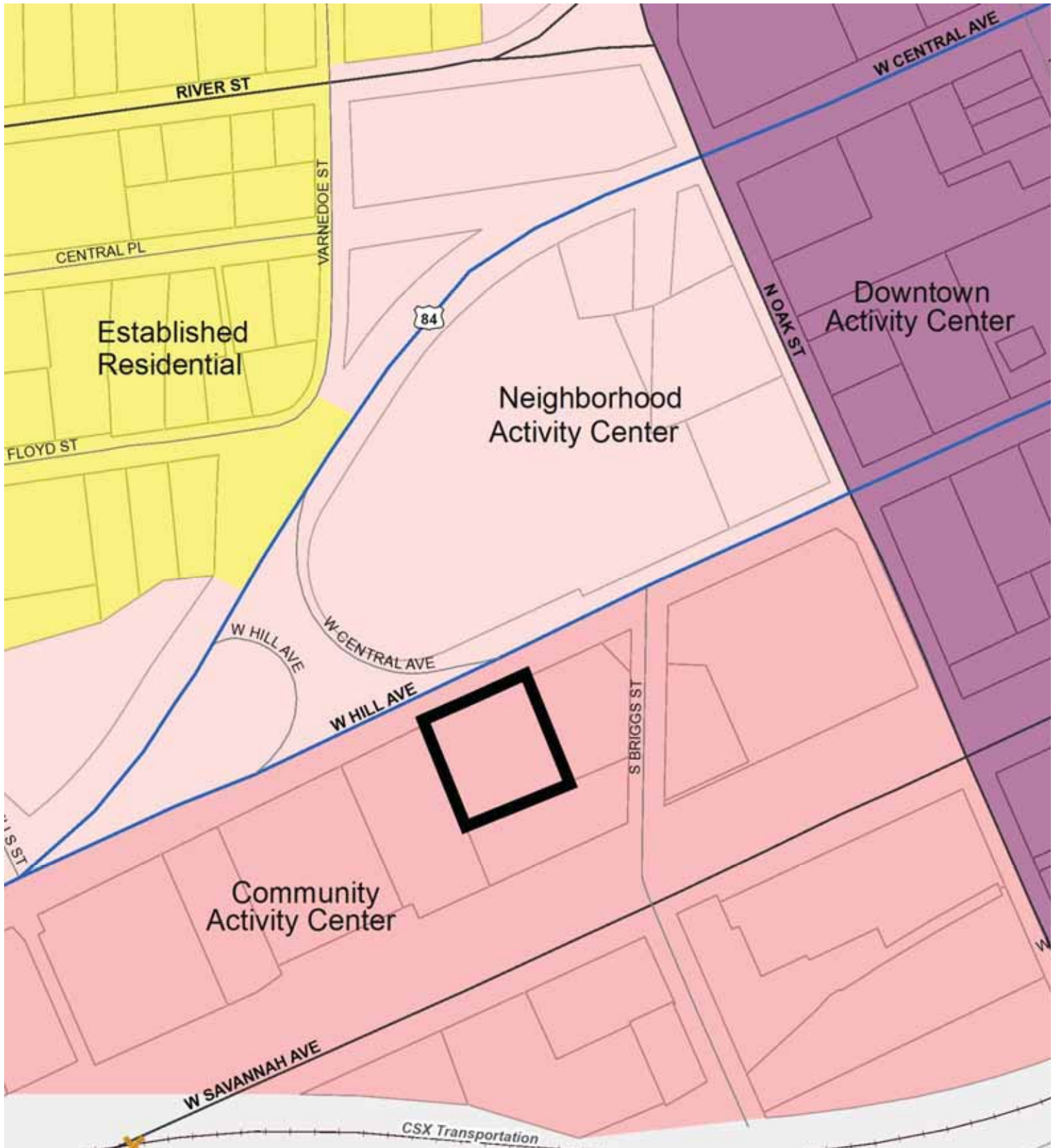
**Ron Borders**  
**CUP Request**

415 West Hill Avenue  
Tax Parcel #: 0120A-055

Character Area:  
"Community Activity Center"

