



GLPC AGENDA ITEM # 5

MAY 22, 2023

Rezoning Request by Jack Langdale File #: VA-2023-07

Mr. Jack Langdale, on behalf of the property owners (Longleaf Property Management of Valdosta, Inc.) (Val D'Aosta Company), is requesting to rezone three (3) parcels totaling 34.91 acres from Highway Commercial (C-H) to Community Commercial (C-C). The subject property is located at 2101 West Hill Avenue, which is at the SW corner of Exit 16 along I 75. The eastern parcel (11.57 acres) currently contains an existing restaurant (Austins) and a former hotel site (Kinderlou Inn). The small central parcel (1.00 acre) contains an abandoned gasoline station. The western parcel (22.34 acres) is currently vacant. The property owners are proposing to completely redevelop the entire property, and they are contemplating a mixed-use development pattern.

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.

Although it excludes some of the more intensive commercial uses (such as truck stops, auto body shops and mini-warehouses), C-C zoning offers a wider range of potential uses than is allowed under C-H without sacrificing any of the mainstream commercial uses often associated with a fully commercial development. The owners are considering a possible mixed-use overall master plan for the entire property, and might be submitting a Planned Development proposal for consideration later this year. Approval of C-C zoning gives them the ability to consider the maximum range of logical uses for this property.

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:	Longleaf Property Management of Valdosta, Inc. (f.k.a. Langdale Tire Co.) Val D'Aosta Company		
Request:	Rezone from C-H to C-C		
Property General Information			
Size & Location:	Three (3) contiguous parcels totaling 34.91 acres located at the SW corner of Exit 16 along I-75.		
Street Address:	2101 West Hill Avenue		
Tax Parcel ID:	Map # 0088A Parcels # 012, 013 & 015	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Restaurant, Vacant commercial site
	Proposed:	C-C	Commercial, possible mixed-use
Adjacent Property:	North:	C-H, M-2	Truck stop, vacant commercial, trucking terminal, motel
	South:	R-A, C-H	Railroad, undeveloped land
	East:	C-H	I-75 Exit 16, commercial
	West:	C-H	Commercial
Zoning & Land Use History	This property has been zoned C-H and developed commercial for than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly open commercial field	
	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 Hill Avenue		
Transportation:	West Hill Avenue (US 84) (Principal Arterial)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.10 miles to the NE. The nearest City fire hydrant is along West Hill 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?.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
<i>Applicant:</i>	The only foreseeable adverse impact to applicant is the potential for increased traffic. However, we believe the adverse impact will be offset by the benefits to the area and development under the current zoning classification would have a similar effect.
<i>Staff:</i>	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
<i>Applicant:</i>	Probably, but we feel the proposed use is a better fit for the area and will improve its potential economic prosperity.
<i>Staff:</i>	Yes. However, the proposed C-C zoning offers a wider range of potential uses and better accommodates the needs of travelling automobiles along I-75.
(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 ?.	
<i>Applicant:</i>	The development of the site will likely increase traffic in the area but its development as C-H would have a similar increase. The difference between development as C-C versus C-H is likely negligible.
<i>Staff:</i>	No adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes.
Staff:	Yes, C-C 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, except for the existence of a restaurant which can hopefully remain on the property at a different location, is largely vacant. Demand is high for development adjacent to I-75 and Highway 84, and we believe this zoning classification better lends itself to a mixed-use development, including commercial and residential, which is needed on the west side of the City.
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:	Any impact to surrounding or sub-surface water will be marginal. The development will be professionally engineered to minimize any potential impact to floodplain, wetlands, groundwater, or air quality. Few trees are currently located on the site but a professional landscaping plan will include the planting of trees in accordance with the City's land development regulations.
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:	No.
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: No comments or issues

Utilities: < No comments received >.

Landscaping: Future development must comply with LDR Chapter 328

Building Plan Review: No comments or concerns

Public Works: No issues or concerns

Police: No issues from the PD

Fire: No issues or concerns

Attachments:

- Letters of Authorization (2)
- 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 2103 W. Hill Ave. 0088A 013
US Hwy 84E 0088A 012
(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 CC zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this

application. Longleaf Property Management of Valdosta, Inc. F/K/A Langdale Tire Co.,
a Georgia Corporation

By: [Signature] John W. Langdale JR 4-25-2023
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 25th day of April 2023.

