



## GLPC AGENDA ITEM # 9

JUNE 26, 2023

### Rezoning Request by Park Avenue Church File #: VA-2023-11

Park Avenue Church is requesting to rezone 6.32 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 100 East Park Avenue, which is along the north side of the street between North Patterson and Slater Streets. The property contains an existing church campus facility and several buildings, with associated parking lots and open space. The overall property comprises six (6) parcels totaling 7.23 acres, of which 0.91 acres is already zoned R-P. The applicant is proposing to have all of their property under the terms of R-P zoning in order to better facilitate future church expansions.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The property is also partially located within the Local Historic District.

The surrounding zoning patterns in the area are dominated by R-P zoning to the west, across North Patterson Street, and to the north, along Woodrow Wilson Drive. Meanwhile, the immediate area to the south, across East Park Avenue, and to the east, across Slater Street, are dominated by DR-10 zoning. The surrounding land use pattern includes a mix of residential, professional, and light commercial. This reflects a graduated scale of intensity in this part of the city as the surrounding blocks have transitioned from mostly residential to include business and institutional uses. Here, the applicant's proposal to expand R-P zoning to accommodate already existing church uses rectifies an outdated zoning classification. Therefore, rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns.

**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>	Park Avenue Church		
<b>Owner:</b>	Park Avenue Church		
<b>Request:</b>	Rezone from DR-10 to R-P		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	All or parts of 6 parcels comprising about 6.5 acres located along the north side of East Park Avenue and the west side of Slater Street.		
<b>Street Address:</b>	100 East Park Avenue (primary street address), also: 124 East Park Avenue, 2102 Slater Street, 2104 Slater Street, 2106 Slater Street		
<b>Tax Parcel ID:</b>	Map # 0113D Parcels: 188 - 193	<b>City Council District:</b>	6 <i>Councilman Andy Gibbs</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	DR-10 & R-P	Church
	Proposed:	R-P	Church
<b>Adjacent Property:</b>	North:	R-P	Professional office
	South:	R-P, DR-10	Hughston Clinic, Single-family homes, Apartments
	East:	DR-10	Northside Baptist Church
	West:	R-P	Carson McLane Funeral Home, professional offices
<b>Zoning &amp; Land Use History</b>	This property has been zoned DR-10 / R-P for more than 30 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	The subject parcels fronting along East Park Avenue are located within the Local Historic District — which extends southward from East Park Avenue. Some of the existing buildings on the Church property as well as other properties nearby, are more than 50 years old.		
<b>Natural Resources:</b>	Vegetation:	Limited urban forest	
	Wetlands:	No jurisdictional wetlands on or near 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 East Park Avenue & Slater Street.		
<b>Transportation:</b>	East Park Avenue (Minor Arterial) Slater Street (local street)		
<b>Fire Protection:</b>	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:** Transitional Neighborhood

**Description:** An area that has most of its original housing stock in place, but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different types and intensities of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

**Development Strategy:** Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

### Goals and Policies:

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

**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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes.
<b>(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties?</b>	
<i>Applicant:</i>	The rezoning will have no adverse effect.
<i>Staff:</i>	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>	
<i>Applicant:</i>	The property is already being used as a church and needs to be rezoned to align with this use.
<i>Staff:</i>	It doesn't with the current existing use. The property needs to be rezoned to rectify an outdated zoning classification.
<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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No.
<b>(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan?</b>	
<i>Applicant:</i>	Yes

<i>Staff:</i>	Yes, R-P zoning is allowable in the Transitional Neighborhood (TN) character area and is in line with the stated Goals and Policies of the Plan.
<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>	
<i>Applicant:</i>	The existing church use that has been in place for years supports the approval of the rezoning.
<i>Staff:</i>	Rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns.
<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>	
<i>Applicant:</i>	There will be no adverse impacts to the natural environment.
<i>Staff:</i>	No 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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No.

