



**GLPC AGENDA ITEM # 6**  
MAY 22, 2023

**Rezoning Request by Jason Parker**  
**File #: VA-2023-08**

Jason Parker is requesting to rezone 0.97 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 1511 Harmon Drive, which is along the south side of the street, about 300 feet east of North St Augustine Road. The property is currently vacant and the applicant currently has this property and the adjacent C-H property at 1513 Harmon Drive under contract for purchase. The applicant is proposing to combine these properties and redevelop both of them together as a car wash facility facing North St Augustine Road.

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-H zoning.

The subject property is located in the transitional area between the established commercial corridor along North St Augustine Road, and a residential area behind it. As such, the surrounding zoning patterns in the area are dominated by mostly C-H zoning along the commercial corridor, and R-10 zoning for the residential area. The surrounding land uses follow the same general pattern. However, the redevelopment trends in the area have been for a slow expansion of the commercial development (such as the recently constructed Candlewood Suites hotel, and the Hog-n-Bones restaurant to the north) as well as conversion of some of the single-family residential properties to multi-family apartments. The applicant's proposal is to expand the commercial corridor 1 lot deeper into the old neighborhood, to the same depth as the existing institutional use (church) to the south – which is also likely to become commercially zoned some day. Although this inward expansion might be slightly ahead of the ideal transition timeline, it should be deemed OK and compatible in terms of the long-term redevelopment trends of the 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

<b>Applicant:</b>	Jason Parker		
<b>Owner:</b>	St Augustine Road Church of Christ Inc.		
<b>Request:</b>	Rezone from R-10 to C-H		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel totaling 0.97 acres located along the south side of Harmon Drive, about 300 feet east of North St Augustine Road.		
<b>Street Address:</b>	1511 Harmon Drive		
<b>Tax Parcel ID:</b>	Map # 0084A Parcel 014	<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-10	Vacant undeveloped
	Proposed:	C-H	Commercial car wash (full-service)
<b>Adjacent Property:</b>	North:	R-10	Residential
	South:	R-10	Church
	East:	R-10	Residential
	West:	C-H	Commercial lot, truck rental
<b>Zoning &amp; Land Use History</b>	This property has been zoned R-10 for more than 30 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Open lot	
	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Harmon Drive		
<b>Transportation:</b>	Harmon Drive (local street)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 1.30 miles to the south. The nearest City fire hydrant is along Harmon 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.*

<b>(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?.</b>	
<b>Applicant:</b>	Yes, we are purchasing the adjacent lot facing St Augustine Road, therefore making this a larger C-H zoned lot for development..
<b>Staff:</b>	Yes, as long as it is merged with the vacant commercial to the west.
<b>(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?</b>	
<b>Applicant:</b>	It will not adversely affect the other lots, but will be consistent with the other operating businesses.
<b>Staff:</b>	No adverse impact.
<b>(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?</b>	
<b>Applicant:</b>	No, not consistent with the business development along St Augustine Road.
<b>Staff:</b>	Not for the long term. R-10 zoning is not a compliant zoning district in the CAC Character Area and runs contrary to all the redevelopment trends in the vicinity
<b>(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 ?.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No significant adverse impact

<b>(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?</b>	
<b>Applicant:</b>	Yes
<b>Staff:</b>	Yes, C-H zoning is allowable in the Community Activity Center (CAC) character area.
<b>(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 ?</b>	
<b>Applicant:</b>	We are just trying to zone this lot consistent with the lot we will be combining it with. This sits in a commercial/retail corridor.
<b>Staff:</b>	All of the redevelopment trends in the area have been for either commercial or high-density residential development
<b>(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...) ?</b>	
<b>Applicant:</b>	There are only a few trees on the property now. We of course will be adding more trees and landscaping to the site. We will not affect the quality of air or the groundwater in a negative way.
<b>Staff:</b>	No adverse impacts.
<b>(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 ?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	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**

