



## GLPC AGENDA ITEM # 4

FEBRUARY 27, 2023

### Rezoning Request by ISH Holdings LLC File #: VA-2023-02

ISH Holdings LLC is requesting to rezone 1.76 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject property is located at 915 West Street which is along the east side of the road about 300 feet south of the intersection with West Gordon Street. The property is currently vacant and the applicant is proposing to develop it as an apartment complex with 12 dwelling units. This will consist of six (6) 1-story buildings with two (2) dwelling units in each building. Each unit will be 2-bedroom, 2-bath, and consist of 1,088-sf GFA. All of this is in addition to the applicant's proposed stand alone "duplex" to be developed with the same design on the existing adjacent small lot to the north at 921 West Street, which will keep its R-6 zoning.

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 City's local **Historic District**. The applicant's proposed site layout and building design (for new construction) were approved by the Historic Preservation Commission (HPC) on February 6<sup>th</sup>.

The surrounding land use pattern is dominated by mostly single-family residential, with some institutional uses (churches) nearby, and also a corner convenience store at W Gordon Street 300 feet to the north. Except for the convenience store's C-C zoning, all of the surrounding and nearby properties are solidly zoned R-6. Therefore, this request for R-M zoning would seem to be "spot zoning" and out of character with the surrounding patterns. However, this subject property is somewhat hard to develop with its sloping topography and irregular shape. It also has limited street frontage in comparison to its overall size. There is enough total land area in the property to produce 12 lots under R-6 standards. However, to be developed conventionally with individual lots containing houses or duplexes, there is only enough road frontage along West Street to produce 3 lots. Each of these would then average a little more than 25,000 square feet, as compared to the minimum required lot size of only 6,000 square feet for a single-family residence in R-6 zoning. In order to add street frontage to allow more lots, a new road (with cul-de-sac) would need to be constructed to gain access to the property's interior. This would only yield about 4 more lots and its cost of construction would exceed the value of the added lots.

The applicant is not seeking high-density residential development and is only wanting to have 12 dwelling units on this property. This matches the overall R-6 density pattern of the neighborhood with an average of "6,000-sf per dwelling", but without the extra expense of constructing a standard road. However, the applicant is wanting to consolidate the rooftops by instead having a village of duplexes with a shared driveway and parking area for the complex. With all 6 of these duplexes being on a single parcel of land, it is therefore classified by definition as "multi-family" development, and hence the need for R-M zoning. The applicant's site plan includes all the required parking and interior access features. The perimeter area will include a 6' opaque privacy fence and a full buffer yard in accordance with LDR requirements. The buildings themselves will exceed the minimum size requirements for floor area, have pitched roofs, and maintain a house/duplex kind of appearance.

There has been very little development or redevelopment in the immediate area in recent years. The applicant's proposal maintains the overall density and land use character of the area, and will hopefully serve as a positive catalyst for future redevelopment proposals.

**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 / Owner:</b>	ISH Holdings LLC (Julia Robinson & Albert Edmonds)		
<b>Request:</b>	Rezone from R-6 to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One tract of land comprising 1.76 acres located along the east side of West Street, about 300 feet south of the intersection with West Gordon Street.		
<b>Street Address:</b>	915 West Street		
<b>Tax Parcel ID:</b>	Map # 0117D Parcel 435	<b>City Council District:</b>	3 <i>Councilman Thomas McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Vacant
	Proposed:	R-M	Apartments
<b>Adjacent Property:</b>	North:	R-6, C-C	Residential, convenience store
	South:	R-6	Church
	East:	R-6	Residential neighborhood
	West:	R-6	Residential neighborhood
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-6 and developed residentially for more than 30 years. (Prior-existing house on site was demolished a few months ago)		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	Located within the local Historic District. Multiple historic resources of varying degrees of significance are located on adjacent properties.		
<b>Natural Resources:</b>	Vegetation:	Urban 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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along West Street.		
<b>Transportation:</b>	West Street (local street)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.10 miles to the south The nearest City fire hydrant is along West 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 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

GOAL 4: NATURAL & 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.*

<b>(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.</b>	
<i>Applicant:</i>	Yes, the surrounding parcels are zoned R-6 with similar sized housing units. However, there are commercial developments within a 2 or 3 block radius of the site.
<i>Staff:</i>	The residential scale of the proposed development resembles that of a duplex village which is a permitted use in R-6 zoning.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	No, the adjacent property is zoned residential also.
<i>Staff:</i>	No adverse impact.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	No. Building an R-6 single-family home on the 1.64 acre of land is not very reasonable in this area because most lots are ¼ of an acre or less.

