



GLPC AGENDA ITEM # 6

MARCH 27, 2023

Rezoning Request by Stoker Development LLC File #: VA-2023-05

Stoker Development LLC is requesting to rezone a total of 15.94 acres from Single-Family Residential (R-15)(11.62 acres) & Residential Professional (R-P)(4.32 acres), to all Multi-Family Residential (R-M). The subject property is located at 2310 East Park Avenue, which is along the south side of the street, about 900 feet west of the intersection with Inner Perimeter Road. This is also about half way between Inner Perimeter Road and the rear entrance to the new Valdosta High School. The property is currently vacant and the applicant is proposing to develop it as a high-density single family residential subdivision consisting of 73 lots. Typical lot sizes will range between 6,000 – 7,000 square feet. The development will feature a small community park and open area near the entrance. As part of the layout design, the applicant is proposing a single entrance and either a reduced public right-of-way width of 40' or a reduced front yard building setback distance on all lots --- to accommodate their proposed building footprints. Such reduction(s) would require separate Variance approvals from the LDR.

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 R-M zoning. The property is also located just outside the Inner Perimeter Road Corridor Overlay District.

The surrounding zoning patterns in the area are dominated by mostly C-H zoning around the intersection of Inner Perimeter Road and East Park Avenue, as well as R-15 zoning on most of the subject property as well as the abutting large tract of land (185 acres) for Valdosta High School. The surrounding land use patterns in the area dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, the existing church across the street to the west, and the High School to the south.

Given the CAC Character Area in the area and the subject property being part of a yet-unsubdivided “pocket” of land at the corner of East Park Avenue and Inner Perimeter Road (which will grow to a major intersection), development of this property should logically become something between high-density residential >> professional >> commercial. The applicant’s proposal for R-M zoning is at the lower end of this spectrum and should be readily approved as a change in the right direction. However, it should be noted that the applicant’s proposed subdivision is only conceptual in nature and its design would require some substantial Variances in order to be approved. This is something that gets addressed through official processes other than a Rezoning (i.e. a Rezoning approval does NOT approve a proposed site plan or subdivision layout).

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:	Stoker Development LLC		
Owner:	JN Bray Company		
Request:	Rezone from R-15 & R-P, to all R-M		
Property General Information			
Size & Location:	One proposed tract of land comprising 15.94 acres located along the south side of East Park Avenue, about 900 feet west of the intersection with Inner Perimeter Road. This is also about half way between Inner Perimeter Road and the rear entrance to the new Valdosta High School.		
Street Address:	2310 East Park Avenue		
Tax Parcel ID:	Map # 0154 Parcel 001	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15 & R-P	Vacant (undeveloped)
	Proposed:	R-M	Single-family subdivision
Adjacent Property:	North:	C-H	Vacant
	South:	R-15	Valdosta High School
	East:	R-P & C-H	Vacant (undeveloped)
	West:	C-H	Seventh Day Adventist Church, and vacant land
Zoning & Land Use History	This property has been zoned R-15 & R-P ever since the Brayland Property was annexed in 1989. This portion of the Brayland property 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 jurisdictional wetlands on the property	
	Flood Hazards	Located well outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services nearby which serve the adjacent Valdosta High School.		
Transportation:	East Park Avenue (minor arterial)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 2.30 miles to the west. The nearest City fire hydrant is along East Park Avenue		

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.

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) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
Applicant:	Yes, adding residential to nearby residential along Park Avenue.
Staff:	Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	The proposed rezoning should have no adverse impact on usability of nearby properties.
Staff:	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
Applicant:	The current zoning and the proposed zoning both have the same reasonable economic use.
Staff:	Mostly no. The existing R-P portion of the property is in line with the land use expectations of the CAC Character Area in this location. However, most of the property is zoned R-15 which is non-compliant in the CAC Character Area and is far less intensive than what is expected in this area.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?.	
Applicant:	The proposed development will phased in a logical pattern to allow no burden to be added to existing streets, utilities or schools. .
Staff:	No significant adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes, the proposed R-M zoning is a permitted zoning classification here..
Staff:	Yes, R-M zoning is allowable in the Community Activity Center (CAC) character area.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
Applicant:	The subject property has single-family / multi-family residential to the north, east, and south. It is justified for rezoning to R-M, as it is still remaining residential for the area with increasing density needs of families.
Staff:	There are no existing or changing conditions that support disapproval of the proposed rezoning.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
Applicant:	The proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
Staff:	No adverse impacts.
(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?	
Applicant:	The proposed rezoning meets characteristics of surrounding properties and will not grant any special privilege.
Staff:	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:

