



GLPC AGENDA ITEM # 5
JANUARY 30, 2023

Rezoning Request by Dineshkumar Patel
File #: VA-2023-01

Dineshkumar “Danny” Patel is requesting to rezone 1.92 acres from Planned Mixed-Use District (PMD) to Highway Commercial (C-H). The subject property is located at 3095 James Road, which is along the west side of the road about 300 feet south of the intersection with North St Augustine Road. This is directly behind the existing Raceway gasoline station & convenience store. The property is currently vacant and the applicant is proposing to develop it with a small multi-tenant commercial center containing about 13,500 square feet of building area.

As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former “Market Street” master planned development, which was approved in 2007 but never developed.

The subject property is located within a **Regional Activity Center (RAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-H zoning.

This property is part of the northern “James Road corridor” in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning for the newly-constructed Quick Trip truck stop across the street to the east, and two rezonings for proposed single-family subdivisions about a ½ mile to the south, this entire property has been sitting dormant for 15 years. The PMD master plan covered about 240 acres and called for a fairly intensive mixed-use development consisting of 500+ high-density dwelling units (townhouses, duplex/villas, & houses on 60’ wide lots), as well as approximately 1.3 million square feet of commercial development, consisting of retail shopping centers with anchor tenants, hotels, restaurants, and offices.

The subject property consists of a very small portion of that PMD master plan, but is in an area that was planned to be all commercial type uses – and this also includes the PMD areas to the west and to the immediate south. With the PMD development now being defunct, and in reviewing the request from a conventional zoning perspective, the proposed C-H for this property is consistent with the existing C-H zonings to the north and east as well as the overall commercial zoning pattern of the Exit 18 area.

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

Applicant / Owner:	Dineshkumar Patel		
Request:	Rezone from PMD to C-H		
Property General Information			
Size & Location:	One tract of land comprising 1.92 acres located along the west side of James Road, about 300 feet south of the intersection with North St Augustine Road.		
Street Address:	3095 James Road		
Tax Parcel ID:	Map # 0081C Parcel 004	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PMD	Vacant
	Proposed:	C-H	Multi-tenant Commercial Center
Adjacent Property:	North:	C-H	Raceway gas station & convenience store
	South:	PMD	Vacant, forested
	East:	C-H	Quik Trip truck stop
	West:	PMD	Vacant, forested
Zoning & Land Use History	This property has been zoned PMD ever since it was annexed into the City in 2007 (file # VA-2007-46) It has never been developed.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	No known 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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services to the north along N St Augustine Rd.		
Transportation:	James Road (local street), Riverside Road		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 2.50 miles to the SE. The nearest City fire hydrant is along James Circle		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: Concentration of regionally marketed commercial and retail centers, office and employment areas, higher-education facilities, sports and recreational complexes. These areas are 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: The natural, rural character should be maintained by not allowing any new development and promoting use of conservation easements. Roadways in these areas should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and universally designed recreational destinations. In urban areas, the natural character should be maintained while permitting community use through parks and multi-use trails.

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.

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:	The proposed C-H zoning is consistent with the existing C-H zoning areas to the north and east, as well as the adjacent portions of the old PMD master plan.
(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, PMD zoning no longer exists (within the Land Development Regulations)
Staff:	No. The subject property is locked-in to the approved PMD master plan and it cannot feasibly be developed “independently” from the adjacent PMD properties.
(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 significant change from the impacts to be created by the existing PMD zoning.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes.

(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:	This is a continuation of the commercial development pattern already established
Staff:	PMD zoning is site-specific and as a zoning category it is no longer recognized by the City's land development regulations which were re-adopted in 2009 (after the PMD was approved in 2007). Therefore, the PMD master plan cannot be simply "amended". Any deviations from the original approval will result in a <u>required</u> Rezoning of the property be proposed for development.
(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: Variances might be required for site plan; # access points, drive-thru stacking/design, etc...

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: Dumpster missing from the site plan.

Police: < No comments received >

Fire: < No comments received >

Landscaping: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey
- Legal Description
- Proposed conceptual site plan