\*\* Map NOT to scale

Map Data Source: VALOR GIS September 2022





# CU-2022-09 Aerial Location Map



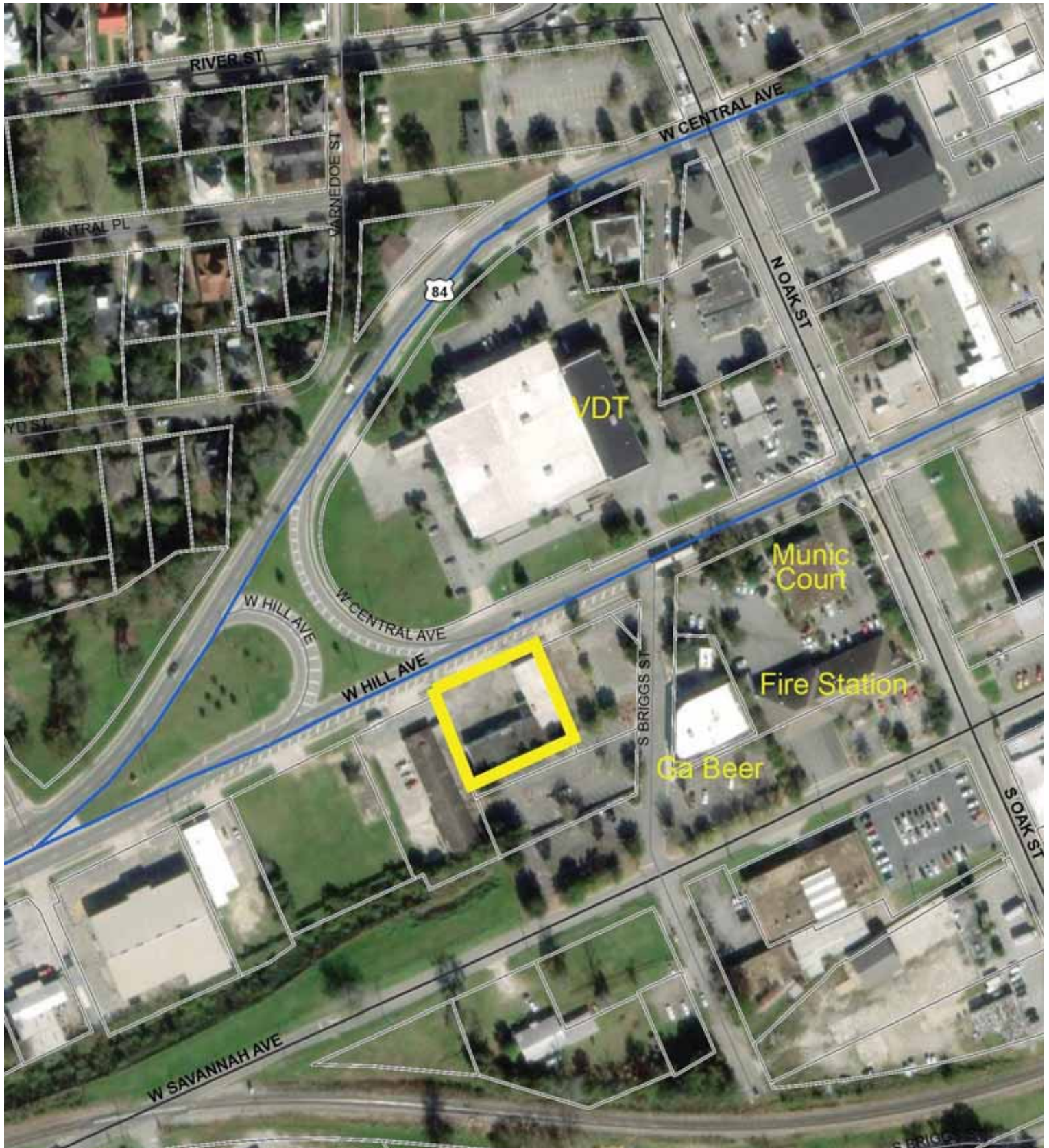
Ron Borders  
CUP Request

415 West Hill Avenue  
Tax Parcel #: 0120A-055

~ 2020 Aerial Imagery  
:

