



**Staff Report
Rezoning Request
John Green
File # LP 2023-04-28A
File # LP 2023-04-28B**

MEETING DATES:

Planning Commission Work Session: June 20, 2023/5:30 PM
(325 W. Savannah Ave., Valdosta, GA)
Planning Commission Regular Meeting: June 26, 2023/5:30 PM
(325 W. Savannah Ave., Valdosta, GA)

City of Lake Park Council Meeting: July 11/5:30 PM
(Lake Park City Hall)

SUBMITTED BY: Loretta Hylton, Southern Georgia Regional Commission

Subject:

LP #2023-04-28A: An amendment to be considered is to rezone the 6.66-acre tract known as a portion of Map/Parcel 0223A 005 (Tract 1) of Lowndes County. The applicant requests that the property be rezoned from R-15, Single-Family Residential (15,000 Sq. ft.), to C-H, Highway Commercial. This request is to allow a climate-controlled mini-storage facility.

LP #2023-04-28B: An amendment to be considered is to rezone a 0.24-acre, tract 3, and a 0.29- acre tract, also known as a portion of Map/Parcel 0223A, from R-15, Single-Family Residential (15,000 Sq. ft.), to C-C, Community Commercial, for future C-C, Community Commercial Use.

Applicant & Contact: Cody Califf

Address: 2214 N Patterson St., Valdosta, GA 31602
Phone: 229-560-7470
File Date: 04/23

CURRENT ZONING:

	<u>LP- 2023-04-28A</u>	<u>LP-2023-04-28B</u>
Subject Property:	R-15 Single-Family Residential	R-15 Single-Family Residential

North:	C-C Community Commercial R-10 Single-Family Residential	C-C Community Commercial, R-10 Single-Family Residential
East:	R-15 Single-Family Residential	C-C Community Commercial,
South:	R-15 Single-Family Residential	R-15 Single-Family Residential
West:	C-C Community Commercial	C-C Community Commercial C-H Highway Commercial

CHARACTER AREAS:

LP-2023-04-28A

LP-2023-04-28B

Subject Property: Vacant/Wooded

Vacant Wooded

North: Suburban Area

Suburban Area

East: Residential

Residential

South: Transportation/Communication/Utilities

Transportation/Communication/ Utilities

West: Residential

Residential

STAFF REPORT

This property fronts US Highway 41, a major thoroughfare highway. Even though the current Comprehensive Plan shows this property and surrounding property as residential use, commercial establishments are within and adjacent to this property. The property located north has also been rezoned to C-C Community Commercial. An adjoining parcel to the west is zoned C-H, Highway Commercial. There is single-family adjacent to the east, but since the general area already has commercial abutting Highway 41. There is also a railroad tract south and adjacent to this property.

A landscape buffer and oblique fence will be installed adjacent to the residential area.

LP-2023-04-28A

Staff recommends **approval** of this request. The applicant shall also abide by **The City of Lake Zoning Ordinance Section 3-15a Buffer Yard Specifications** (copy attached).

If approved by The Mayor and Council of Lake Park, changes to the Character Area Map need to be amended to show the correct character of this area and for potential future development.

RECOMMENDATION BY PLANNING COMMISSION:

- APPROVE AS REQUESTED BY THE APPLICANT
- APPROVE AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- APPROVE WITH CONDITIONS
- DENIAL

FINAL ACTION BY THE CITY COUNCIL:

- APPROVED AS REQUESTED BY THE APPLICANT
- APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- APPROVED WITH CONDITIONS
- DENIED

LP-2023-04-28B

Staff recommends **approval** of this request. The applicant shall also abide by **The City of Lake Zoning Ordinance Section 3-15a Buffer Yard Specifications** (copy attached).

If approved by The Mayor and Council of Lake Park, changes to the Character Area Map need to be amended to show the correct character of this area and for potential future development.

RECOMMENDATION BY PLANNING COMMISSION:

- APPROVE AS REQUESTED BY THE APPLICANT

- APPROVE AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA

- APPROVE WITH CONDITIONS

- DENIAL

FINAL ACTION BY THE CITY COUNCIL:

- APPROVED AS REQUESTED BY THE APPLICANT

- APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA

- APPROVED WITH CONDITIONS

- DENIED

STAFF ANALYSIS

Lake Park Zoning Ordinance § 12-2.7 (c). Standards for Exercise of Zoning Powers:

To promote the public health, safety, morality, and general welfare of the City of Lake Park against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above-stated public interest will be considered by the City Council in making any zoning decisions:

1. The existing land use pattern;

The surrounding zoning districts are C-C (Community Commercial), (C-H (Highway Commercial), R-15 (Single-Family Residential, and R-10 (Single Family Residential). The proposed C-H (Highway Commercial) zoning district is compatible with the surrounding zoning and uses.