VA-2023-01 Zoning Location Map



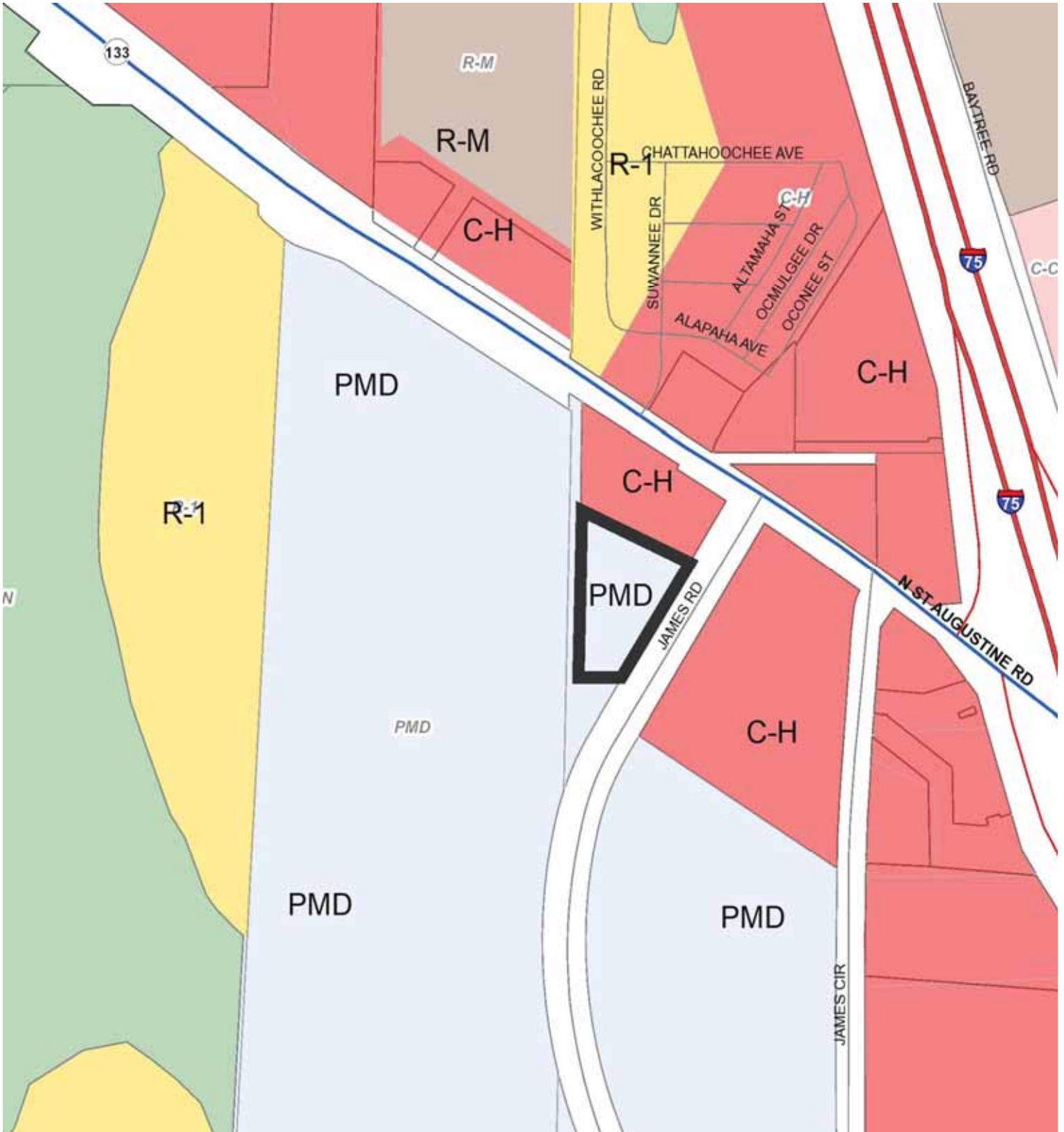
Dineshkumar Patel
Rezoning Request

3095 James Road
Tax Parcel #: 0081C – 004

Aerial Imagery: ~ 2021

** Map NOT to scale

Map Data Source: VALOR GIS January 2023



VA-2023-01 Future Development Map



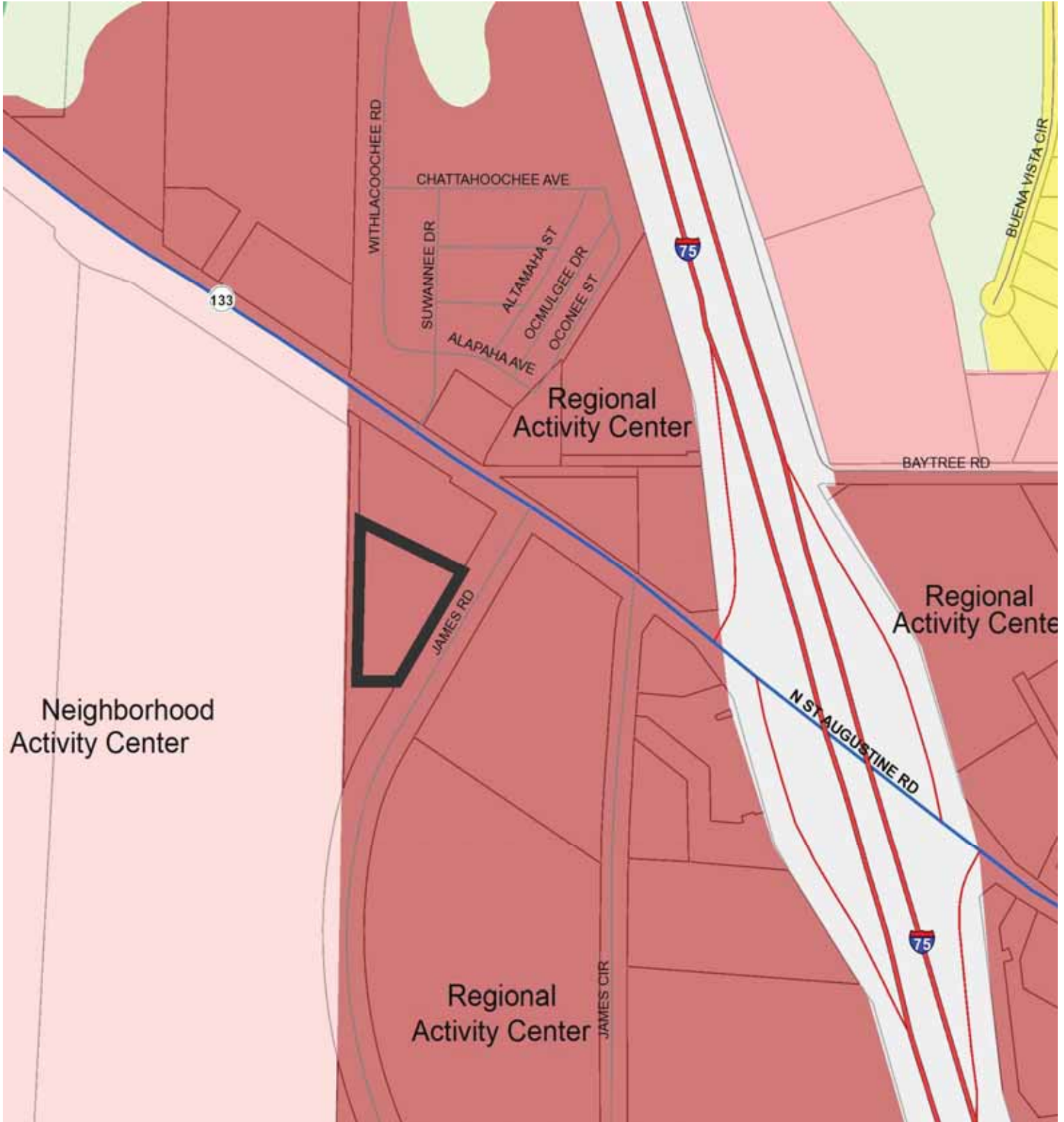
Dineshkumar Patel
Rezoning Request

3095 James Road
Tax Parcel #: 0081C – 004

Current Zoning: PMD

** Map NOT to scale

Map Data Source: VALOR GIS January 2023



VA-2023-01 Aerial Location Map



Dineshkumar Patel
Rezoning Request

3095 James Road
Tax Parcel #: 0081C – 004

Aerial Imagery: ~ 2021

** Map NOT to scale

Map Data Source: VALOR GIS January 2023



NOW OR FORMERLY
RIVER HILL LLC &
TW PAINE PROPERTIES LLC
DB 4257 PG 1
PARCEL# 0083A 001
ZONED PMD

SPAIN STREET (40'R/W)
(CLOSED PER PLAT CABINET A PAGE 611)

N 00°43'35" E 435.15'

NOW OR FORMERLY
MOUNTAINPRIZE INC
DB 2211 PAGE 152
PARCEL# 081C 003
ZONED C-H

S 65°54'35" E 328.37'

P.O.B.
NORTHEAST CORNER OF THAT
2.27 ACRE TRACT RECORDED IN
PLAT CABINET "A" PAGE 1560

TRACT 1
1.92 Acres
CURRENTLY ZONED PMD
PROPOSED ZONING C-H

JAMES ROAD (VARIABLE WIDTH PUBLIC R/W)

S 31°32'37" W 355.06'

N 89°16'26" W 119.56'

NOW OR FORMERLY
LOCH-WINN FARMS LTD