\*\* Map NOT to scale

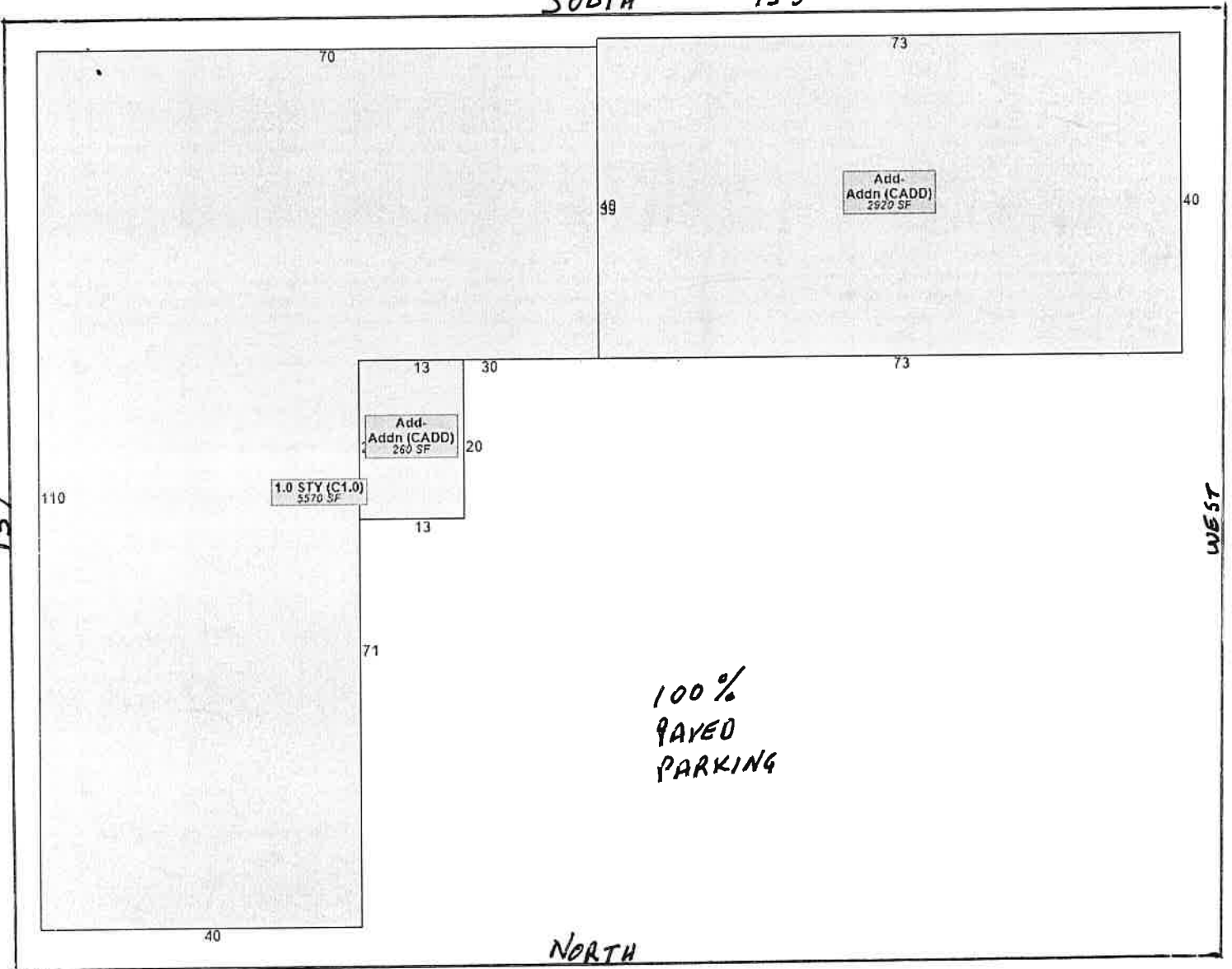
Map Data Source: VALOR GIS September 2022



CITY PARKING LOT

SOUTH 153'

EAST 137'  
CITY PARKING LOT



NORTH

415 W. HILL AVE