



**GLPC AGENDA ITEM # 8**  
JUNE 26, 2023

**Rezoning Request by Cole Livingston**  
**File #: VA-2023-10**

Mr. Cole Livingston is requesting to rezone 31.26 acres from Community Commercial (C-C) to Multi-Family Residential (R-M). The subject property is a portion of a larger parcel of land (75.75 acres) that is currently split zoned C-C and R-M. It is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The property is currently undeveloped and forested. The applicant is proposing to rezone all but 7 acres of the total property to R-M for purposes of developing this as a residential subdivision with lots for approximately 200 single-family homes. The remaining 7 acres will consist of the frontage along Inner Perimeter Road, it will remain zoned C-C, and it will be held in reserve for possible commercial development.

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 within the Inner Perimeter Road Corridor Overlay District (IPR-COD).

The surrounding zoning designations in the area are dominated by an erratic pattern of C-C, C-H, R-M, and R-10 zoning to the east and south of the intersection of Inner Perimeter Road with East Park Avenue. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, and existing church facilities to the northeast. Despite the applicant's proposal to develop this property as a single-family subdivision at R-10 density, R-10 zoning is not eligible here due to the CAC Character Area. It is not intensive enough. Therefore, any such residential development should be in R-M zoning, which is compliant in the CAC, and allows residential development at all densities (houses, duplexes, apartments). A large portion of this property is already zoned R-M, and the applicant is simply expanding this area for consistency purposes – and at the request of City planning staff. The intent here is to avoid having a single-family residential subdivision that is split-zoned residential/commercial.

**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>	Cole Livingston		
<b>Owner:</b>	Perimeter Development LLC		
<b>Request:</b>	Rezone from C-C to R-M		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	An area of 31.26 acres (within a 75.75 acre parcel) located along the south side of East Park Avenue, about 2,300 feet east of the intersection with Inner Perimeter Road. This is also directly south of the intersection of East Park Avenue with Stallings Road		
<b>Street Address:</b>	2510 East Park Avenue & 4595 Inner Perimeter Road		
<b>Tax Parcel ID:</b>	Map # 0150 Parcel 089	<b>City Council District:</b>	1 <i>Councilwoman Miller-Cody</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-C & R-M	Vacant (undeveloped)
	Proposed:	C-C & R-M	Single-family subdivision (mostly)
<b>Adjacent Property:</b>	North:	R-P	Methodist Childrens Home, New Harvest UMC
	South:	R-10	Vacant (undeveloped) [City property]
	East:	R-10	Vacant (undeveloped) [City property]
	West:	C-H	Vacant (undeveloped)
<b>Zoning &amp; Land Use History</b>	This property was part of the Brayland annexation in 1989 and was given R-10 zoning. In 2008, the 75-acre tract was rezoned to a combination of C-C and R-6, for a proposed commercial development in the front and apartments in the rear (apts were allowed in R-6 zoning in 2008). The R-6 portion was later rezoned in 2009 as part of the City-initiated rezoning to “implement” the new R-M zoning district that was created upon the effective date of the LDR on 1-1-2009..		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Pine forest	
	Wetlands:	Some areas of potential jurisdictional wetlands on the property – which will be delineated / addressed during the time of actual subdivision development review.	
	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, although some may exist in the wetlands areas	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services located within a mile along Inner Perimeter Road as well as at the new Valdosta High School. The City is currently		

	investigating the most cost-effective means of bringing water/sewer services to this portion of the Inner Perimeter corridor..
<b>Transportation:</b>	East Park Avenue (minor arterial) Inner Perimeter Road (Principal Arterial)
<b>Fire Protection:</b>	Fire Station # 2 (E Park Avenue) = approximately 2.80 miles to the west. The nearest City fire hydrant is along Inner Perimeter Road

**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.
<b>Staff:</b>	Yes.
<b>(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?</b>	
<b>Applicant:</b>	It will not affect neighboring properties.
<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>	Yes.
<b>Staff:</b>	Yes, but only if made part of a larger, more regularly shaped commercial zoning area.