<i>Staff:</i>	No. The subject property lacks sufficient road frontage to be subdivided conventionally under R-6 zoning for single-family or duplex lots with any efficiency.
<b><i>(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.</i></b>	
<i>Applicant:</i>	No. Rezoning the property will add as additional individuals to the area based on 1 person per bedroom.
<i>Staff:</i>	No adverse impact
<b><i>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</i></b>	
<i>Applicant:</i>	Yes, the rezoning is just another category of residential zoning.
<i>Staff:</i>	Yes.
<b><i>(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.</i></b>	
<i>Applicant:</i>	The increasing demand for housing for VSU students should make this work.;
<i>Staff:</i>	Development/redevelopment of properties in the area has stagnated in recent years, and the proposed new development would likely serve as a catalyst for future redevelopment efforts in the area.
<b><i>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</i></b>	
<i>Applicant:</i>	There should be no significant adverse impacts on the natural environment for this project.
<i>Staff:</i>	No adverse impact.
<b><i>(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.</i></b>	
<i>Applicant:</i>	No special privilege being granted to the owner.
<i>Staff:</i>	No. The proposed rezoning would not be considered a grant of special privilege

**Supplemental Standards of the LDR Applicable to the Proposed Use**

**Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings**

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15' side to side, 40' front to back or front to front, and 25; back to back or back to side.
- (4) No building façade shall measure greater than 250' in length.
- (5) Architectural Standards for multi-family development:
  - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25'
  - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
  - (c) No exposed concrete masonry units may be used on exterior building walls.
  - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided they meet the standards of public streets specified in Chapter 332.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
  - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
  - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.

- (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
- (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

**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:**   \*\*\* ...

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

**Building Plan Review:**   No comments

**Public Works:**   No issues or concerns       .

**Police:**       No concerns from the PD

**Fire:**               < No comments received >

**Landscaping:**       Must comply with LDR Chapter 328

**Attachments:**

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey
- Proposed conceptual site plan
- Building elevation
- Floor plan