2. The possible creation of an isolated district unrelated to adjacent and nearby districts;

Staff expects that the proposed rezoning will not create an isolated zoning district unrelated to adjacent and nearby districts.

3. The existing population density pattern and the possible increase or overtaxing of the load on public facilities;

The staff feels that rezoning will not harm the population density or overload local public facilities.

4. Whether changed or changing conditions make the passage of the proposed amendment reasonable;

The pattern in this area is for residential uses, and this zoning designation is consistent with the area. The parcel is adjacent to a four-lane road (Hwy 4).

5. Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large;

Staff feels that the proposed use will not adversely influence the existing conditions of the neighborhood, with commercial already adjacent to this property.

6. Potential impact(s) on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity;

The runoff will be retained with two on-site retention ponds. There will be no effect on water quality. The applicant states that there will be more trees after construction, and water quality management will be implemented during the design and construction.

7. Whether the proposed change will be detrimental to the value, improvement, or development of adjacent or nearby property in accordance with the existing regulations;

The staff expects the proposed amendment will not prevent adjacent properties from developing according to the existing regulations.

8. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Lake Park;

The requested use will serve and protect the area's character and is not out of scale with the needs of the neighborhood and the City.

9. Whether the proposed change will constitute a grant of special privilege to the individual owner
as contrasted with the adjacent or nearby neighborhood or with the general public.

Staff feels that granting a zoning amendment to allow community commercial to serve this area does not constitute a special privilege to the property owner.

10. The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.

The Greater Lowndes County 2021 Comprehensive Plan establishes a future designation or Character Area of Suburban Areas. The Comprehensive Plan describes this area as Established Residential, with residential to the east of this property. However, the established commercial is adjacent to the west and north of this property. I strongly urge the City of Lake Park to look at its Character Area Map and make appropriate changes to reflect these uses.

ATTACHMENTS:

Application Packet
Copy of Zoning Ordinance Section 3-15a
Zoning Map
Character Area Map
Buffer Requirements



Application for Rezoning

CITY OF LAKE PARK PLANNING AND ZONING DIVISION

This is an application for amendment of the Official Zoning Map.
All properties listed in a single application must be contiguous and under a single local government jurisdiction.

*Applicant JOHN GREEN

Telephone Number 912-888-7374 Email Address jgreen@greenco.com

Mailing Address 2089 GOLF COURSE ROAD BLACKSHEAR, GA 31516

Has the applicant made any campaign contributions over \$250 to any local government official of the City of Lake Park YES NO

*Note: If applicant is not the owner, as listed on the Property Deed, a notarized letter from the owner(s), including phone number and address, authorizing the applicant to act on their behalf must be included.

PROCEDURE

Application Requirements
All Applications must be complete and include required supporting documents. Incomplete applications will not be accepted.

Application Deadline
Applications are due by 5:00 p.m. on the 25th day of the month. When the 25th falls on a weekend or holiday, applications are due the next business day. Complete Applications submitted by the deadline will be heard by the Greater Lowndes Planning Commission (GLPC) approximately four weeks following the application deadline and by the City Council approximately six weeks following the deadline. For example, an application submitted on March 25th will be heard at the April Planning Commission meeting and the May City Council meeting.

Application Submission
Return one copy of this completed application and all supporting documents to:

City of Lake Park Zoning
120 N. Esso St.
Lake Park, GA 31636

Application Public Hearings
Applications will be appear before the GLPC for a recommendation at their regular meeting held the last Monday of each month at 5:30 p.m. at the Lowndes County Board of Commissioners Building (325 W. Savannah Avenue). Applications will appear before the City Council for a final decision at their regular meeting held the last Tuesday of each month.

Application Representation
The applicant or authorized representative should attend the public hearing to support the Application and answer any questions.