<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 more so than the existing zoning.
<b>Staff:</b>	No adverse impact, and will likely have less impact than the existing C-C zoning.
<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, R-M 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>	City of Valdosta required rezoning to remove a split zoning condition.
<b>Staff:</b>	The only recent rezonings in the immediate area have been for additional R-M zoning acreage
<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>	No more than the current zoning.
<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**

< 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.*

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

**Public Works:** No issues or concerns

**Police:** < No comments received >

**Fire:** < No comments received >

**Engineering:** No issues

**Landscaping:** No issues or concerns

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

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey (2 pages)
- Proposed subdivision design

# VA-2023-10 Zoning Location Map

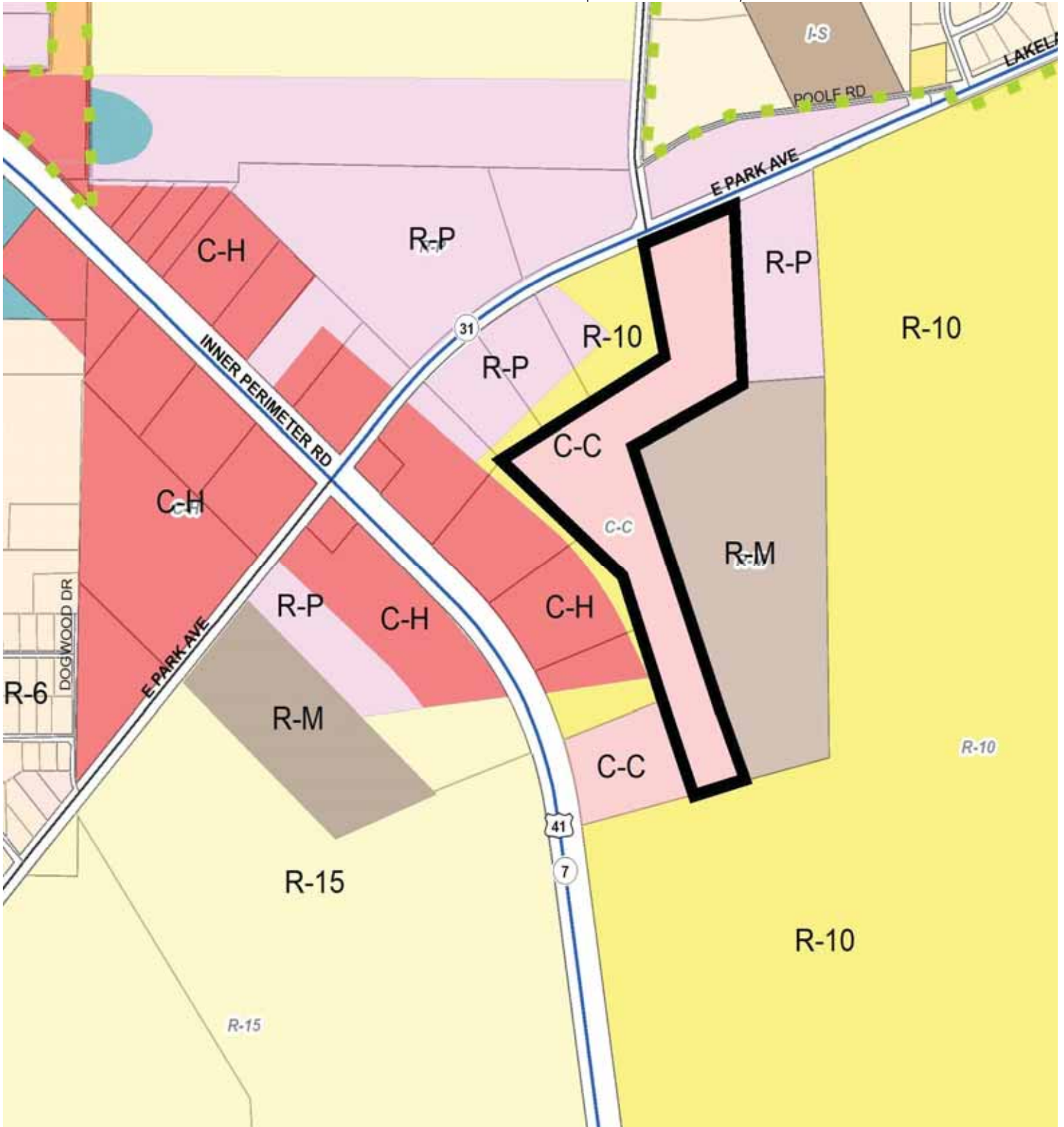


**Cole Livingston  
Rezoning Request**

2510 E. Park Ave / 4595 Inner Perimeter Rd  
Tax Map # 0150 Parcel #: 089

Current Zoning = C-C:

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



# VA-2023-10 Future Development Map

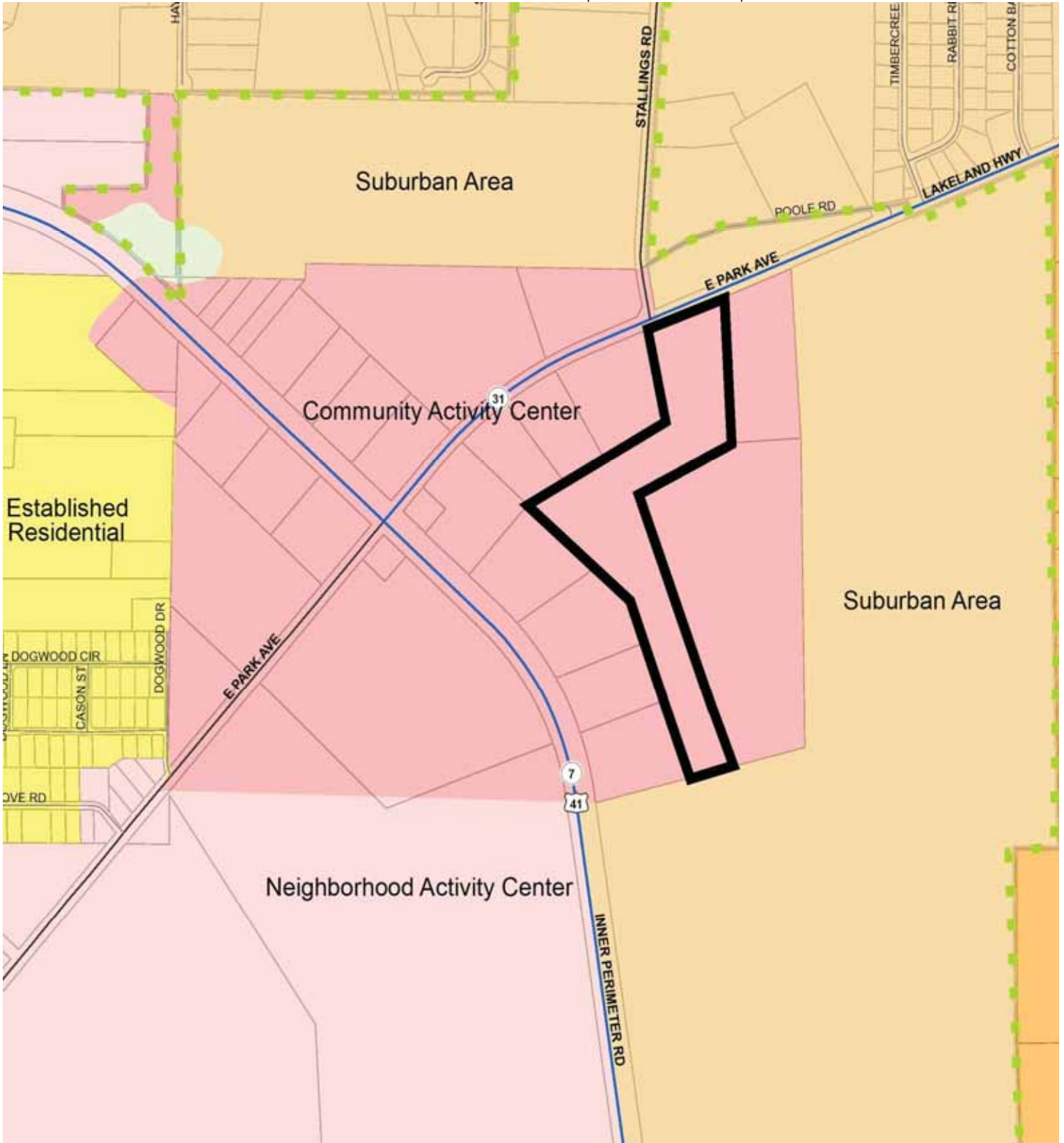


**Cole Livingston  
Rezoning Request**

2510 E. Park Ave / 4595 Inner Perimeter Rd  
Tax Map # 0150 Parcel #: 089

Character Area:  
"Community Activity Center"