# VA-2023-02 Zoning Location Map



ISH Holdings LLC  
Rezoning Request

915 West Street  
Tax Parcel #: 0117D – 435

Current Zoning: R-6

\*\* Map NOT to scale

Map Data Source: VALOR GIS February 2023



# VA-2023-02 Future Development Map

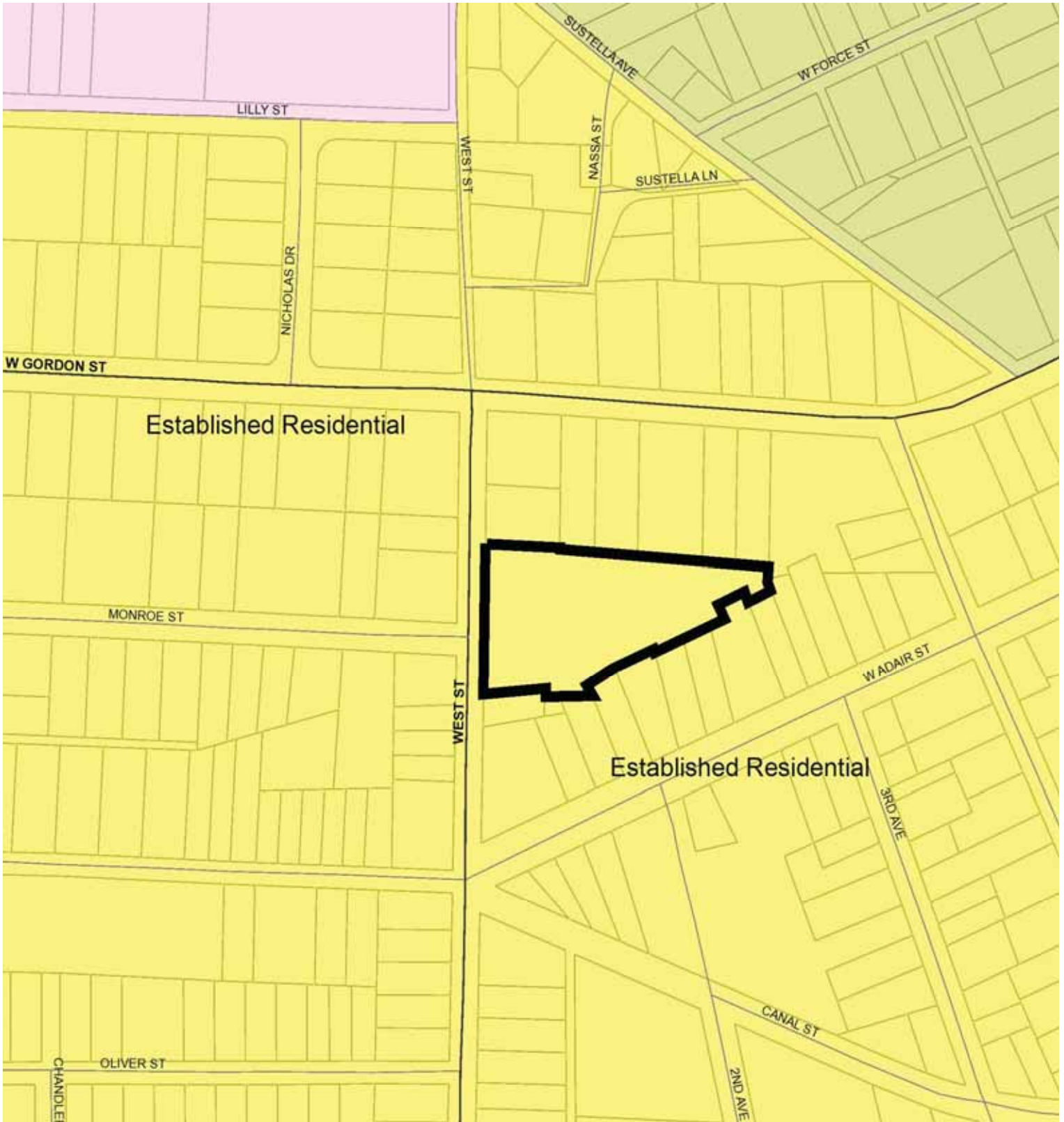


ISH Holdings LLC  
Rezoning Request

915 West Street  
Tax Parcel #: 0117D – 435

Character Area:  
"Established Residential"