**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

**Fire:** < No comments received >

**Building Plan Review:** No comments

**Public Works:** No comments or concerns

**Police:** < No comments received >

**Landscaping:** No comments

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

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey

# VA-2023-11 Zoning Location Map

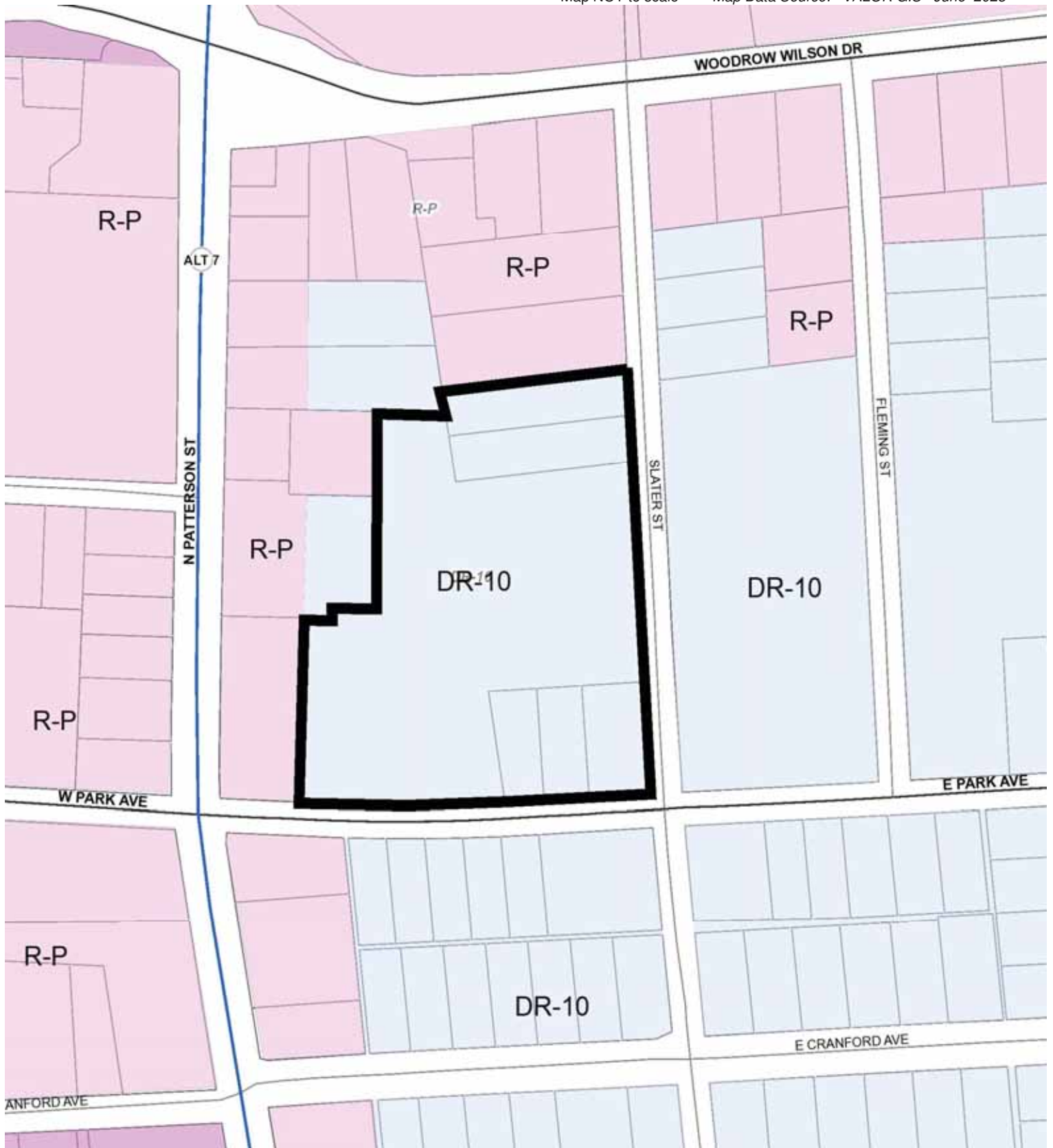


**Park Avenue Church  
Rezoning Request**

100 East Park Avenue  
Tax Map # 0113D Parcels #: 188 - 193

Current Zoning = DR-10

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



# VA-2023-11 Future Development Map

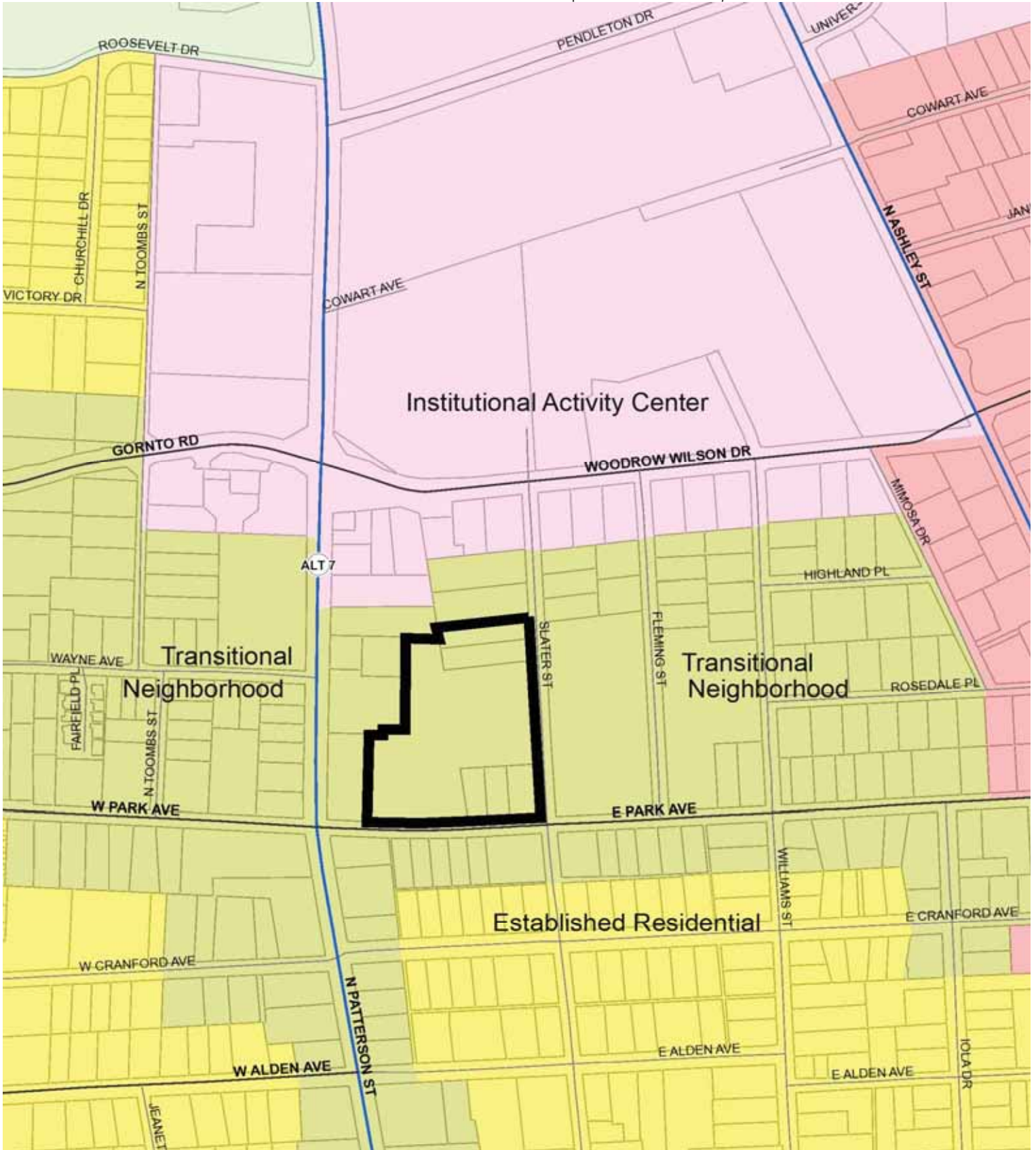


**Park Avenue Church  
Rezoning Request**

100 East Park Avenue  
Tax Map # 0113D Parcels #: 188 - 193

Character Area:  
Transitional Neighborhood

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# VA-2023-11 Aerial Location Map



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100 East Park Avenue  
