



GLPC AGENDA ITEM # 4
MAY 22, 2023

Rezoning Request by Jack Langdale
File #: VA-2023-06

Mr. Jack Langdale, on behalf of the property owner (The Credit Shelter Trust – via Estate of Dr. Jerry Purvis) is requesting to rezone 0.81 acers from Office Professional (O-P) to Community Commercial (C C). The subject property is located at 106 West Northside Drive, which is along the north side of the street about half way between North Oak Street and North Patterson Street. The property contains an existing professional office building (2,788-sf) and it is being proposed for occupancy as an off-site expansion of Valdosta Animal Hospital (located at 111 East Northside Drive). There are currently no physical changes to the site being proposed.

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 C-C zoning. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD).

The surrounding zoning patterns in the area are dominated by mostly C-C zoning in this area between North Oak and North Patterson Street, with R-P zoning for some of the medical offices across the street. To the east across North Patterson there is mostly C-H zoning which is reflective of a more intensive commercial area. To the west of the intersection with North Oak Street, there is R-P and O-P zoning, with residential zoning farther westward. The surrounding land use pattern generally mimics the zoning pattern and consists of mainly light commercial and professional office type uses. All of this reflects an apparent graduated scale of intensity across these three different blocks of Northside Drive. However, another defining characteristic is the roadway itself; which is a 4-lane “Minor Arterial” with center turn lane in the portion in front of the subject property, and running eastward. Here, the commercial zoning pattern coincides with increased traffic counts. Therefore, allowing the possible conversion of this property to a commercial use is consistent with all of these patterns of the area, and likely facilitate the logical reuse of this property after it has been sitting vacant for more than 13 years.

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:	Jack Langdale		
Owner:	The Credit Shelter Trust (via Estate of Dr. Jerry Purvis)		
Request:	Rezone from O-P to C-C		
Property General Information			
Size & Location:	One parcel of land comprising 0.81 acres located along the north side of West Northside Drive about half way between North Oak Street and North Patterson Street.		
Street Address:	106 West Northside Drive		
Tax Parcel ID:	Map # 0111D Parcel 148	City Council District:	5 <i>Councilman Tim Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Vacant professional office
	Proposed:	C-C	Veterinary clinic
Adjacent Property:	North:	C-C	Office park, Commercial center
	South:	R-P, C-C	Medical offices
	East:	C-C	Vacant commercial lot
	West:	C-C	Vacant commercial lot
Zoning & Land Use History	This property has been zoned O-P for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Limited urban trees	
	Wetlands:	No 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 along West Northside Drive.		
Transportation:	West Northside Drive (major Collector)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.30 miles to the north. The nearest City fire hydrant is along West Northside Drive		

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..
Staff: Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?
Applicant: It will not adversely affect the existing uses or usability of adjacent or 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: Potentially, but the building has been vacant for several years.
Staff: Yes, however it is considered “under-zoned” in comparison to the surrounding land use and zoning patterns. Some level of commercial zoning.on this property is more logical.
(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: No.
Staff: No adverse impact
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?
Applicant: Yes

<i>Staff:</i>	Yes, C-C zoning is allowable in the Community Activity Center (CAC) character area and is in line with the stated Goals and Policies of the Plan.
(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 ?	
<i>Applicant:</i>	The proposed use will likely have comparable traffic, parking, and stress on existing streets and infrastructure as the current allowable uses and previous uses (in O-P zoning) for the building.
<i>Staff:</i>	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...) ?	
<i>Applicant:</i>	None.
<i>Staff:</i>	No 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 ?	
<i>Applicant:</i>	No.
<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

LDR Section 218-13 Supplemental Use Standards

(ZZZ) Veterinary Services.

- (1) Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (2) Medical treatment or care shall be practiced only within an enclosed building or structure.
- (3) Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (4) The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.

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 comments

Fire: No issues with this Rezoning request

Building Plan Review: No comments

Public Works: No comments or concerns

Police: No issues from the PD

Landscaping: No comments

Utilities: < No comments received >.