\*\* Map NOT to scale      Map Data Source: VALOR GIS February 2023



# VA-2023-02 Aerial Location Map

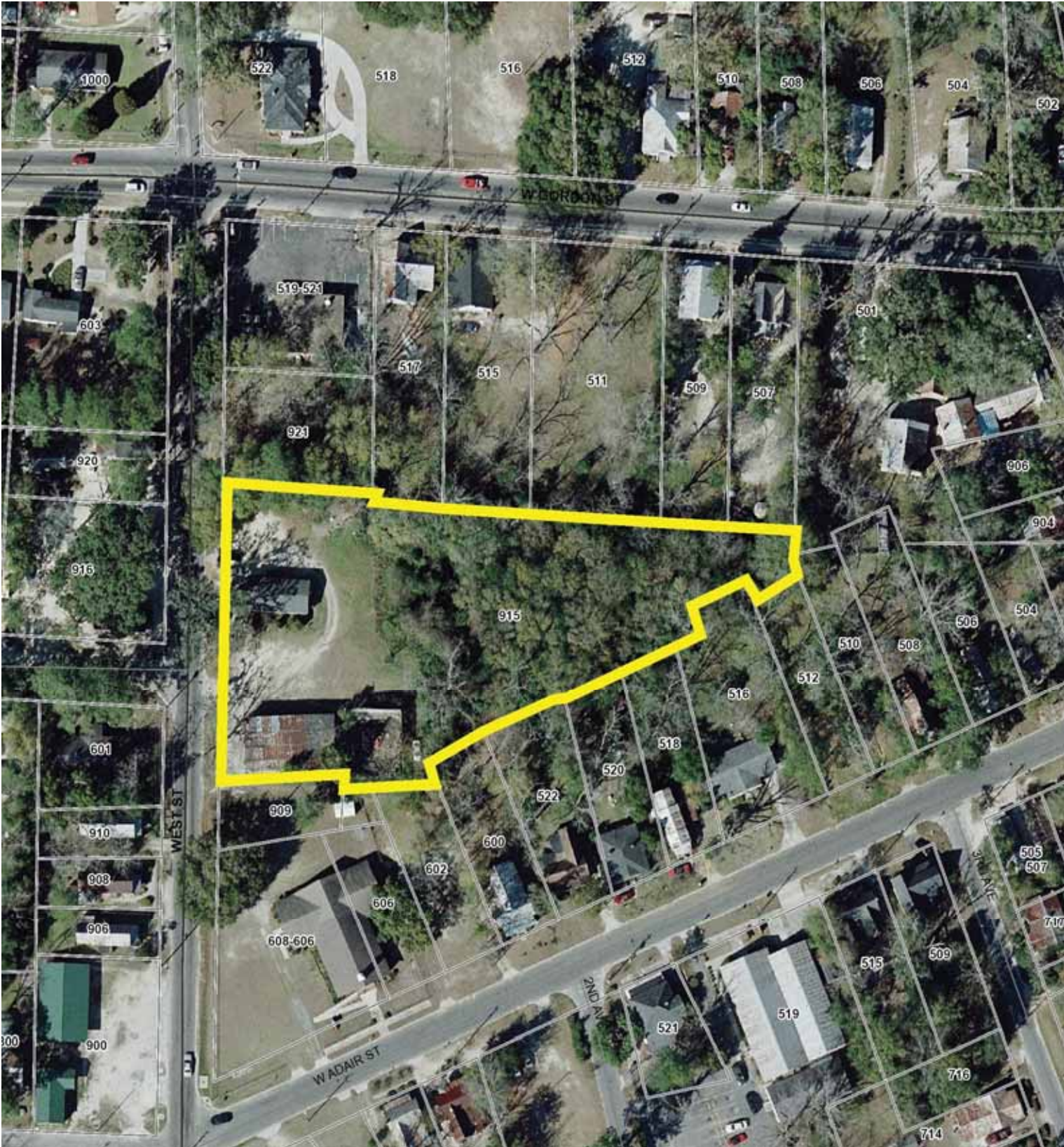


ISH Holdings LLC  
Rezoning Request

915 West Street  
Tax Parcel #: 0117D - 435

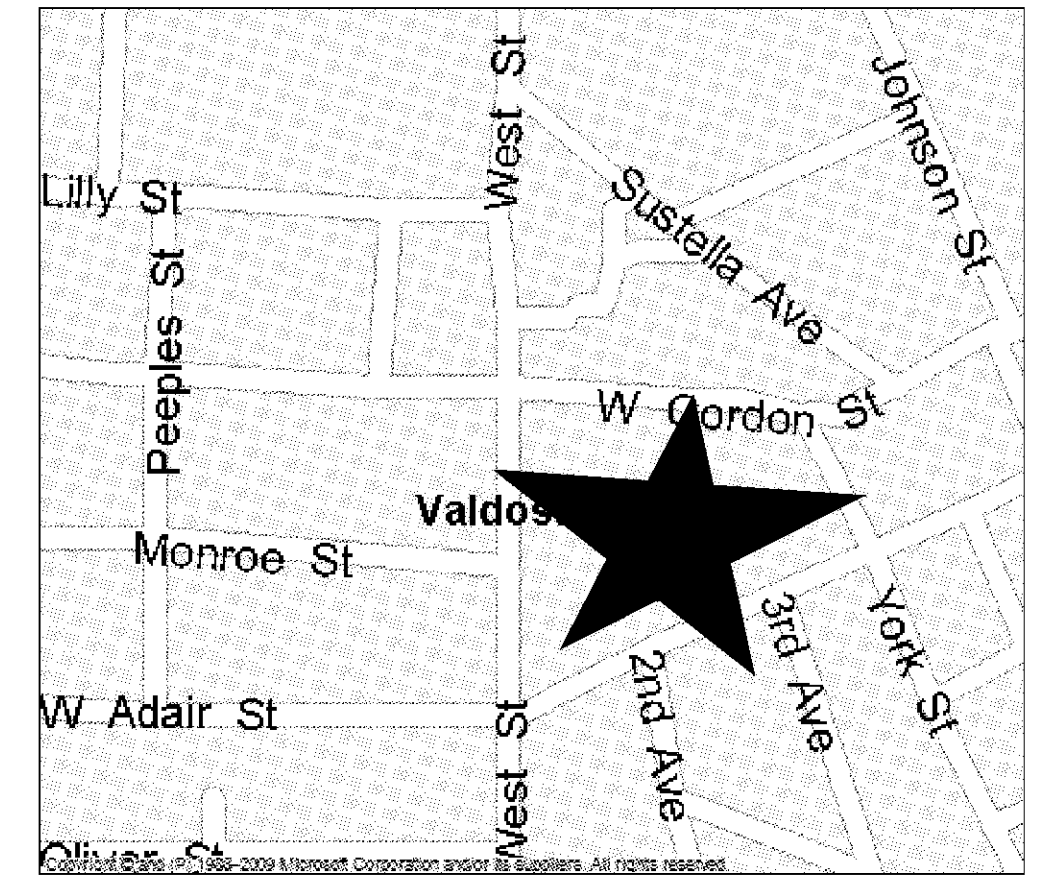
Aerial Imagery: 2007

\*\* Map NOT to scale      Map Data Source: VALOR GIS February 2023

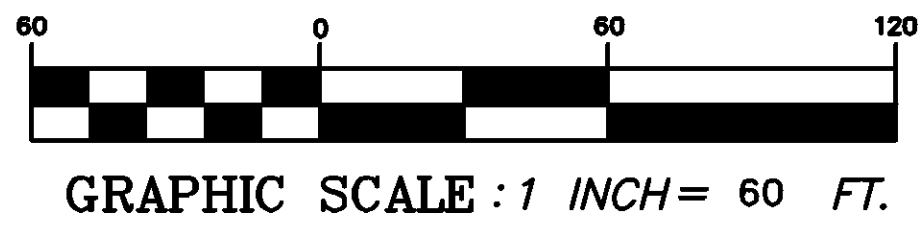




eFiled & eRecorded  
 DATE: 1/19/2023  
 TIME: 10:56 AM  
 PLAT BOOK: 000PCC  
 PAGE: 01439  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 7710571122  
 CLERK: Beth Greene  
 Lowndes County, GA  
 RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



RETRACEMENT SURVEY FOR  
**ISH HOLDINGS, LLC**  
 BEING IN LAND LOT 61 OF THE 11TH LAND DISTRICT, VALDOSTA, LOWNDES COUNTY, GEORGIA  
 SURVEY DATE: DECEMBER 21, 2018  
 PLAT DATE: DECEMBER 24, 2018