DB 4233 PG 32
PARCEL# 0081C 005
ZONED PMD

All that tract or parcel of land situate, lying and being located in Land Lot 15 of the 12th Land District, City of Valdosta, Lowndes County, Georgia and being more particularly described as follows:

For a Point of Beginning, start at the Northeast corner of the 2.27 acre tract recorded in Plat Cabinet "A" Page 1560. From said Point of Beginning run thence S 31°32'31" W a distance of 355.06' to a point; thence N 89°16'26" W a distance of 119.56' to a point; thence N 00°43'35" E a distance of 435.15' to a point; thence S 65°54'35" E a distance of 328.37' to a point and being the Point of Beginning. Said tract having an area of 1.92 acres.

Legal Description

VA-2023-01

NOW OR FORMERLY
MOUNTAINPRIZE INC
DB 2211 PAGE 152
PARCEL# 081C 003

STORM WATER
MANAGEMENT
AREA

S 65°54'35" E 328.37'

DRIVE-THRU LANE

P.O.B.
NORTHEAST CORNER OF T
2.27 ACRE TRACT RECORD
PLAT CABINET "A" PAGE 1

3,000 SQ.FT.

PROPOSED
13,555 SQ.FT.
BUILDING

TRACT 1
1.92 Acres

SPAIN STREET (40'R/W)
(CLOSED PER PLAT CABINET A PAGE 611)

N 00°43'35" E 435.15'

S 31°32'37" W 355.06'

JAMES ROAD (VARIABLE WIDTH PUBLIC R/W)

N 89°16'26" W 119.56'

NOW OR FORMERLY
LOCH-WINN FARMS LTD
DB 4233 PG 32
PARCEL# 0081C 005