**(J) Car Washes**

- (1) Car washes shall utilize a low-volume water recycling system which provides for an average of at least 80% recycled water per wash.
- (2) Paved stacking lanes with the capacity for up to five vehicles shall be provided for vehicles waiting to use automatic car wash facilities and two vehicles per bay for self-service car washes.
- (3) No storage or repair of vehicles shall be allowed within the car washing facility.
- (4) The use shall provide a safe access to the street. Access shall only be through defined driveway locations.
- (5) Mobile car washes shall meet the following criteria:
  - (a) The mobile car/vehicle wash business must catch all water coming off the vehicle if such vehicle is washed on any impervious surface.
  - (b) A single vehicle may be washed on a non-paved or pervious surface provided there is a good stand of live grass and the grass is able to absorb the water into the ground without any water run-off.

**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 zoning-related comments.

**Building Plan Review:** No comments or concerns

**Fire:** No comments

**Police:** No issues from the PD

**Landscaping:** Future development must comply with LDR Chapter 328

**Public Works:** No issues or concerns

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

**Attachments:**

Letter of Authorization  
Zoning Location Map  
Character Area Map  
Aerial Location Map  
Boundary Survey  
Site Sketch

**LETTER of AUTHORIZATION**

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 1511 Harmon Drive 0084A 014  
(street address) Valdosta (Tax Map/Parcel #)

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


[Signature] Deland Guthrie 4/21/2023  
Signature(s) PRINT name(s) Date  
Deland Guthrie for  
St. Augustine Rd. Church of Christ