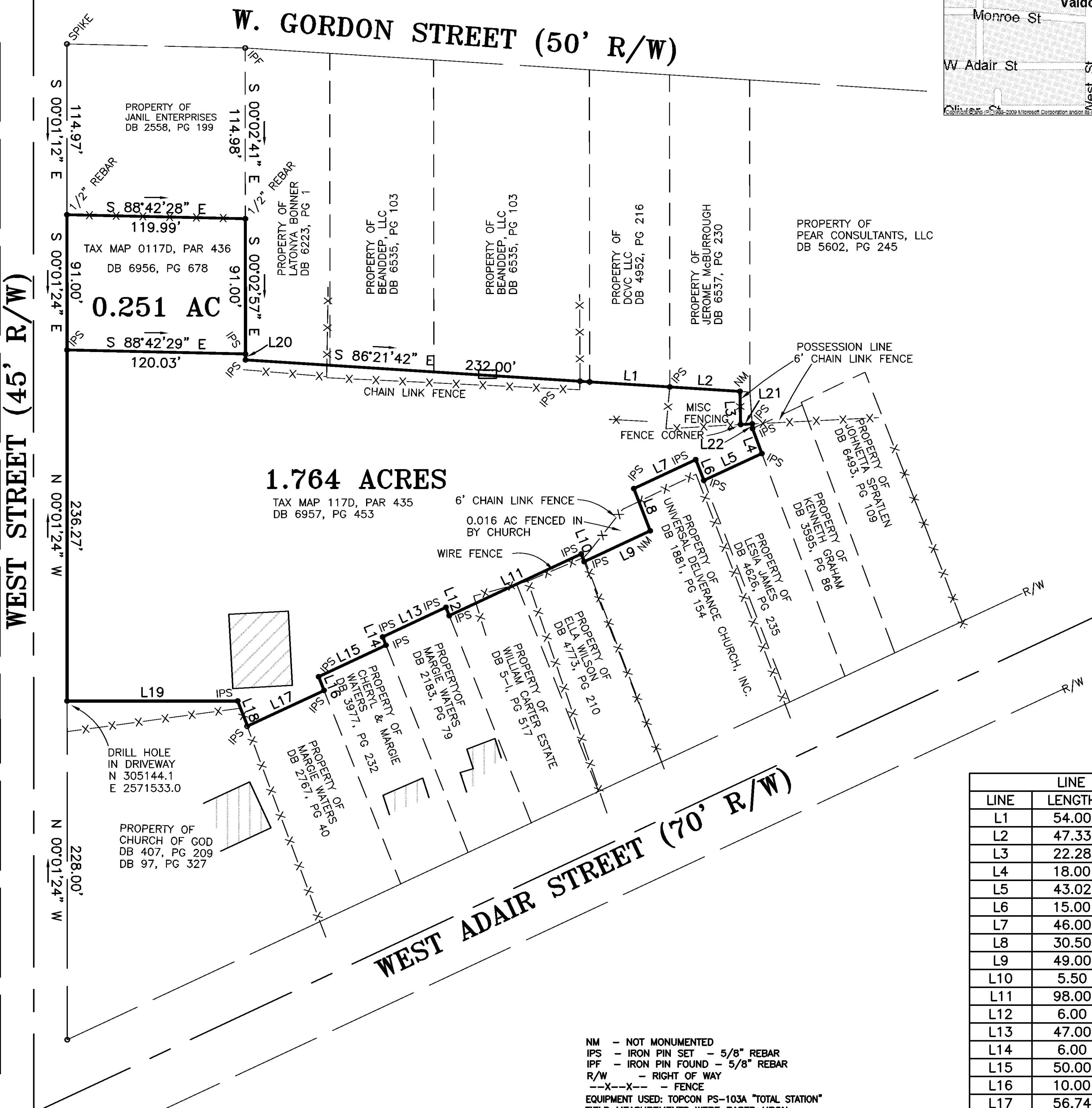
**SURVEYOR CERTIFICATION:**  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 as set forth in O.C.G.A. Section 15-6-67.