- Typical COV residential road section requires 2-12' lanes, 18" CG, 2' vegetative strip, and 5' SW on one or both sides of R/W. The proposed configuration shows 24' road BC-BC. 40' R/W puts standard configuration of public infrastructure 6" outside the R/W. Even if we went with an 18" vegetative strip to bring the SW onto the R/W line, we have no room to maintain and repair sidewalk in the future without construction easements. For this reason, my preference is a 50' R/W with a sub-standard building setback.
 - Traffic calming raised concrete speed tables at pedestrian crosswalks.
 - Connect SW loop at south exit of neighborhood to existing SW
 - Stormwater management facilities, private sidewalk loops, and other common areas to be owned and maintained in perpetuity by HOA.
 - Lots 24 & 43 to access off end of hammerhead? SW maintenance access needs to be ensured. Potentially shared access.
 - MB Cluster location?

Landscaping: No issues or concerns

Utilities: < No comments received >.

Building Plan Review: No comments or concerns

Public Works: No issues or concerns

Police: < No comments received >

Fire: No comments or concerns

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Proposed subdivision design

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at TBD, Valdosta, GA 31602 0154 001
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Jerry Stoker to act as agent on my/our behalf, in submitting an application requesting the Rezoning of my/our property to a RM zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Tallulah H. Gregory
Signature(s)

Tallulah H. Gregory
PRINT name(s)
President, J.N. Bray Co.

2/24/23
Date

NOTARY PUBLIC

State of Virginia, County of Roanoke

Sworn to and subscribed to me on this 24th day of Feb 2023

My commission expires OCT 31 2023

Andrew J. Williams
Notary Public

(seal)

ANDREW J WILLIAMS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7628306
My Commission Expires OCT 31 2023