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





# VA-2023-10 Aerial Location Map

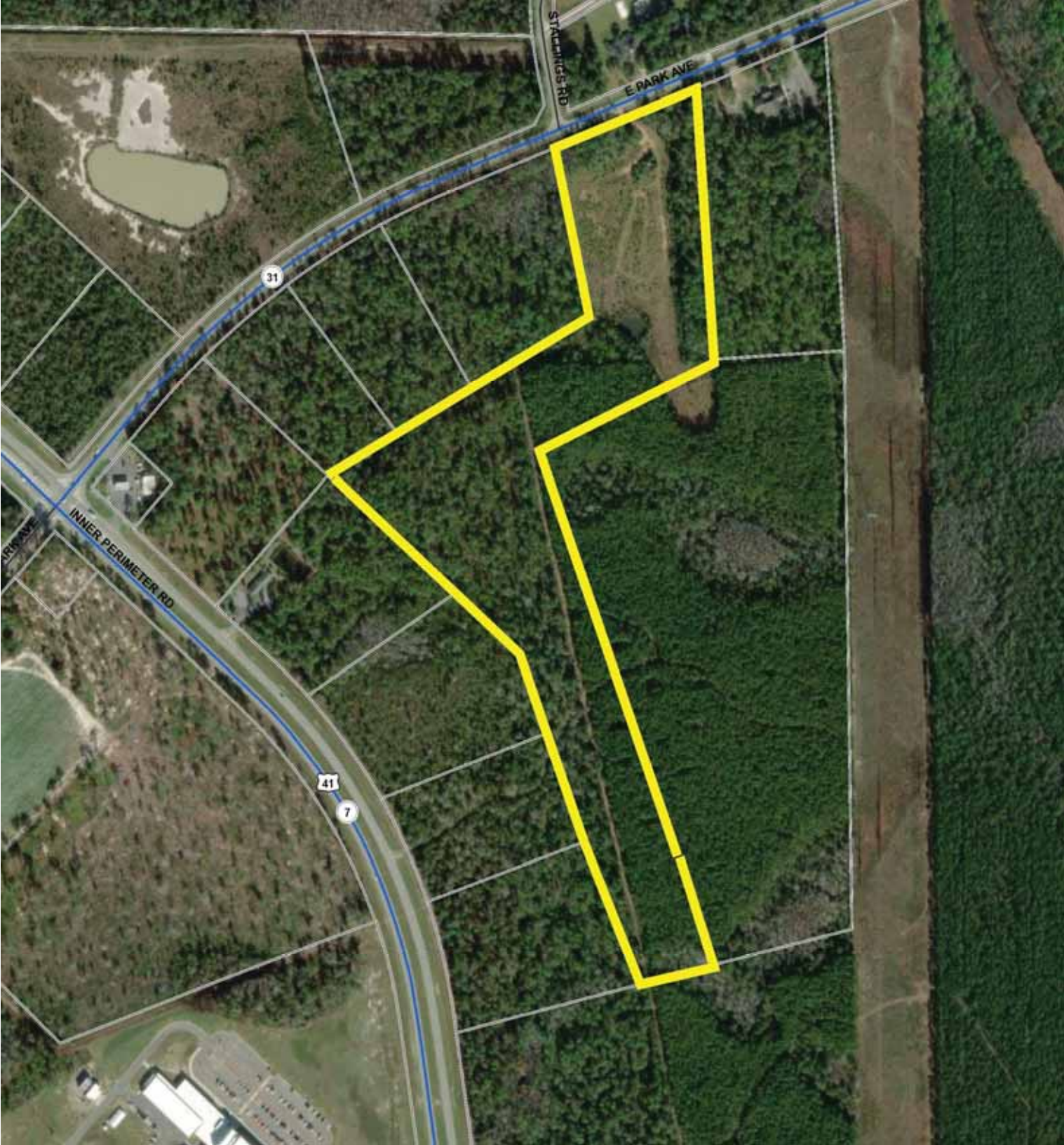


**Cole Livingston  
Rezoning Request**

2510 E. Park Ave / 4595 Inner Perimeter Rd  
Tax Map # 0150 Parcel #: 089

Aerial Imagery ~ 2021:

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



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at LAKELAND HWY DIRECTLY  
ACROSS FROM STALLINGS RD 0150 089  
(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 COLE LIVINGSTON 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

[Signature] Houston Brown 5/31/23  
Signature(s) PRINT name(s) Date  
perimeter development LLC

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 31<sup>st</sup> day of May 2023.

My commission expires 10-20-25.