Source of Title: DB 6957, PG 453; DB 6956, PG 658

*Barbara L. Herring*  
 Barbara L. Herring, RLS #2785  
 12-21-18  
 Date

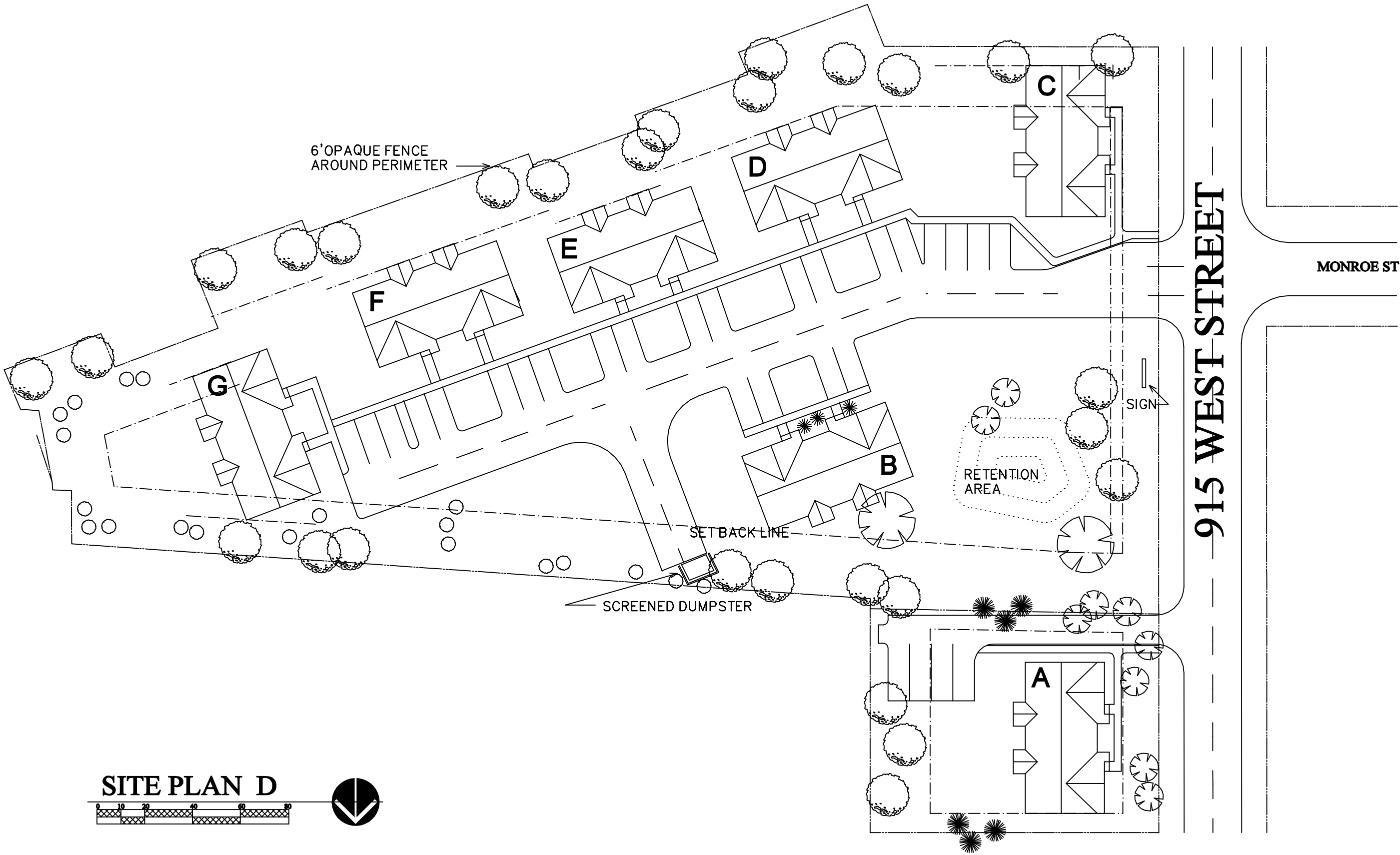


**Southeastern Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-9455  
 Valdosta, GA 31601 Fax: 229-259-9926  
 E-mail: bherring@sesurveying.com  
 GA Certificate of Authorization No. 685



LINE TABLE		
LINE	LENGTH	BEARING
L1	54.00	S 86°21'42" E
L2	47.33	S 86°21'42" E
L3	22.28	S 01°04'29" E
L4	18.00	S 20°25'54" E
L5	43.02	S 65°07'57" W
L6	15.00	N 21°09'20" W
L7	46.00	S 64°55'55" W
L8	30.50	S 21°09'20" E
L9	49.00	S 64°55'55" W
L10	5.50	N 21°06'06" W
L11	98.00	S 64°58'31" W
L12	6.00	N 21°35'40" W
L13	47.00	S 64°55'55" W
L14	6.00	S 21°35'40" E
L15	50.00	S 64°55'55" W
L16	10.00	S 21°35'40" E
L17	56.74	S 65°02'55" W
L18	18.18	N 21°31'52" W
L19	114.70	S 89°58'36" W
L20	4.02	S 00°02'57" E
L21	7.80	N 87°10'46" E
L22	3.05	S 04°06'35" E

NM - NOT MONUMENTED  
 IPS - IRON PIN SET - 5/8" REBAR  
 IPF - IRON PIN FOUND - 5/8" REBAR  
 R/W - RIGHT OF WAY  
 --X--X-- FENCE  
 EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"  
 FIELD MEASUREMENTS WERE BASED UPON REDUNDANT MEASUREMENTS OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.  
 PLAT CLOSURE: 1/186,739  
 BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO DB 2558, PG 199



6' OPAQUE FENCE  
AROUND PERIMETER

G

F

E

D

C

SIGN

B

RETENTION  
AREA

SETBACK LINE

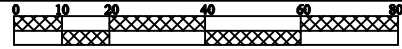
SCREENED DUMPSTER

A

915 WEST STREET

MONROE ST

SITE PLAN D



NO.	DATE	DESCRIPTION

REVISIONS

DRAWINGS ARE THE PROPERTY OF capayton & associates. THEY SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**capayton**  
**& associates**  
P.O. BOX 2772 - VALDOSTA, GEORGIA 31604 (229) 244-7331