NOTARY PUBLIC

State of Georgia, County of Glynn

Sworn to and subscribed to me on this 24 day of April 20223

My commission expires 6/2/26

[Signature]  
Notary Public  


# VA-2023-08 Zoning Location Map

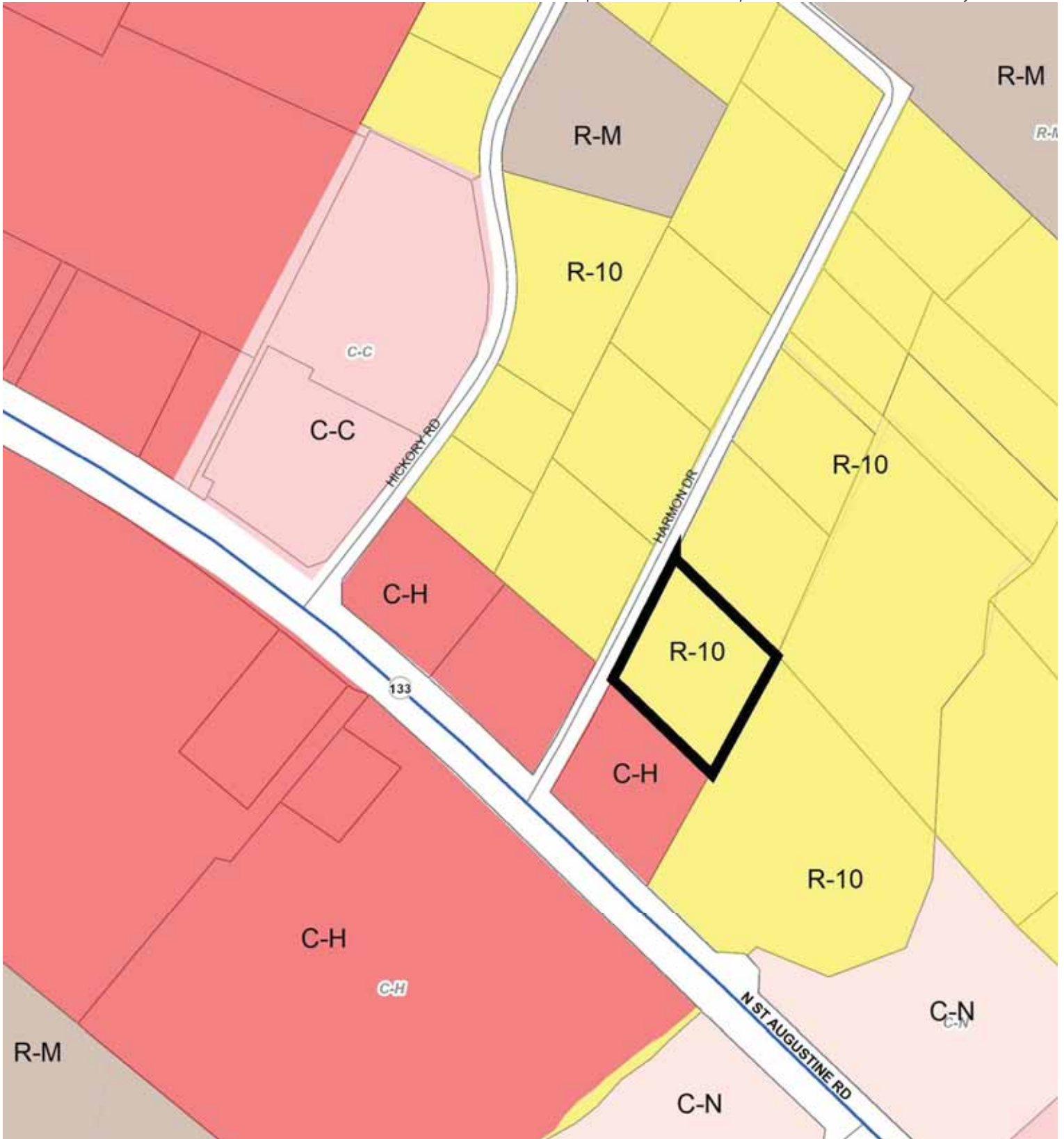


Jason Parker  
Rezoning Request

1511 Harmon Drive  
Tax Parcel #: 0084A-014

Current Zoning = R-10:

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



# VA-2023-08 Future Development Map

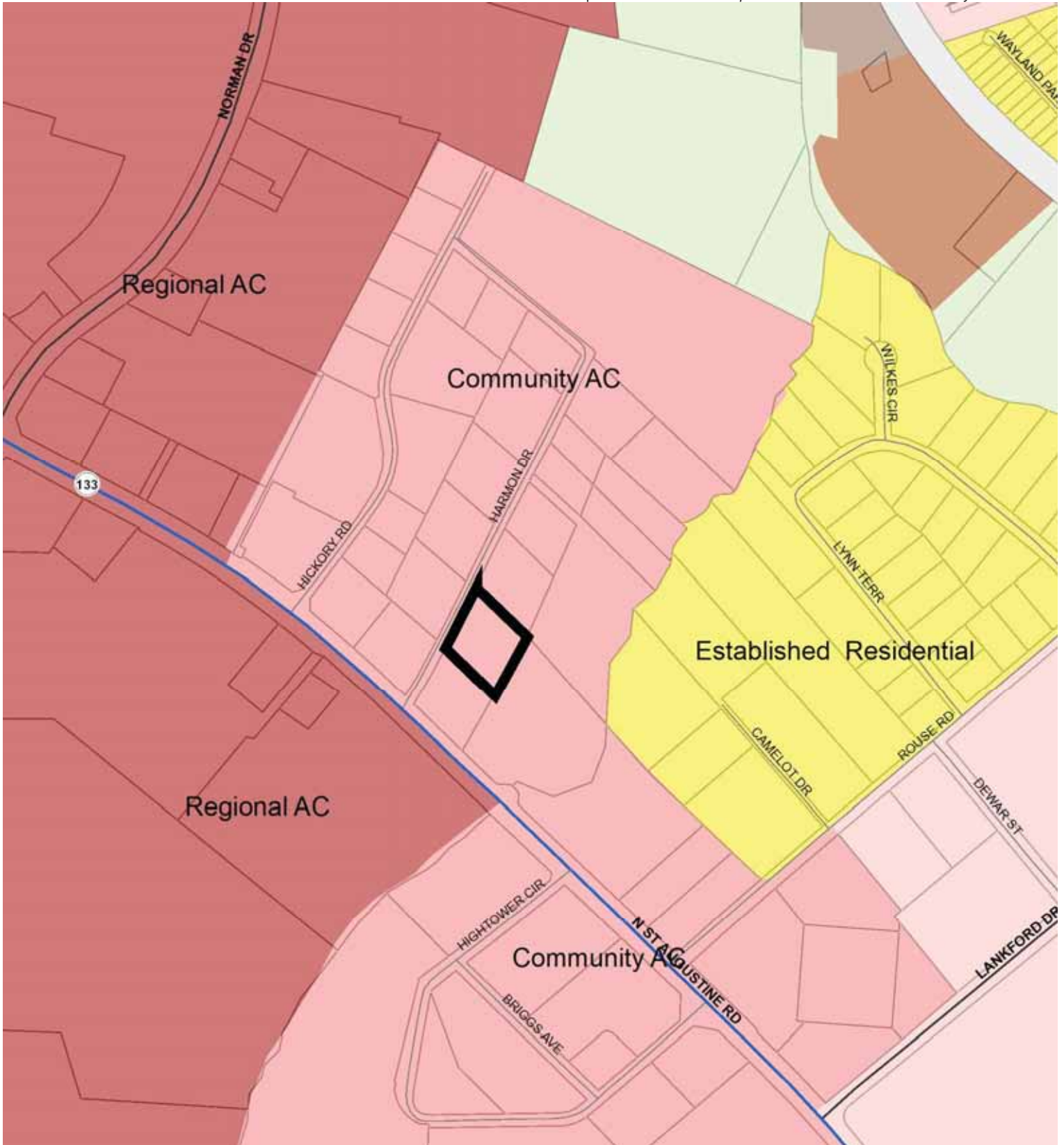


Jason Parker  
Rezoning Request

1511 Harmon Drive  
Tax Parcel #: 0084A-014

Character Area:  
"Community Activity Center"

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





# VA-2023-08 Aerial Location Map



Jason Parker  
Rezoning Request

1511 Harmon Drive  
Tax Parcel #: 0084A-014

Aerial Imagery ~ 2021:

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



eFiled & eRecorded  
 DATE: 4/11/2023  
 TIME: 10:25 AM  
 PLAT BOOK: 000PCC  
 PAGE: 01501  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 7710571122  
 CLERK: Beth Greene  
 Lowndes County, GA  
 RESERVED FOR THE CLERK OF THE  
 SUPERIOR COURT.

**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 47-1-47.

Source of Title: DBI 1952, PG 180

4-11-23  
 Date

*Sabrina L. Herring*  
 Sabrina L. Herring, RLS #7785



RETRACEMENT SURVEY FOR:

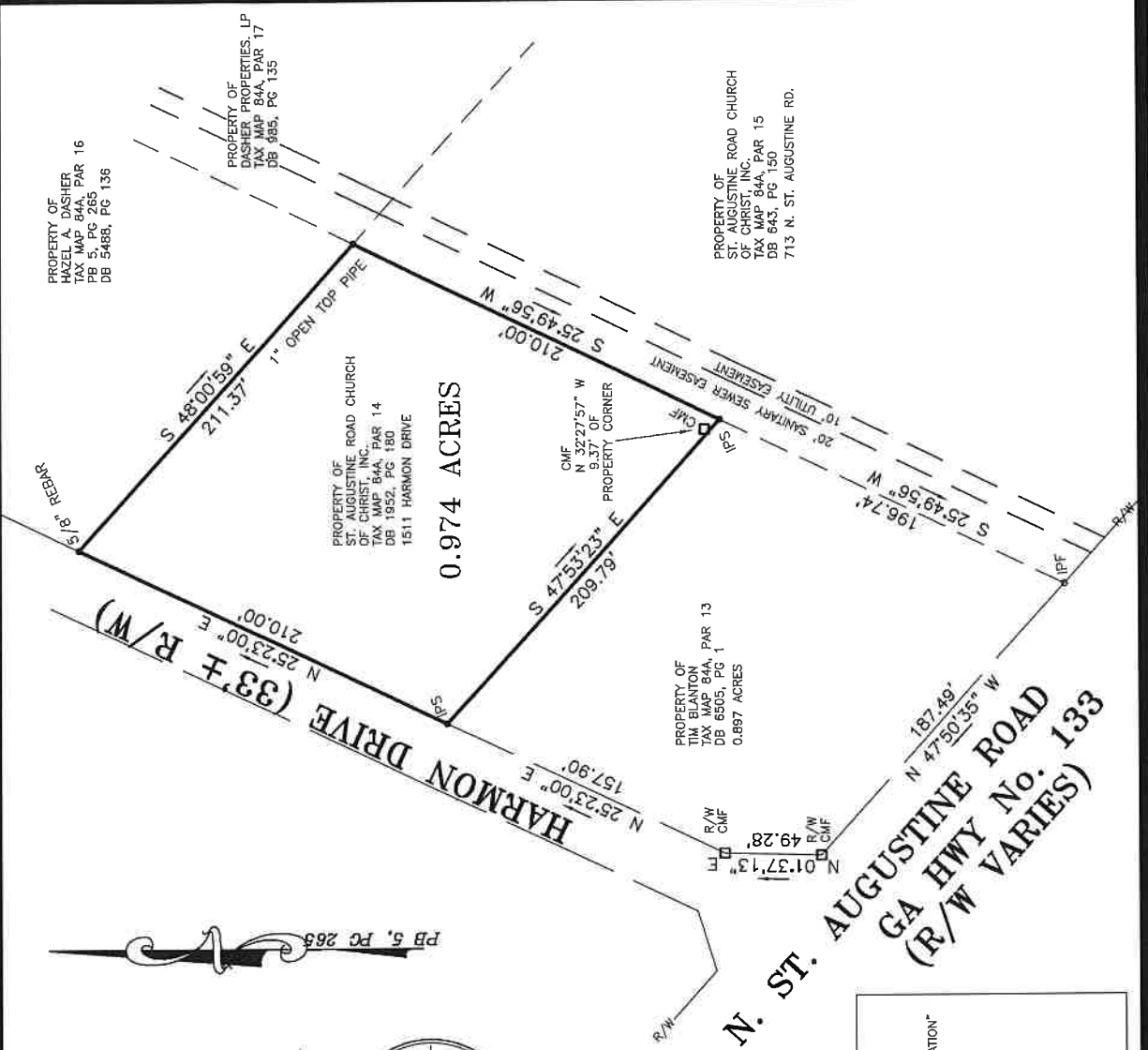
**ST. AUGUSTINE ROAD  
 CHURCH OF CHRIST, INC.**

BEING IN LAND LOT 15 OF THE 11TH  
 LAND DISTRICT, VALDOSTA, LOWNDES  
 COUNTY, GEORGIA

SURVEY DATE: APRIL 6, 2023  
 PLAT DATE: APRIL 11, 2023



GRAPHIC SCALE: 1 INCH = 60 FT.



IPS - IRON PIN SET - 5/8" REBAR  
 C.M.F. - CONCRETE MONUMENT FOUND  
 S/W - RIGHT OF WAY  
 EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"  
 FIELD MEASUREMENTS WERE BASED UPON  
 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: 1/421.097  
 BEARINGS SHOWN WERE CALCULATED FROM  
 FIELD ANGLES TURNED REFERENCED TO  
 PB 5, PG 265