VA-2023-05 Zoning Location Map



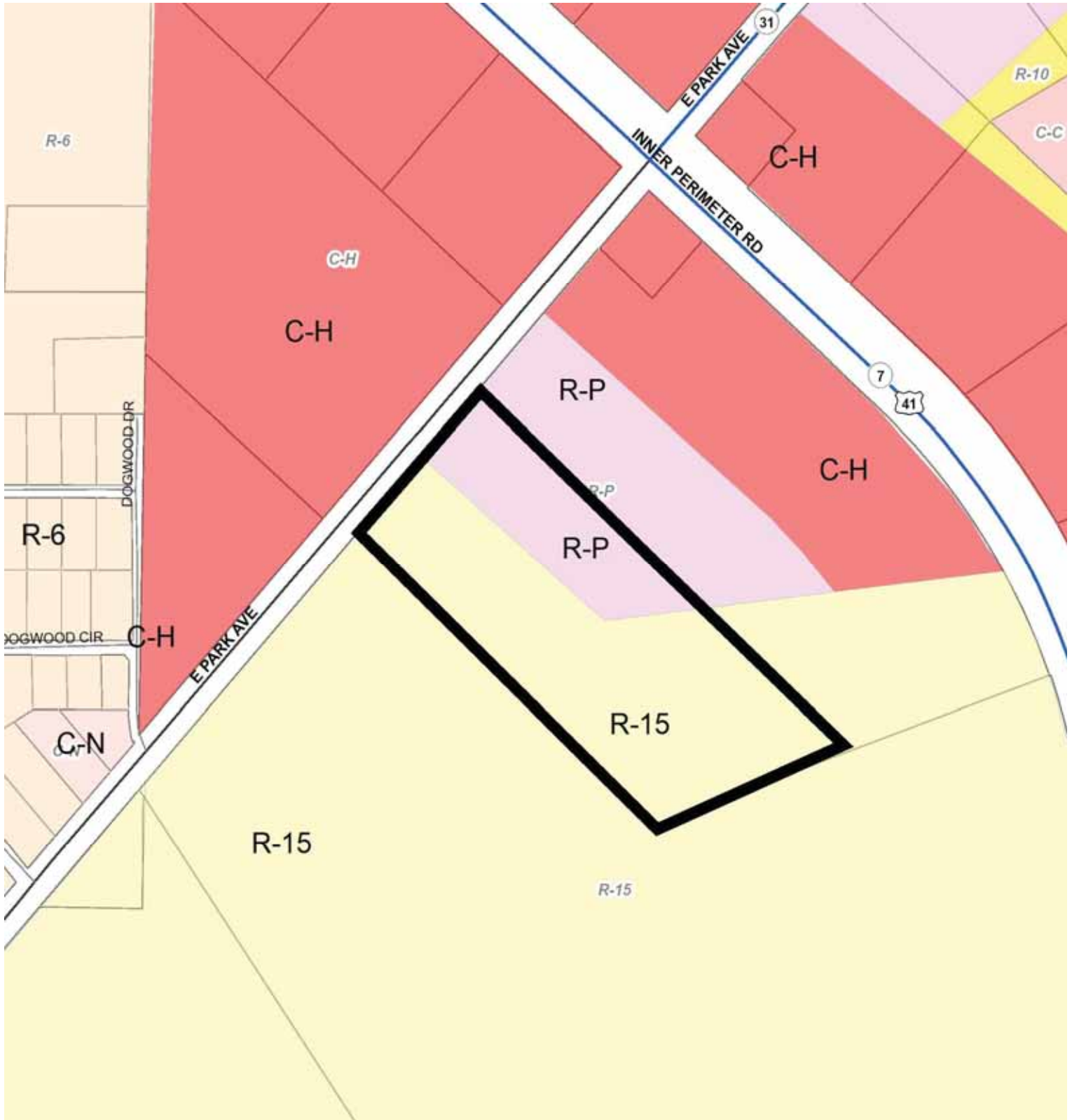
Stoker Development LLC
Rezoning Request

2310 East Park Avenue
Tax Parcel #: 0154 – 001

Current Zoning: R-15 & R-P

** Map NOT to scale

Map Data Source: VALOR GIS March 2023



VA-2023-05 Future Development Map

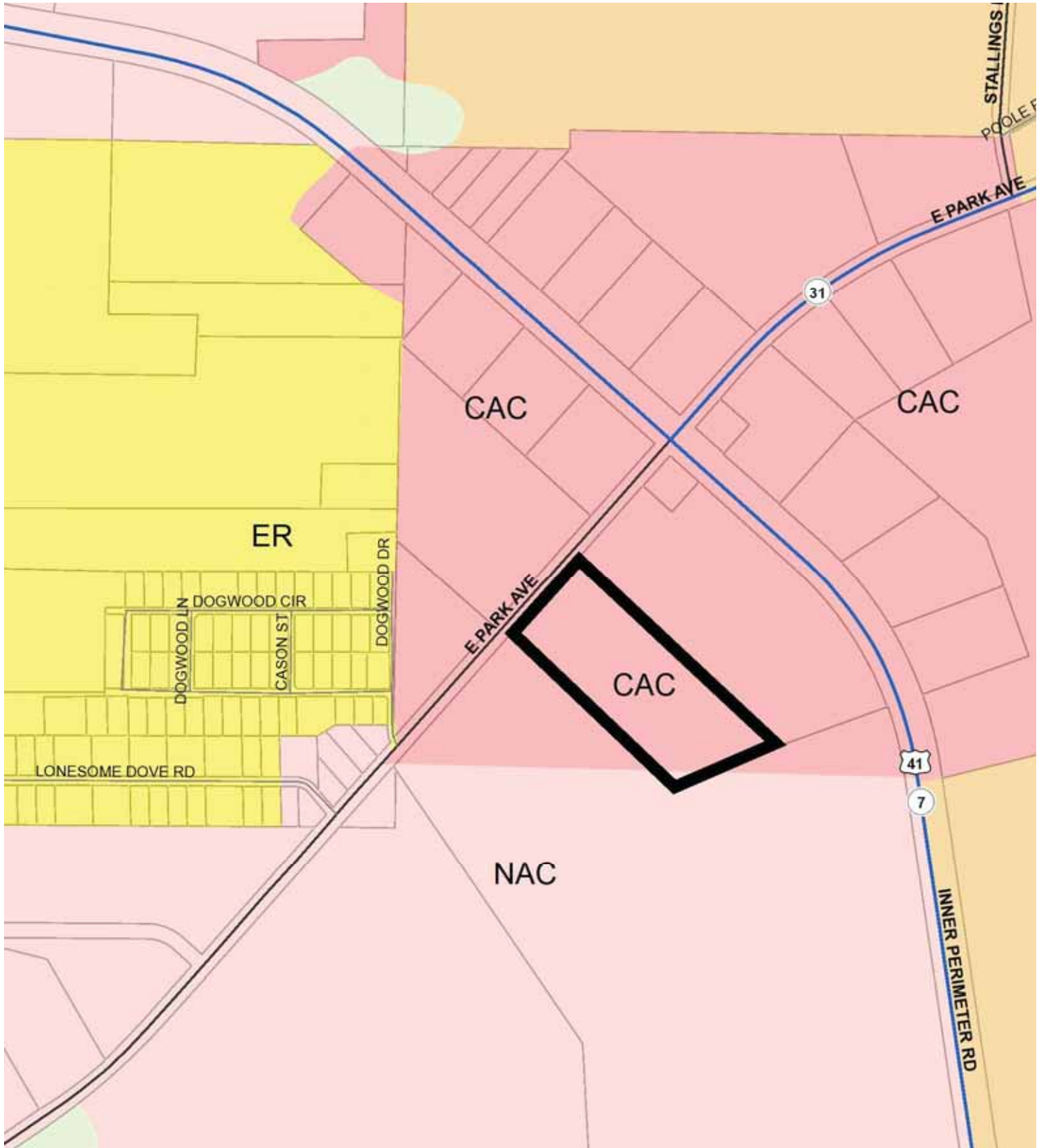


Stoker Development LLC
Rezoning Request

2310 East Park Avenue
Tax Parcel #: 0154 – 001

Character Area:
“Community Activity Center”

** Map NOT to scale Map Data Source: VALOR GIS March 2023



VA-2023-05 Aerial Location Map



Stoker Development LLC
Rezoning Request

2310 East Park Avenue
Tax Parcel #: 0154 – 001

2007 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS March 2023



SURVEY DATA

Error of closure (plat): 1 in 50,000+
 Error of closure (field): Relative Positional Precision 0.05'
 Field work started on: 02-14-2023
 Field work completed on: 02-16-2023

LEGEND

- = Iron Pin Found
- = Iron Pin Set (1/2" rebar)
- = Concrete Marker Found
- = Concrete Marker Set
- △ = Corner NOT monumented