Tax Map # 0113D Parcels #: 188 - 193

Current Zoning = DR-10

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PATTERSON STREET

PARK AVENUE

SLATER STREET

N09° 02' 58"W  
26.88'

274.00'  
N83° 26' 45"E

S02° 23' 16"E  
69.73'

112.51'  
S88° 50' 18"E

S04° 37' 54"E  
70.34'

0113D 193  
0.42 ACRES

0113D 192  
0.41 ACRES

S89° 14' 10"E  
75.01'

292.00'  
N00° 47' 06"E

N00° 44' 13"E  
19.44'

S89° 13' 55"E  
39.01'

**AREA 1**  
**TOTAL ACREAGE=6.32**  
LL 60 DIST 11

S03° 30' 17"E  
318.20'

0113D 191  
4.69 ACRES

CURRENTLY  
ZONED R-P

277.01'  
N01° 21' 41"E

EXISTING ZONING LINE

0113D 188  
0.24 ACRES

0113D 189  
0.26 ACRES

0113D 190  
0.30 ACRES

S04° 28' 12"E  
163.59'

N88° 58' 28"W

S87° 40' 36"W

N87° 44' 45"W  
24.61'

106.52'  
S89° 20' 11"W  
105.26'

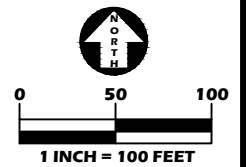
85.57'  
S86° 34' 16"W  
60.61'

S86° 11' 39"W  
70.15'

S86° 06' 46"W  
74.67'

S70° 45' 34"W  
20.39'

PAC REZONING EXHIBIT



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