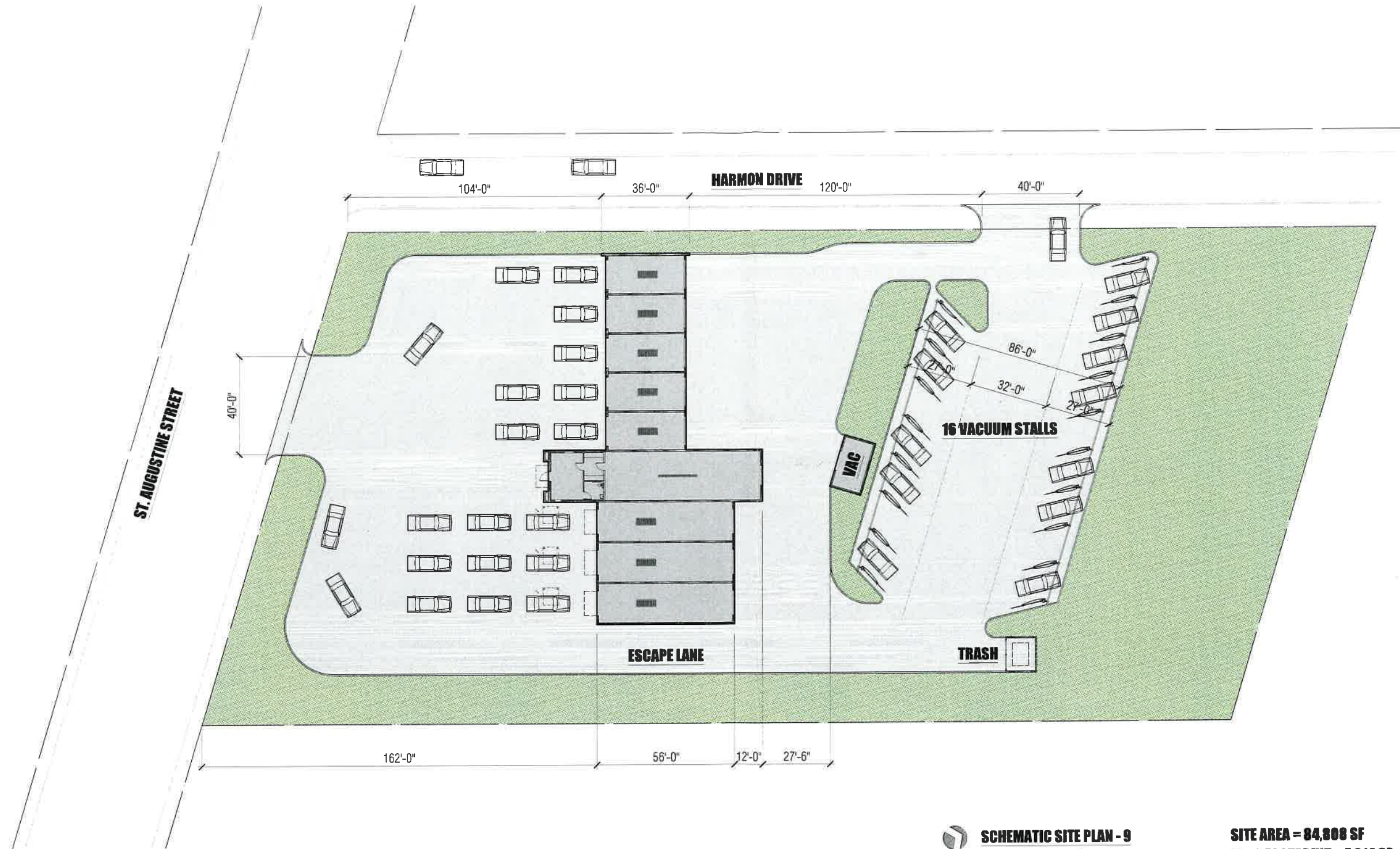
**Southeastern  
 Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-9455  
 Valdosta, GA 31601 Fax: 229-259-9926  
 E-mail: bherring@southernsurveying.com  
 GA Certificate of Authorization No. 685



brian@3ten.co 480.550.2800  
1149 E ABERDEEN DR  
GILBERT, AZ 85296  
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1 Q CAR WAH 5+3  
ST. AUGUSTINE ST & HARMAN DR  
VALDOSTA GA

02 / 20 / 2023  
SCHEMATIC SITE PLAN #6



**SCHEMATIC SITE PLAN - 9**  
PLAN NORTH  
0 5 10 15 20 40

**SITE AREA = 84,808 SF**  
**BLDG FOOTPRINT = 7,614 SF**  
**SITE PAVING = 46,140 SF**  
**GREENSPACE = 31,054 SF**