PROPERTY INFORMATION

PROPERTY ADDRESS (OR GENERAL LOCATION DESCRIPTION IF NO ADDRESS ASSIGNED):
JUST WEST & SOUTH OF 1450 WEST MARION AVE

TAX MAP/PARCEL ID#: 02234 005 ACREAGE: _____

CURRENT ZONING: R-15 PROPOSED ZONING: C-C

FUTURE DEVELOPMENT MAP "CHARACTER AREA" DESIGNATION:
ESTABLISHED RESIDENTIAL

EXISTING USE: VACANT

PROPOSED USE: UNSURE BUT WANTS TO MATCH SURROUNDING ZONING

DATE OF REQUIRED PRE-APPLICATION MEETING: 2/22/2023

DOES THE PROPOSED USE TRIGGER A DEVELOPMENT OF REGIONAL IMPACT?
 YES NO

DOES THE PROPOSED USE REQUIRE A CONDITIONAL USE PERMIT? IF YES, ATTACH APPLICATION
 YES NO

DOES THE PROPERTY REQUIRE ANNEXATION? IF YES, ATTACH PETITION
 YES NO

HAS THE PROPERTY BEEN DENIED A ZONING CHANGE IN THE PAST 12 MONTHS?
 YES NO

HAS ANY PUBLIC HEARING BEEN HELD REGARDING THE PROPERTY IN THE PAST 3 YEARS?
 YES NO IF YES, DESCRIBE: _____

COMPREHENSIVE PLAN CONSISTENCY

Pursuant to the City of Lake Park Zoning Ordinance, no amendment to the Official Zoning Map shall permit a zoning district except in accordance with the districts permitted for each Character Area depicted on the Future Development Map (in the Comprehensive Plan) applicable to the property for which the amendment would apply. If the Character Area is inconsistent, the applicant must first obtain an appropriate amendment to the Comprehensive Plan in order to make this application request eligible for submission.

Is the requested zoning district consistent with the designated Character Area as depicted on the Future Development Map of the Comprehensive Plan? YES NO

Zoning Change Questionnaire

The Lake Park Zoning Ordinance states that in order to promote the public health, safety, morality and general welfare of citizens against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making zoning decisions. The applicant is encouraged to respond to these questions to gain understanding as to why rezoning requests may or may not be approved. *[Attach additional sheets as necessary.]*

1) Please provide a narrative description of the intent of the proposed amendment and the intended timing and phasing of development.

THESE ARE SMALL LEFT OVER LOTS THAT WILL BE VERY DIFFICULT FOR DEVELOPMENT. MORE THAN LIKELY THEY WILL BE PURCHASED BY THEIR ADJONER

2) How will the proposed zoning change impact the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, drainage, parks, schools, solid waste and emergency medical facilities?

THERE WILL BE NO IMPACT TO PUBLIC FACILITIES

3) How will the proposed zoning change impact the natural environment, including trees, water bodies, and water quality?

AT THIS TIME THERE IS NO FUTURE DEVELOPMENT ANTICIPATED.

4) How will the proposed zoning change result in an orderly and logical development pattern?

THE PROPOSED ZONING CHANGE IS IN PLACE TO MATCH THE SURROUNDING ZONINGS. THE CURRENT ZONING IS OUT OF PLACE

9) Is the proposed rezoning in conformity with the policy and intent of the Comprehensive Plan?

YES, IT WILL MATCH SURROUNDING ZONINGS

10) What existing or changing conditions affecting the use and development of the property support grounds for either approval or disapproval of the proposed rezoning?

THE CURRENT ZONING IS OUT OF PLACE

11) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (wetlands, floodplain, groundwater, air quality, etc.)?

THERE WILL BE NO IMPACT TO THE ENVIRONMENT

12) Will the proposed rezoning constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public?

NO

Adjacent Property Owners <i>Attach Additional Pages as Necessary</i>	
List all current owners of properties located immediately adjacent to, or directly across the street or railroad right-of-way from, the subject property. This information may be obtained from the Lowndes County Tax Assessor's office: (229.671.2540 or http://qpublic.net/ga/lowndes/). The accuracy and completeness of this information shall be the responsibility of the applicant.	
Map and Parcel Number	Property Owner Name and Mailing Address
1) 0199 209	JERRY COLBETT 173 AUSTIN ROAD LAKE PARK, GA 31636
2) 0199 210	PRIDEFAM BUSINESS VENTURES 3406 NORTH VALDOSTA RD VALDOSTA GA 31602
3) 0199 211	DISCOUNT FLOORING COMPANY 172 JOHNSTON ROAD LAKE PARK, GA 31636
0199 267	CARVIN & JULIE BARRETT 6099 OLD LAKE PARK ROAD LAKE PARK GA 31636
5) 0199 212	ROBERT REGISTER 1392 REGISTER ROAD ADEL GA 31620
7)	
8)	
9)	
1)	

APPLICATION CHECKLIST

Supporting Documents: The following list of supporting documents must be submitted with this application. Only one (1) copy of each supporting document is necessary. Only *complete* applications will be accepted.

- Letter of Authorization:** If Applicant is not the current Property Owner or is one of multiple Owners, a notarized Letter from the Owner(s), including their phone number and address, authorizing the applicant to act on their behalf.
- Boundary Survey:** (No larger than 11 X 17) mechanically drawn and prepared by a professional engineer, landscape architect, or land surveyor registered in the State of Georgia. Drawing shall be at a scale of 1" = 100' or other scale acceptable to the Planning and Zoning Administrator, and shall include the following:
 - North arrow and graphic scale.
 - Inset map or location sketch depicting nearby roads or landmarks, etc.
 - Land Lot and Land District notation.
 - Acreage (or sq. footage) of the subject property.
 - Dimensions and bearings along all property lines.
 - Base flood lines or a note that the property is not within a flood zone.
 - Street names and right-of-way dimensions of abutting streets.
 - Preparer's signature and seal.
- Metes and Bounds legal description of property**
- Conceptual Site Plan:** An existing or proposed conceptual site plan (no larger than 11 x 17) of the subject property mechanically drawn at a scale of 1" = 100', or other scale acceptable to the Planning and Zoning Administrator, and shall include the following:
 - Name of the existing or proposed development, applicant or owner.
 - Date of drawing and revisions as applicable.
 - Existing and proposed site improvements including all buildings and structures with usages, roadways with right-of-way dimensions and names, and other improvements relative to the development.
 - Existing and proposed natural features, including streams and other water resources.
 - Any additional required information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development.
- Conditional Use Application** *(If Applicable)*
- Annexation Application** *(If Applicable)*