My commission expires July 2024.

[Signature]
Notary Public

(seal)



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 2101 W Hill Ave 0088A 015
(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 B. Langdale to act as agent on my/our behalf, in submitting an application requesting the Rezoning of my/our property to a CC zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application. Val D'Aosta Company, a Georgia Corporation

By: [Signature] John W. Langdale JR. 4-25-2023
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 25th day of April 2023.

My commission expires July 2024.

[Signature]
Notary Public



VA-2023-07 Zoning Location Map

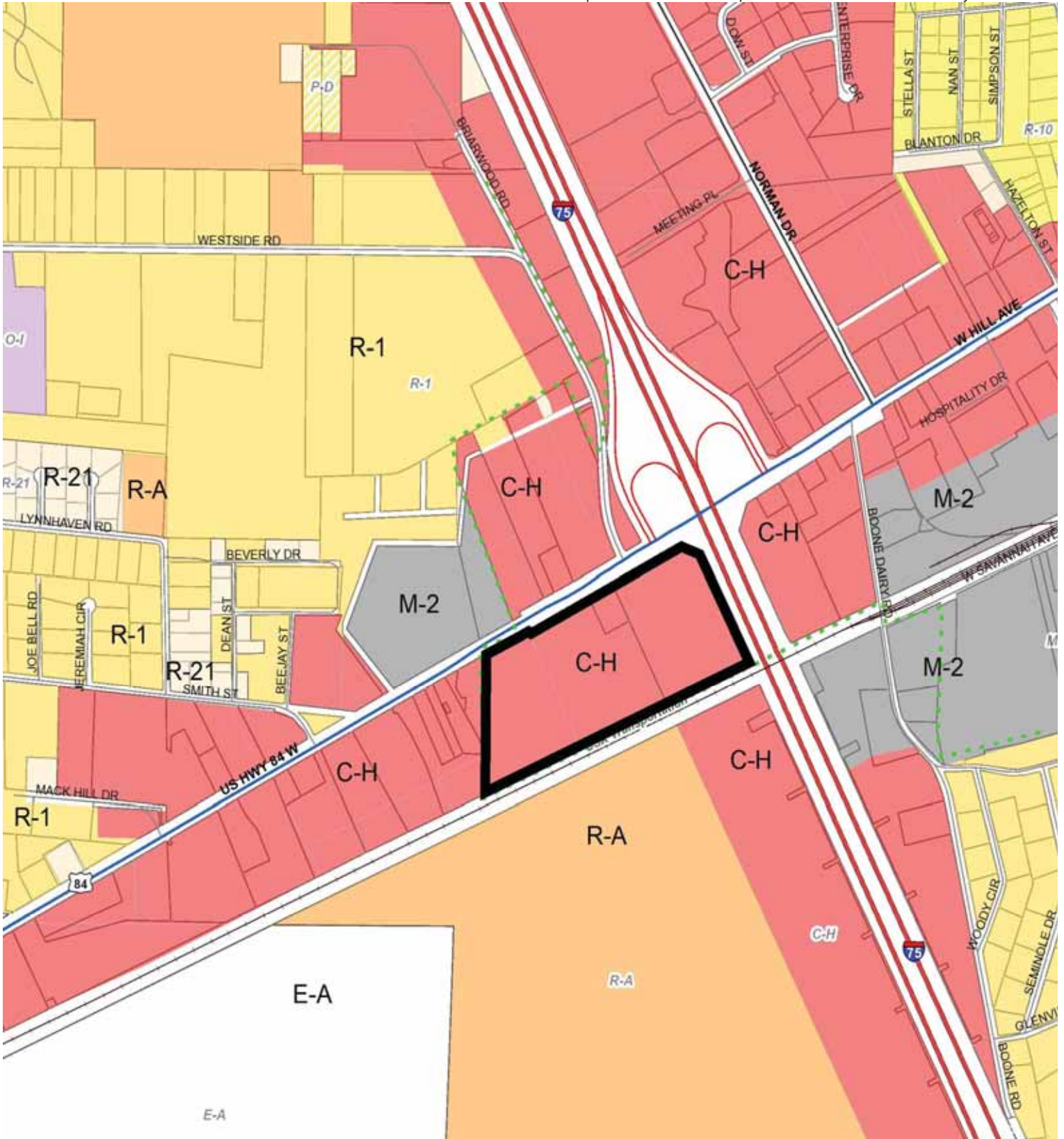


Jack Langdale
Rezoning Request

2101 West Hill Avenue
Tax Map #: 0088A Parcels: 012, 013 & 015

Current Zoning = C-H:

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



VA-2023-07 Future Development Map

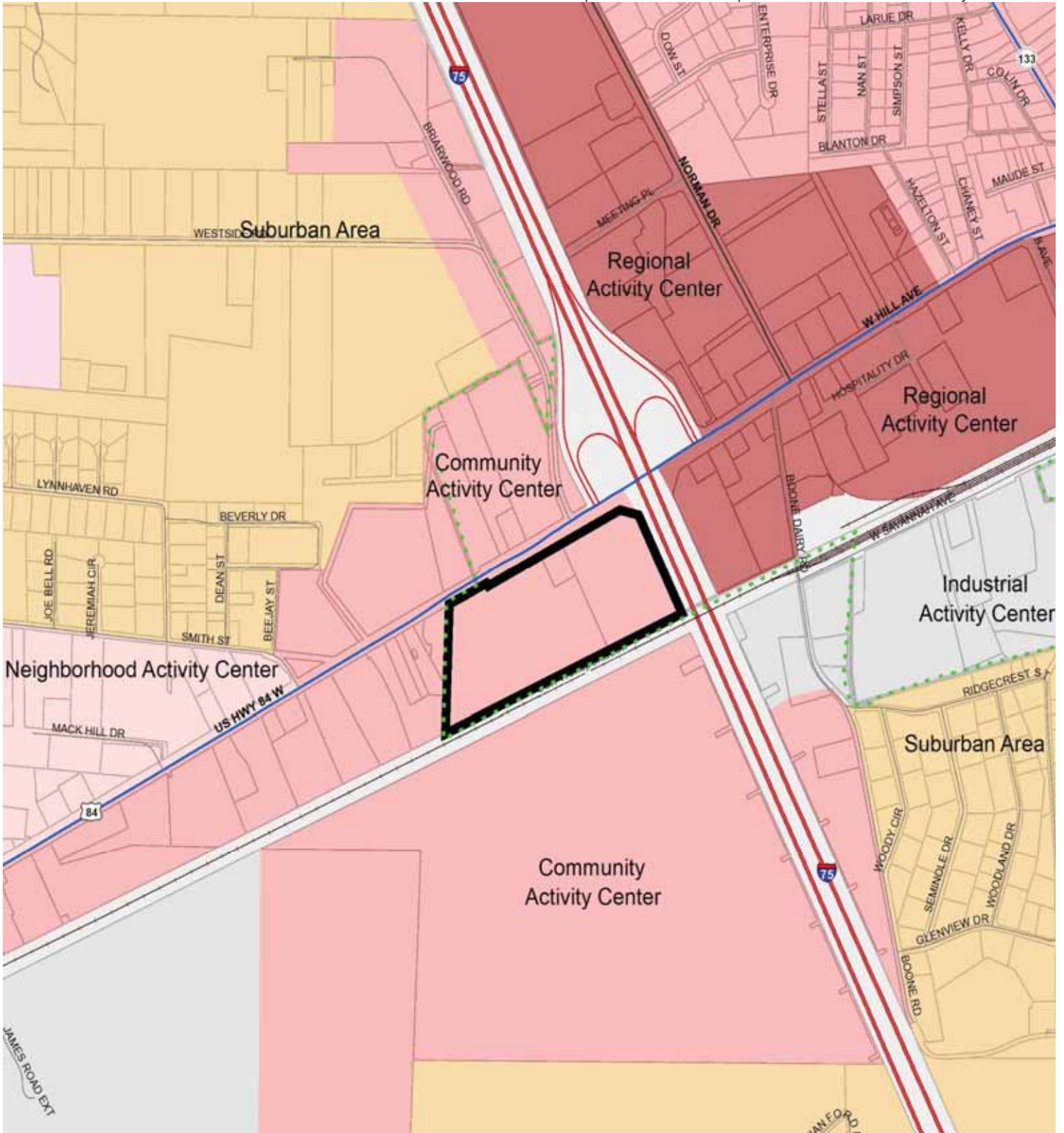


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Character Area: CAC

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



VA-2023-07 Aerial Location Map



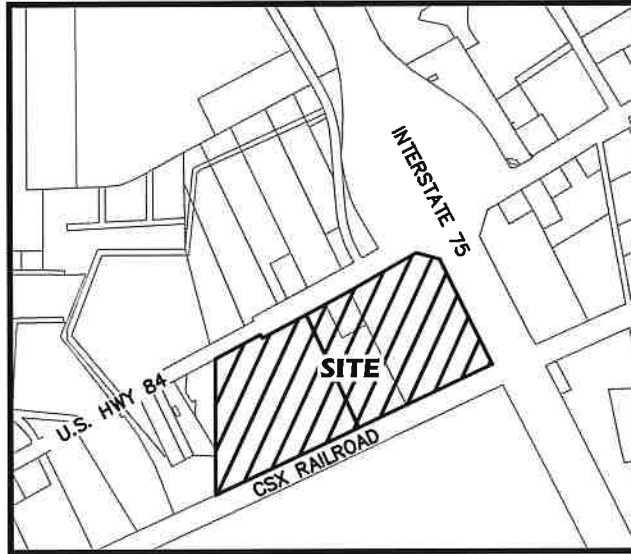
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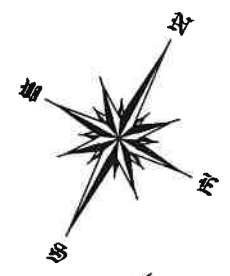