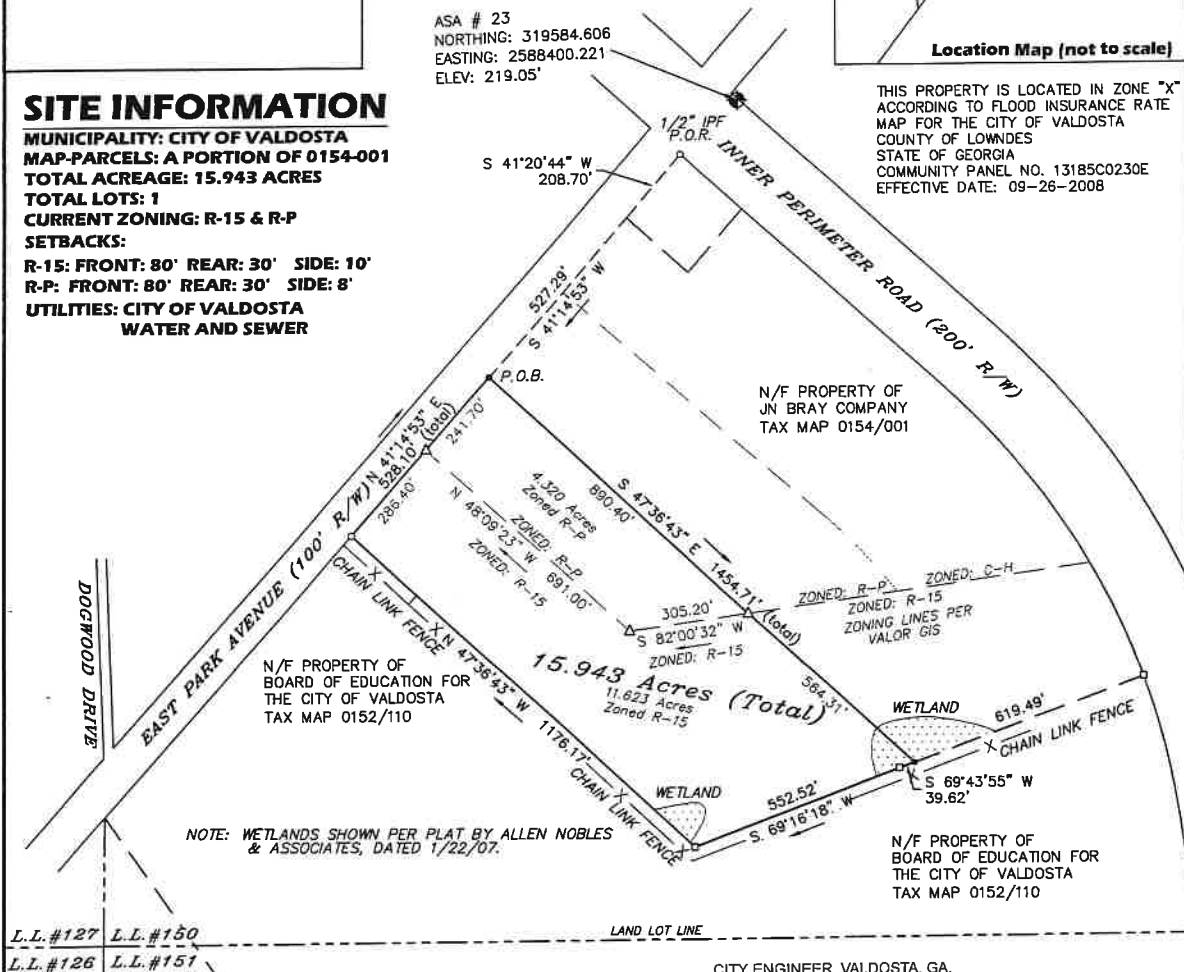


SITE INFORMATION

MUNICIPALITY: CITY OF VALDOSTA
MAP-PARCELS: A PORTION OF 0154-001
TOTAL ACREAGE: 15.943 ACRES
TOTAL LOTS: 1
CURRENT ZONING: R-15 & R-P
SETBACKS:
R-15: FRONT: 80' REAR: 30' SIDE: 10'
R-P: FRONT: 80' REAR: 30' SIDE: 8'
UTILITIES: CITY OF VALDOSTA
WATER AND SEWER

ASA # 23
 NORTHING: 319584.606
 EASTING: 2588400.221
 ELEV: 219.05'

THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF VALDOSTA COUNTY OF LOWNDES STATE OF GEORGIA COMMUNITY PANEL NO. 13185C0230E EFFECTIVE DATE: 09-26-2008



SURVEYORS CERTIFICATION

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision; the equipment used Topcon Powerstation 3" and a Carlson Surveyor 2 Data Collector; the field data upon which this map or plat has an average relative accuracy of 0.05 feet at the 95% confidence level according to the Federal Geographic data committee part 3. This plat has been calculated for closure and is found to be accurate within one (1) foot in 596,951 feet; monument and pin locations are correctly shown by the labels, all new property corner pins are (1/2"x24" rebar) with an orange cap stamped (G M CARTER RLS 2959).

Signed: Greg Carter
 Surveyor, Georgia Registration No. 2959.

Date: Feb 27, 2023

CITY ENGINEER, VALDOSTA, GA.

DATE: _____
 PLANNING AND ZONING ADMINISTRATOR, VALDOSTA, GA.

DATE: _____

Division Survey for:
Stoker Development, LLC
 Land Lot # 150, 11th L.D.,
 City of Valdosta
 Lowndes County, Georgia.
 Scale: 1" = 300'
 February 27, 2023



Carter Surveying, L.L.C.

246 McCrea Road
 Willacoochee, Georgia 31650
 Established 2004

Job # 0071-20 | Plat # 0071-20
 Tax Map / parcel(s) A portion of 0154-001
 Ph. 912.534.5085 email gmcarter@carterllc.com

As required by sub-section (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 as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Graphic Scale





Copyright 2022, Alliance
Engineering & Planning, Inc.

This drawing is the sole property of Alliance
Engineering & Planning. It is to be used for the
specific project and location identified herein
only. No part of this drawing may be
reproduced, stored in any retrieval system, or
transmitted in any form or by any means, either
electronic, mechanical, printed, photocopied, or
in any way without the written permission of
Alliance Engineering & Planning.

NOT
RELEASED
FOR
CONSTRUCTION

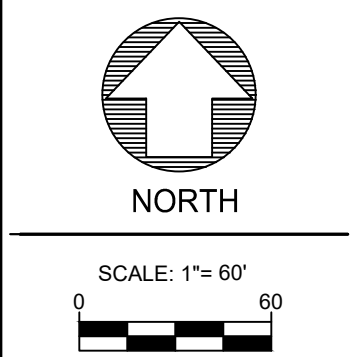
DEVELOPER

STOKER DEVELOPMENT, LLC.

4002 N. OAK STREET EXT. VALDOSTA, GA. 31605
24 HR CONTACT: JERRY STOKER - 209-333-8030
STOKERUTILITIES@WINDSTREAM.NET

Site Concept Plan for
E. PARK AVENUE

Orig. Issue	3.1.2023
Designed by	bw
Checked by	bw
Project #	23023



SITE CONCEPT PLAN

3.1.23