Questions may be directed to Clerk, City of Lake Park
 Email: clerk@cityoflakeparkga.com | Phone: (229) 559-7470 | Fax: (229) 559-7499
 120 N. Essa St., Lake Park, GA 31636

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a site visit and authorize staff of the Planning and Zoning office or their designee to enter and inspect the premises which are the subject of this application. I also understand that this application will require public hearings by the Greater Lowndes Planning Commission and the Lake Park City Council.

Signature of Applicant: _____

Date: 4/21/23

TRACT 1

All that tract or parcel of land situate, lying and being in Land Lot 79 of the 16th Land District, City of Lake Park, Lowndes County, Georgia, and being more particularly described as follows:

For a Point of Beginning, start at the Northwest corner of that certain tract recorded in Plat Book 27 Page 155; run thence S 00°51'49" W a distance of 367.99' to a point; thence S 75°31'23" W a distance of 149.73' to a point; thence with a curve turning to the right, an arc length of 304.56', a radius of 605.00', a chord bearing of S 89°56'40" W, and a chord length of 301.35' to a point; thence N 75°38'04" W a distance of 195.82' to a point; thence N 11°18'17" W a distance of 367.83' to a point; thence N 78°41'19" E a distance of 66.85' to a point; thence with a curve turning to the right, an arc length of 653.76', a radius of 1,464.52', a chord bearing of S 88°31'23" E, and a chord length of 648.34' to a point; and being the Point of Beginning. Said tract having an area of 6.66 acres.

TRACT 3

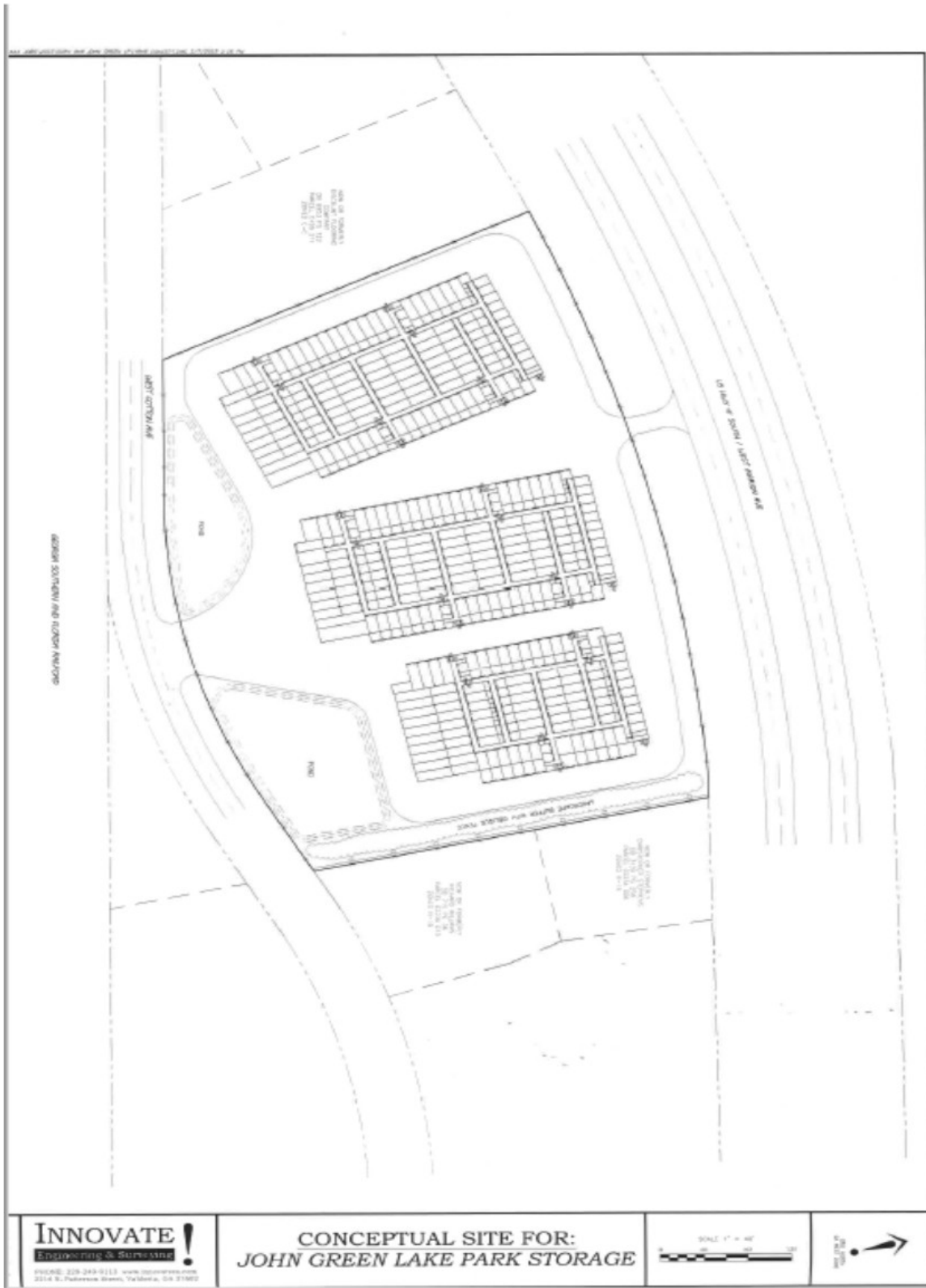
All that tract or parcel of land situate, lying and being in Land Lot 79 of the 16th Land District, City of Lake Park, Lowndes County, Georgia, and being more particularly described as follows:

For a Point of Beginning, start at the Southeast corner of Tract "B" recorded in Plat Book 32 Page 313; run thence N 78°44'07" E a distance of 208.55' to a point; thence S 11°18'17" E a distance of 98.95' to a point; thence N 75°53'21" W a distance of 230.89' to a point and being the Point of Beginning. Said tract having an area of 0.24 acres.

TRACT 4

All that tract or parcel of land situate, lying and being in Land Lot 79 of the 16th Land District, City of Lake Park, Lowndes County, Georgia, and being more particularly described as follows:

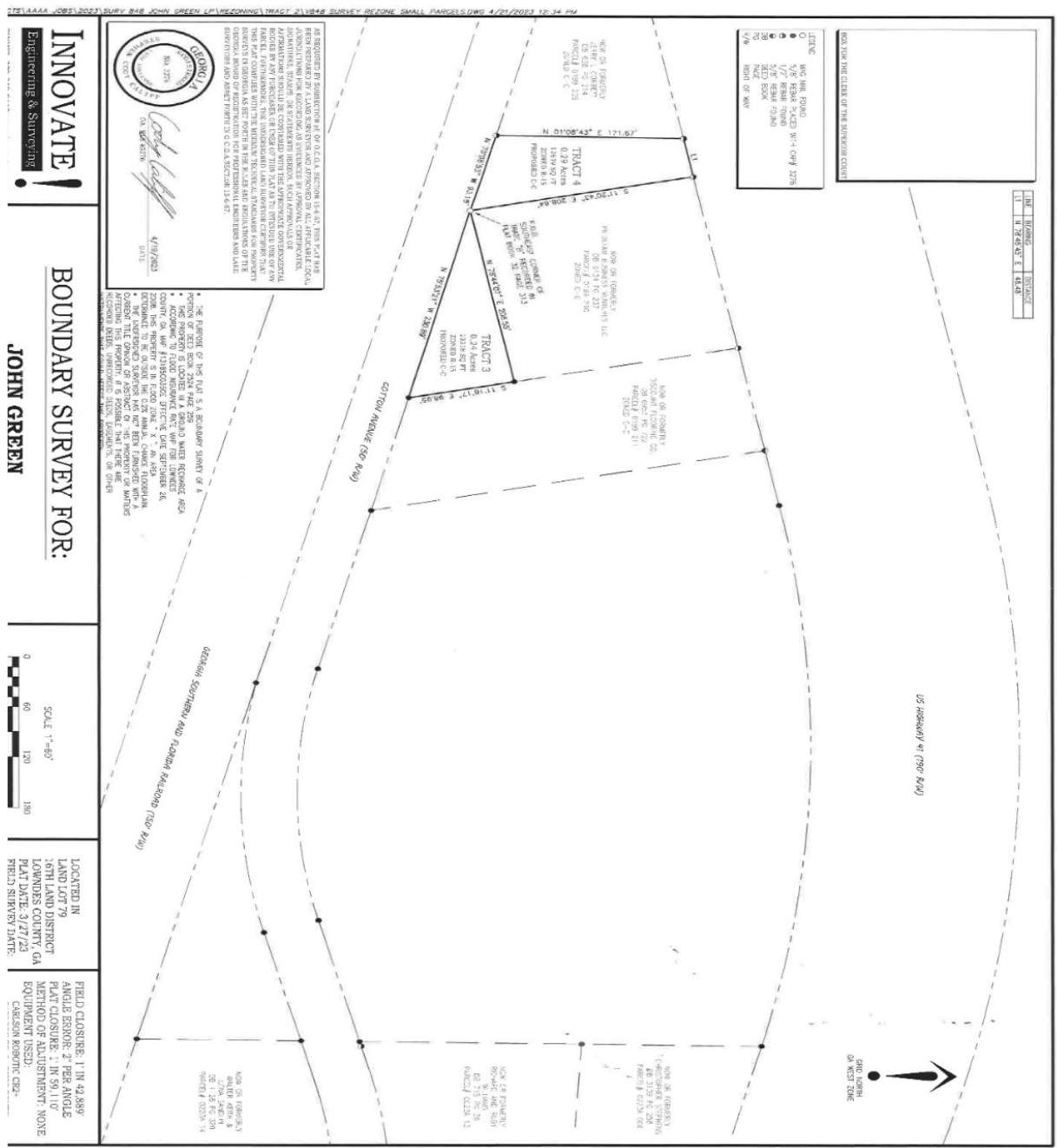
For a Point of Beginning, start at the Southeast corner of Tract "B" recorded in Plat Book 32 Page 313; run thence N 75°08'53" W a distance of 93.18' to a point; thence N 01°08'43" E a distance of 171.67' to a point; thence N 78°46'45" E a distance of 46.48' to a point; thence S 11°20'43" E a distance of 208.64' to a point and being the Point of Beginning. Said tract having an area of 0.29 acres.