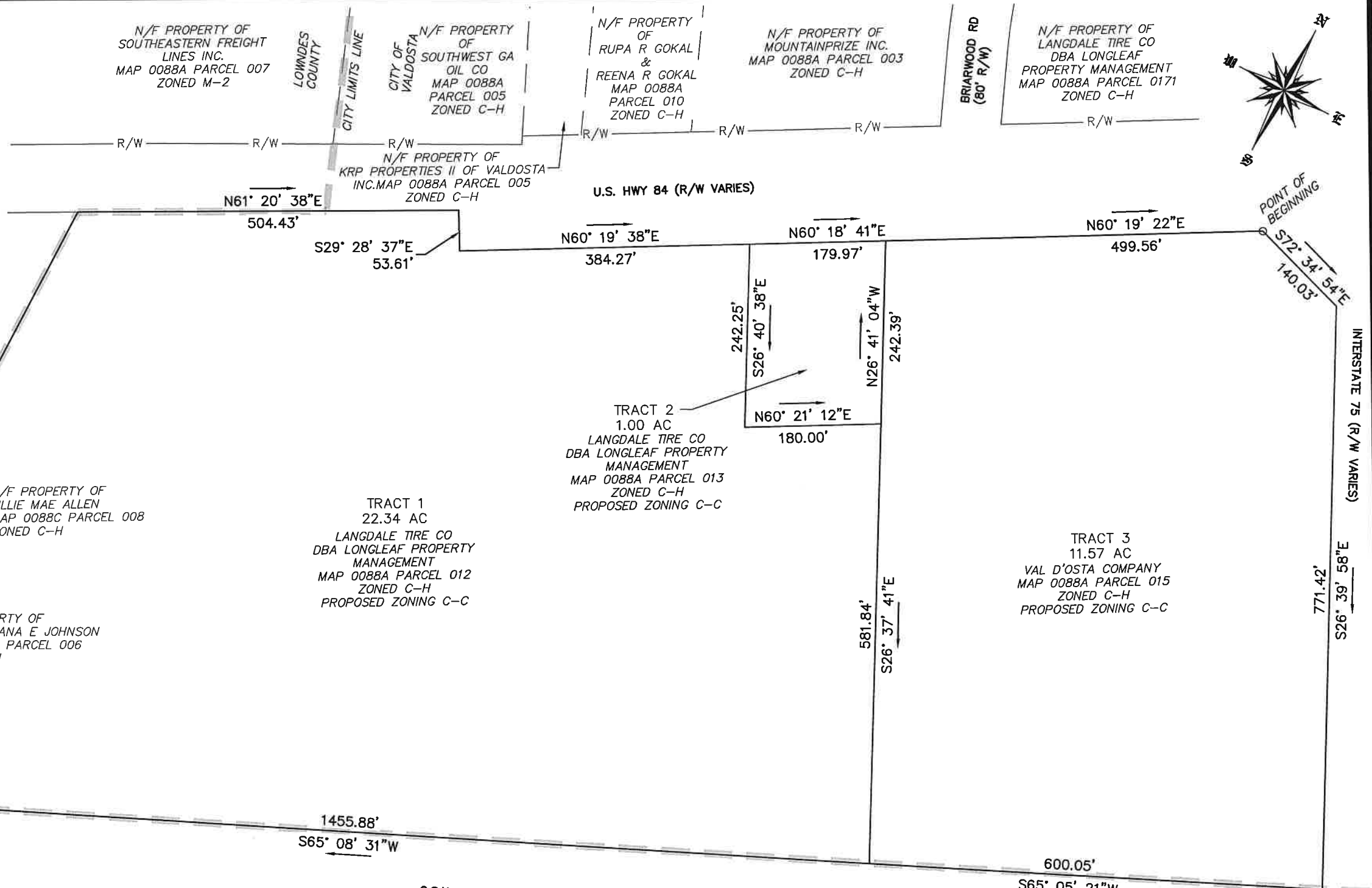
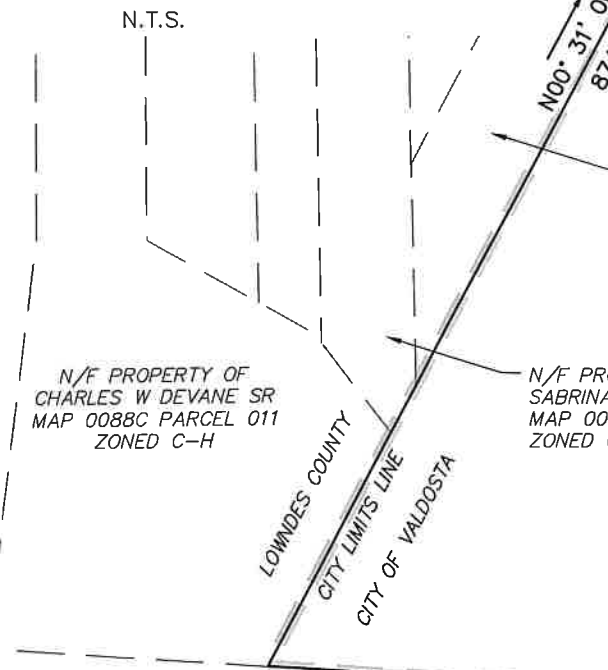
Aerial Imagery ~ 2021:

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





LOCATION MAP



FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0205E EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: CITY OF VALDOSTA
MAP 0088A - PARCEL 012, 013, & 015
LAND DISTRICT 11 - LAND LOT 17
TOTAL ACREAGE: 34.91 AC. TOTAL (TRACTS 1, 2, & 3)
TOTAL NUMBER OF LOTS: 3 LOTS
CURRENT ZONING: C-H
PROPOSED ZONING: C-C
UTILITIES: WATER & SEWER SERVED BY CITY OF VALDOSTA.
NOTE: A PORTION OF THIS PROPERTY LIES WITHIN THE US 84 WEST CORRIDOR OVERLAY DISTRICT.

C.S.X. TRANSPORTATION SYSTEMS, INC (150' R/W)

**REZONING MAP FOR
LONGLEAF PROPERTY MANAGEMENT
LAND LOT 17 OF THE 11TH LAND DISTRICT
DATE: 05-03-23**