[Signature] (seal)  
Notary Public

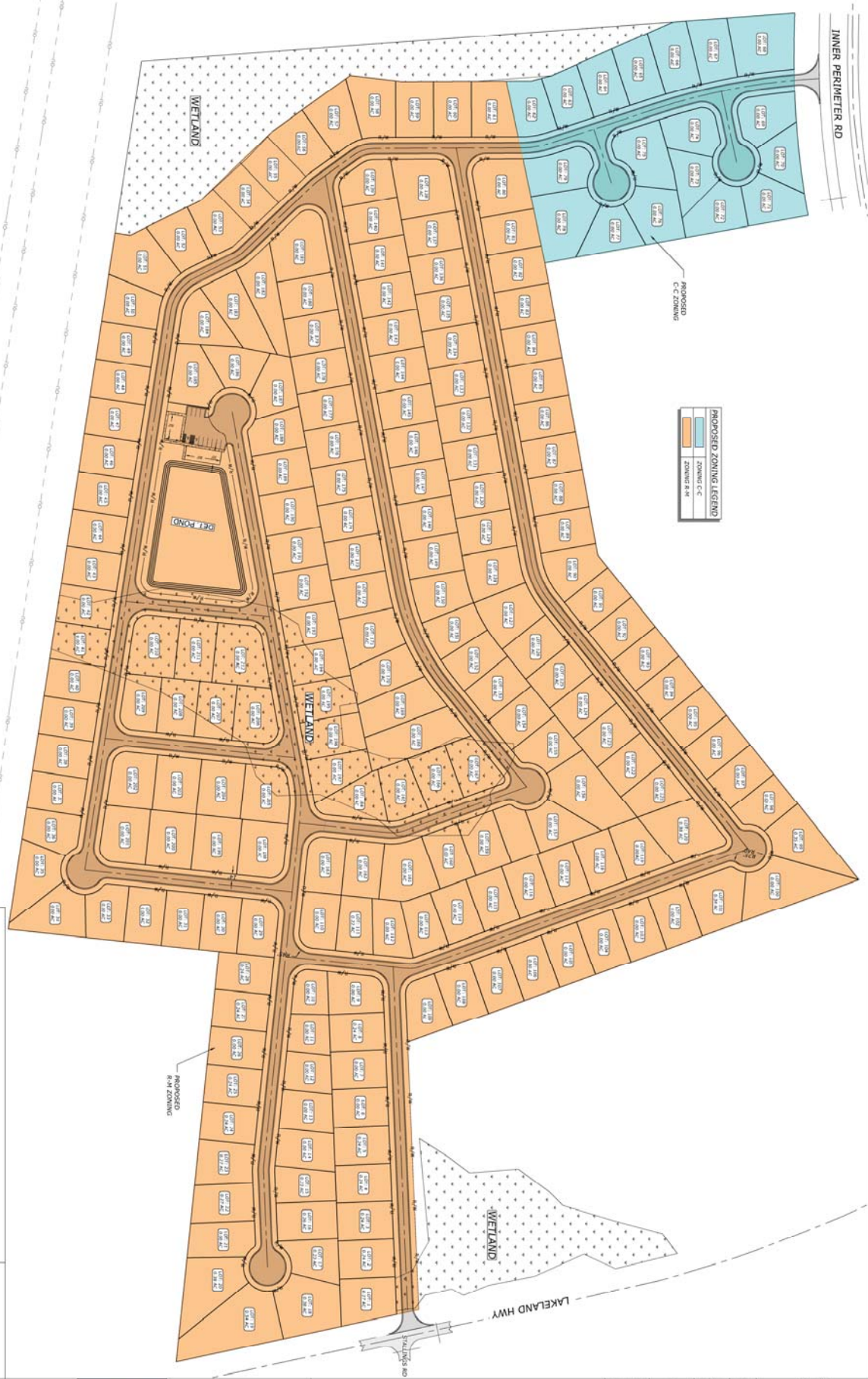








15/03/2023 10:57:11 AM Arrow Engineering & Construction Services, Inc. 01/2023 1:10 PM



**PROPOSED ZONING LEGEND**

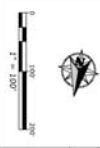
	ZONING C-C
	ZONING R-M

**CONCEPTUAL LOT LAYOUT**

MAX. POTENTIAL LOTS = 212



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PROJECT: 23007  
SHEET  
**C.2.0**



**ARROW ENGINEERING & CONSTRUCTION SERVICES**  
3021 WOLF CREEK EAST  
VALDOSTA, GA 31606  
770.553.5130  
LSANDERS@ARROWENGINEERINGGROUP.COM

**PROPOSED ZONING PLAN FOR:  
NEW SUBDIVISION  
LAKELAND HIGHWAY  
LOCATED IN LL 150 OF THE 11TH L.D.  
VALDOSTA, GA**

DRAWN BY	GNS	DATE	#1	DESCRIPTION
CHECKED BY	ALS			
PROJECT	23007			
CAD FILE				
DATE	6/24/2023			

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