INNOVATE
Engineering & Surveying
PHONE: 229-249-9111, www.innovateeng.com
3214 S. Patterson Street, Tallahassee, FL 32305

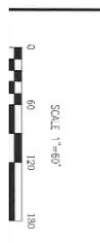
**CONCEPTUAL SITE FOR:
JOHN GREEN LAKE PARK STORAGE**





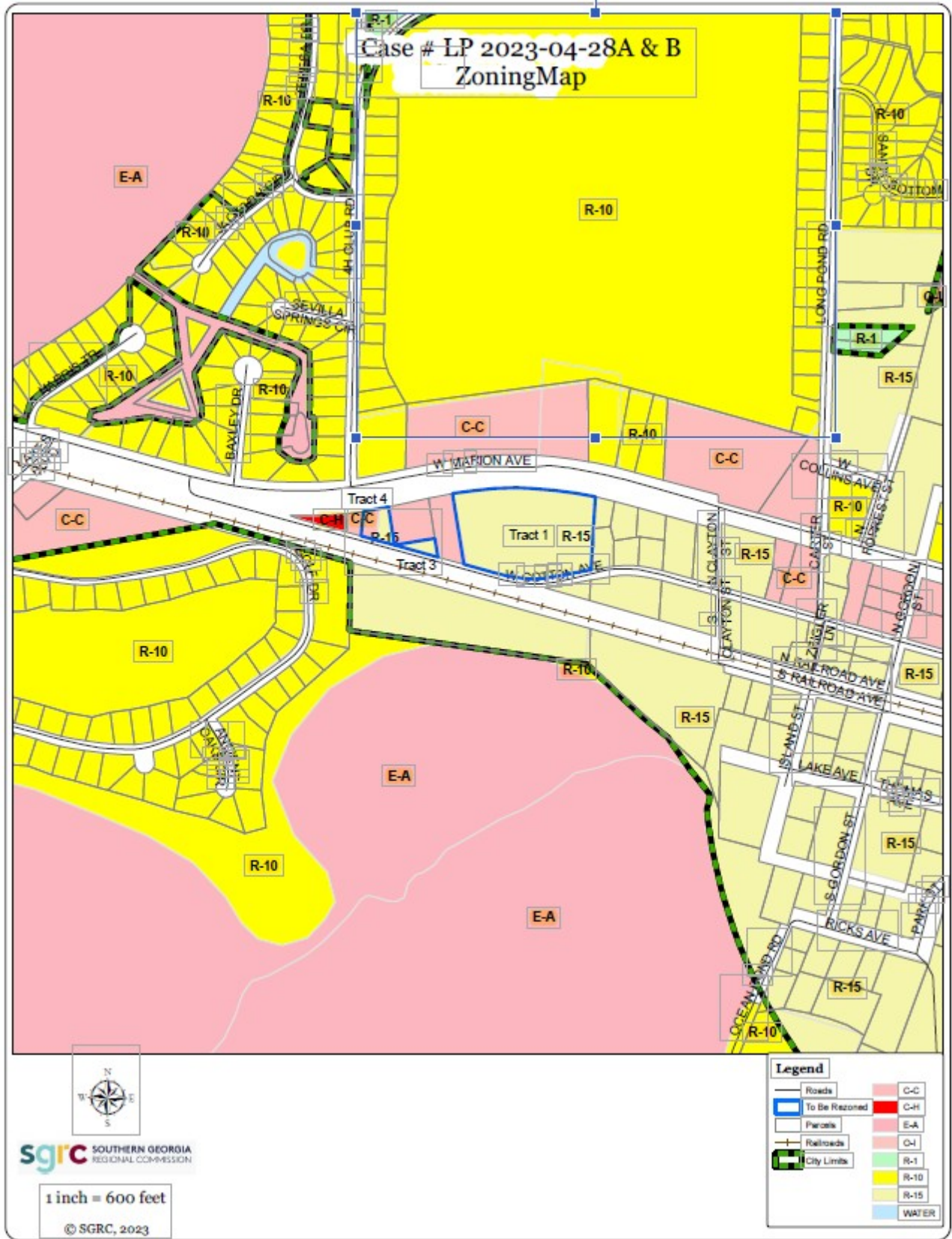
INNOVATE
Engineering & Surveying

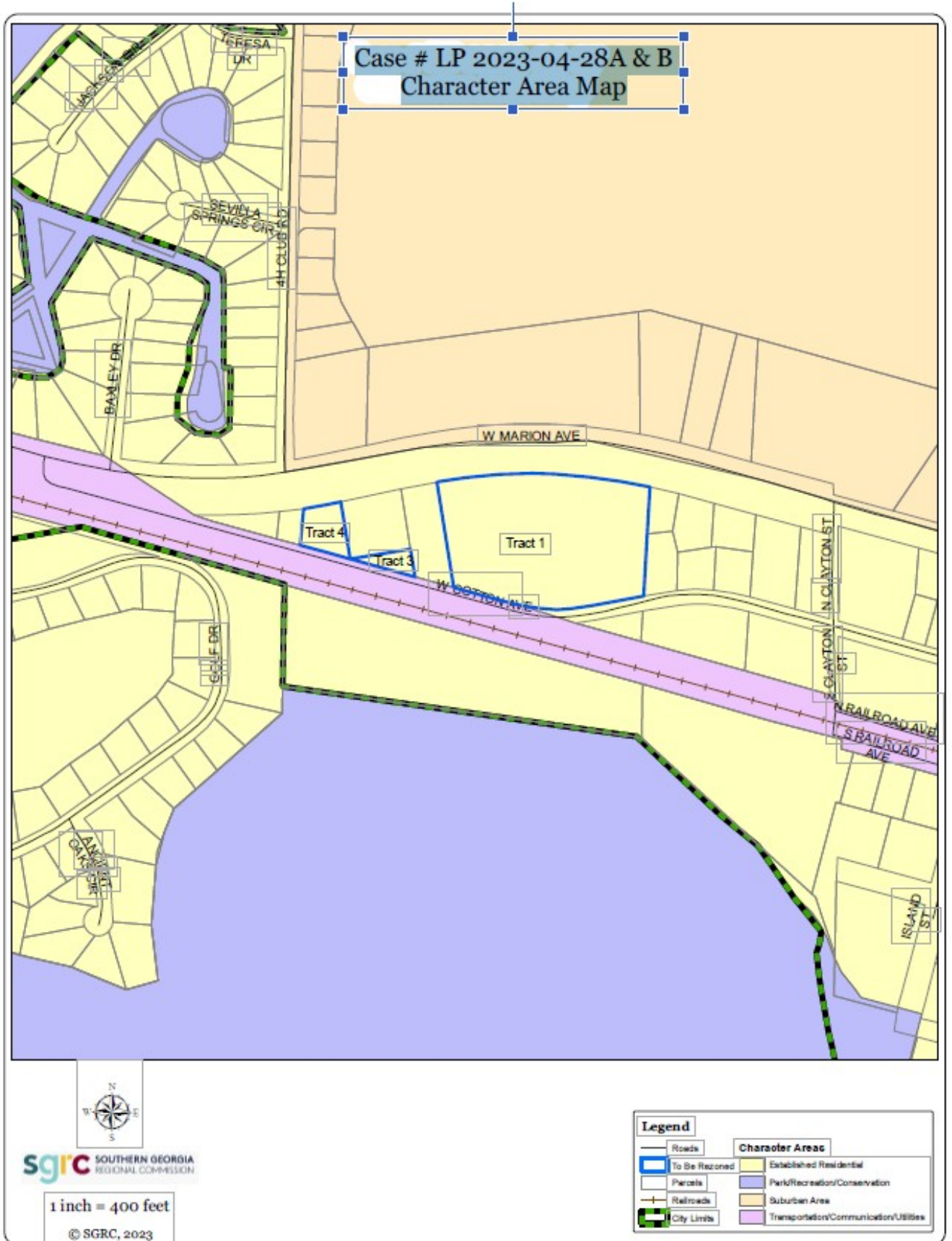
BOUNDARY SURVEY FOR:
JOHN GREEN



LOCATED IN
LAND LOT 79
16TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 3/27/25
FIELD SURVEY DATE:

FIELD CLOSURE: 1" IN 42,899'
ANGLE ERROR: 3" PER ANGLE
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARSON ROBOTIC CIP2





BUFFER REQUIREMENTS

3-15 Buffer Yard Requirements. Buffer yards shall be required along the side and rear yards of the proposed development wherever the proposed development abuts a different existing or permitted use. The existing use of the adjacent property's zoning classification shall determine the type of buffer yard required. The vacant property will not require a buffer.