\* ARCHITECTURE \* CONSTRUCTION  
\* SPACE PLANNING \* CONSULTING

**ROBINSON DUPLEXES**

915 WEST STREET  
VALDOSTA GA

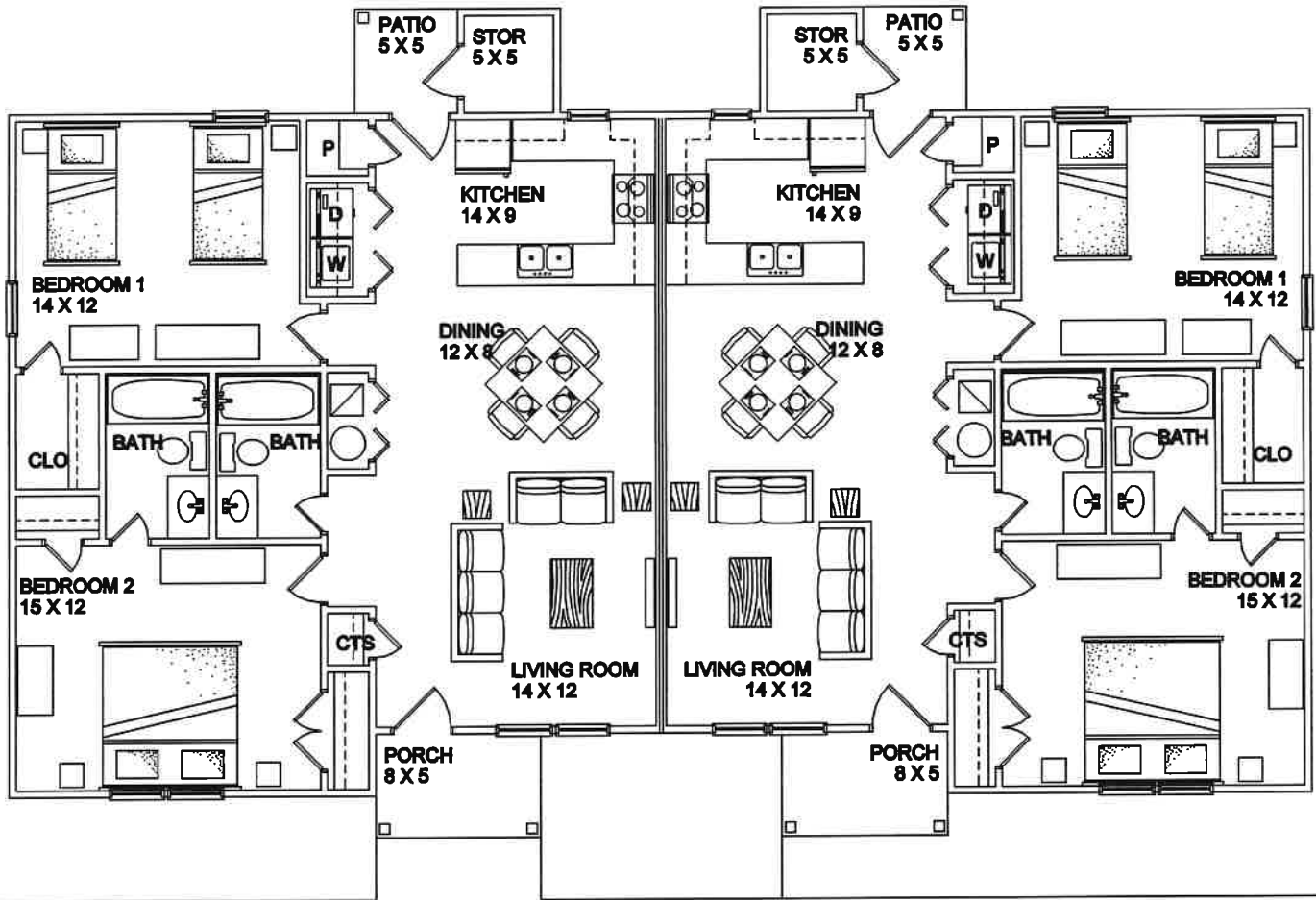
In all your ways acknowledge Him, and His shall direct your path. - Proverbs 3:6



**FRONT ELEVATION**

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# VA-2023-02



UNIT A  
1,088 SQ. FT.

UNIT B  
1,088 SQ. FT.

**FLOOR PLAN**  
2,176 SQ. FT.

#VA-2023-02