Attachments:

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 106 W. Northside Dr. 0111D 148
(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 Jackson R. Langdale to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a C-C zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

The Credit Shelter Trust under Item IV of the Last Will and Testament of Jerry G. Purvis, SR. a/k/a Dr. Jerry G. Purvis

Signature(s)	PRINT name(s)	Date
By <u>June W. Purvis</u>	<u>June W. Purvis, Co-Executor</u>	<u>4/24/23</u>
By: <u>Juliet E. Purvis</u>	<u>Juliet E. Purvis, Co-Executor</u>	<u>4/24/23</u>

State of Georgia County of Lowndes

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

My commission expires 3/5/24.

M. Susan Barnhill
Notary Public

(seal)



VA-2023-06 Zoning Location Map

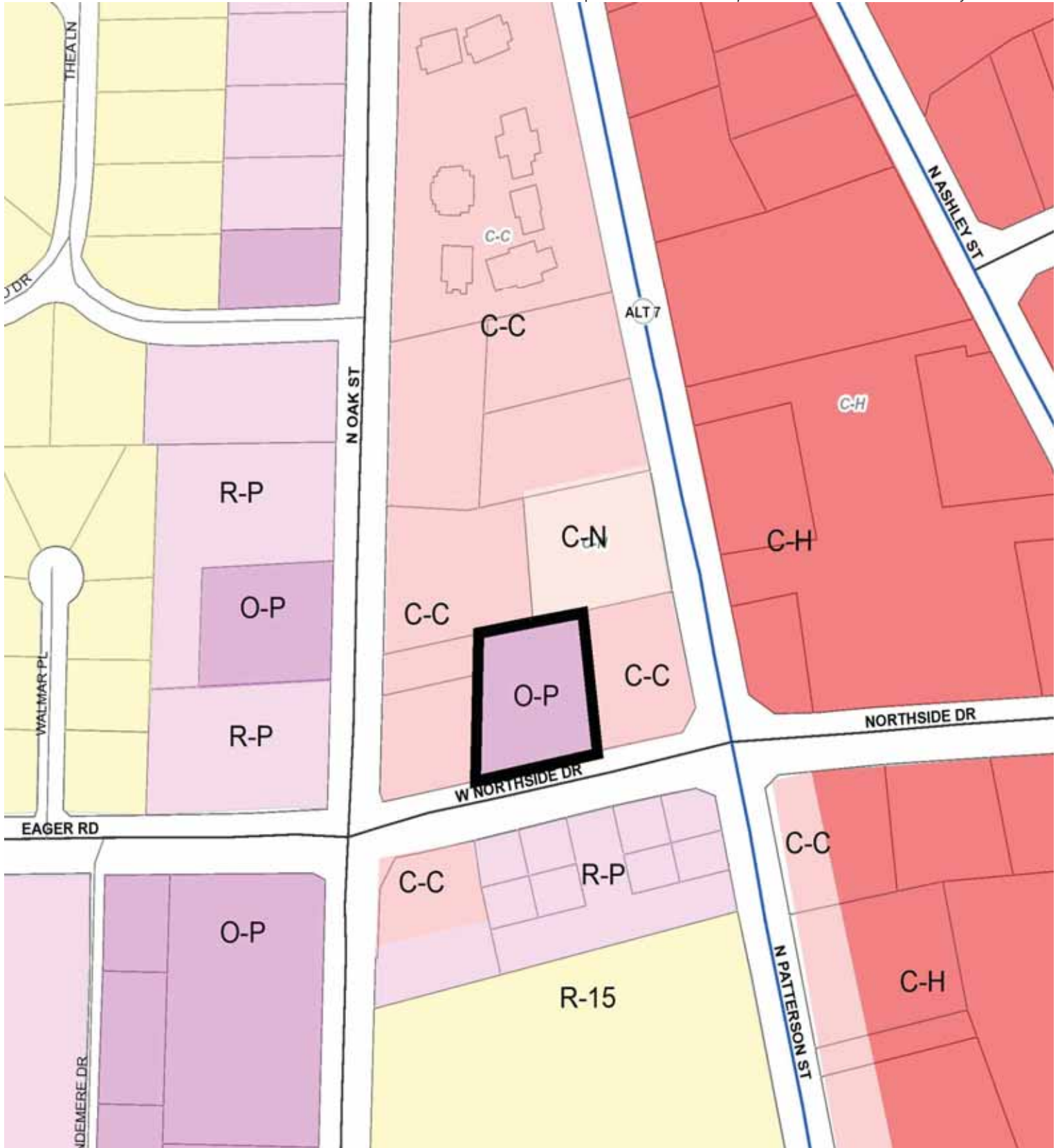


Jack Langdale
Rezoning Request

106 West Northside Drive
Tax Parcel #: 0111D - 148

Current Zoning = O-P:

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



VA-2023-06 Future Development Map

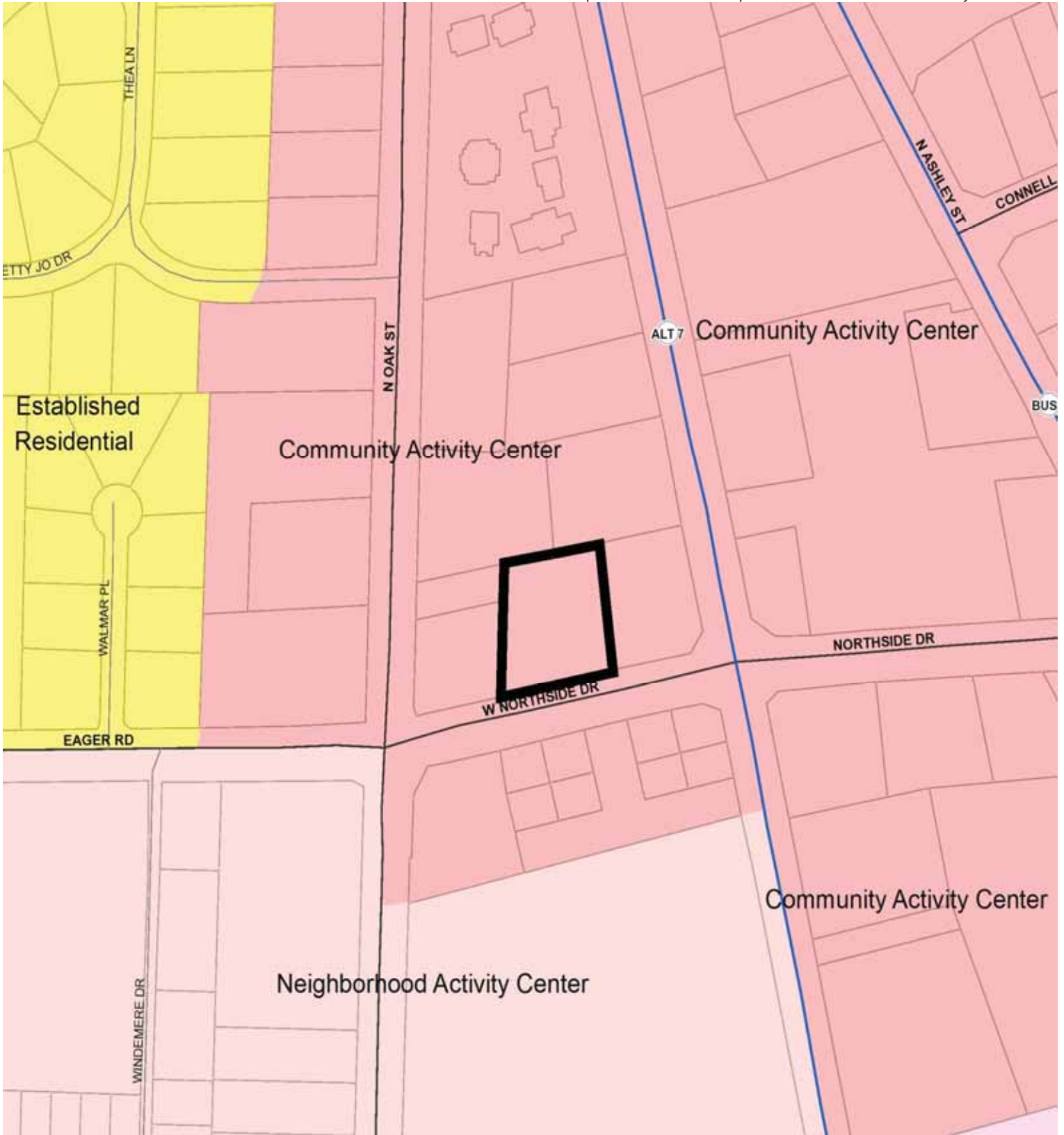


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Character Area:
"Community Activity Center"