- a) **Buffer Yard Specifications.** The following tables prescribe buffer yard types and the minimum number of trees and shrubs per 100 linear feet. Where feasible and appropriate, developers are encouraged to exceed these minimum requirements.

New	Existing Development					
	Single-family Subdivision/ Duplex	Multi-family	Office/ Institutional/ Professional	Commercial	Industrial	Recreation
Single/Two-family (new subdivisions only)		C	C	B	B	D
Multi-family	B		D	C	B	D
Office / Institutional / Professional	C	D				
Commercial	B	B				
Industrial	A	A				
Recreation	C	D				

Buffer Component (per 100 linear feet)	Buffer Type			
	A	B	C	D
# Canopy Trees	7	4	3	2
# Understory Trees	11	6	4	4
# Shrubs	50	25	20	20
Buffer Width	40	20	15	10

A minimum of 50% of all canopy trees and 75% of all understory trees and shrubs shall be evergreen vegetation. Upon maturity, buffer yards shall not contain any unobstructed openings more than 10 feet in width.

b) Location. Buffer yards shall be located on the lot or parcel's side and rear yard and extend inward from the parcel boundary line for the required depth. Buffer yards shall not be located in any portion of an existing or dedicated public right-of-way or private street or stormwater detention/retention area. Buffer yards shall not be used for any parking or loading purposes, nor contain any structures. Only approved driveways and pedestrian pathways may encroach into a required buffer yard.

c) Existing Vegetation. Existing vegetation may be retained and used to meet buffer requirements. In the event existing vegetation does not satisfy buffer requirements, it shall be supplemented with additional plantings. Proposed plant materials shall be grouped or massed to achieve a natural-looking and unified buffer.

d) Maintenance. The entire buffer yard shall be maintained as a green open space. Maintenance of a required buffer yard shall be the responsibility of the property owner or any consenting grantee. If the plant materials die, they shall be replaced within 60 days.

e) Supplemental Fencing. For all buffer types, buffer yard depths may be reduced up to 50%, and planting requirements may be reduced up to 25% in exchange for an opaque fence or solid wall between the height of 6 feet and 8 feet being erected along the property line where buffer yards are required. Such fence or wall shall consist of durable materials, be built to last at least ten years with minimum maintenance, and be upright and aligned to achieve an aesthetically pleasing appearance.

3-16 Screening of Service Areas within 100 Feet of Public Street. Any service area, loading area, refuse, or storage area between a principal building and a public street, being visible from said street, and lying within 100 feet of said street, shall be screened from view from the public street. This screening shall consist of a durable masonry wall or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties. Such fences and walls shall be at least 5 feet in height, but no greater than 8 feet in height, measured from

the ground along the common lot line of the adjoining properties. Hedges of comparable natural plantings shall be of such variety that an average height of at least 6 feet could be expected by average growth within or no later than three years from the time of planting.

3-17 Screening Required (Buffers). Wherever this ordinance requires screening, a durable masonry wall or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties, shall be provided. Such fences and walls shall be at least 6 feet in height, but no greater than 8 feet in height, measured from the ground along with the expected standard lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least 6 feet could be expected by average growth within or no later than three years from the time of planting.

3-18 Side and Rear Yards Not Required Next to Railroad. Within any non-residential district, side yards and rear yards shall not be required adjacent to railroad rights-of-way.

3-19 Substandard Lots of Record. Any lot of record existing at the time of the adoption of this ordinance, which has an area or a width that is less than required by this ordinance, shall be subject to the following exceptions and modifications:

3-19.1 Lot Not Meeting Minimum Lot Size Requirements: In any district, any lot of record existing at the time of the adoption of this ordinance which has an area or a width that is less than that required by this ordinance may be used as a building site for a structure or other use permitted in that zone; provided, however, that the same yard, setback, open space, and other dimensional requirements are met that would be required for a standard lot.

3-20 Modification of Side-yard Requirements. When a lot of records has a width less than the frontage required in the district in which it is located, and said lot could not be increased in width as provided in Section 3-17, then the Zoning Administrator or designated official shall be authorized to reduce the side yard requirements for such lot; provided, however, that the side yards shall not be reduced to less than 8 feet.