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



VA-2023-06 Aerial Location Map



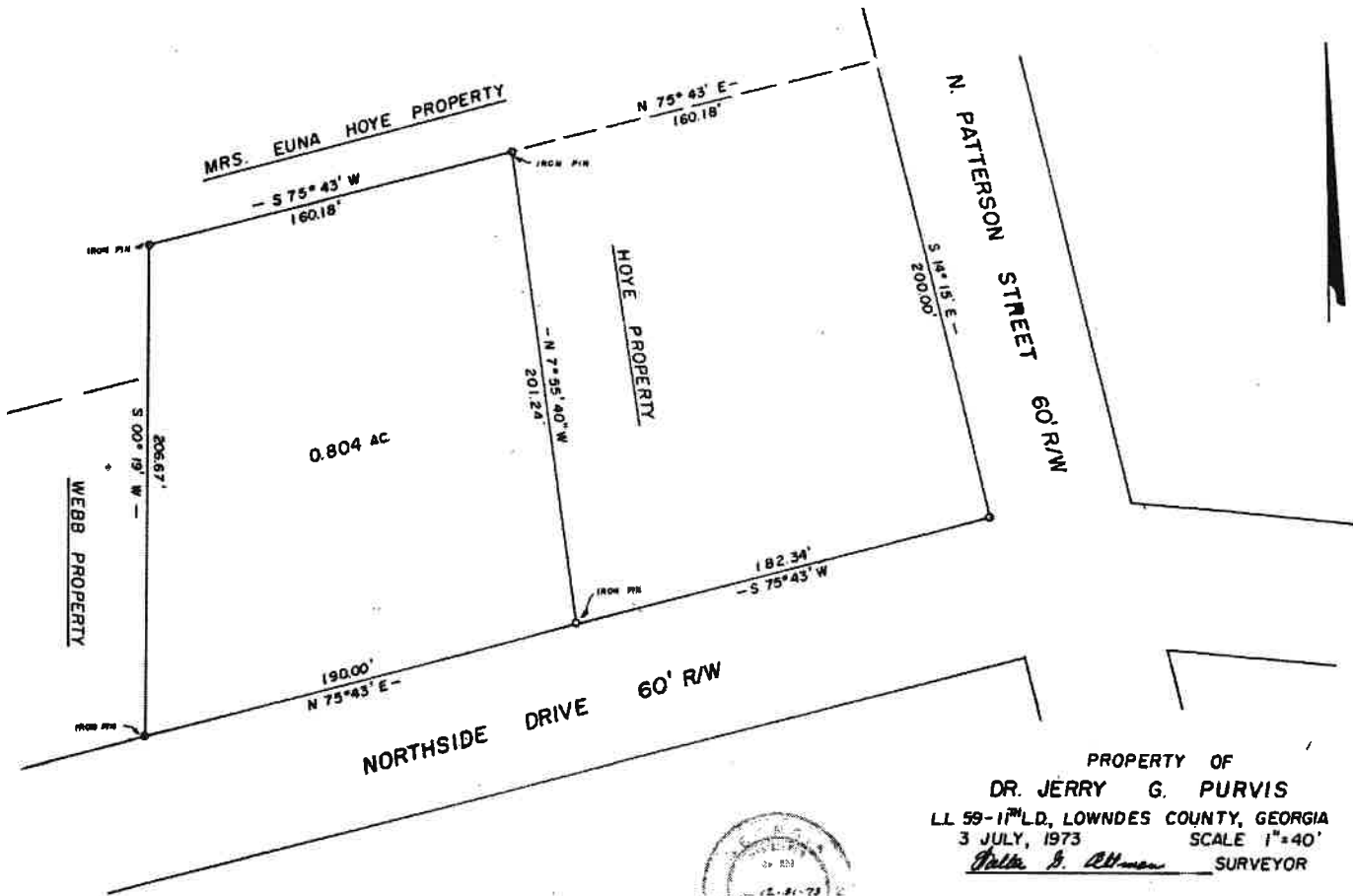
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Aerial Imagery = 2007:

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





PROPERTY OF
 DR. JERRY G. PURVIS
 LL 59-1ST LD, LOWNDES COUNTY, GEORGIA
 3 JULY, 1973 SCALE 1"=40'
 Walter S. Altman SURVEYOR