



GLPC AGENDA ITEM # 6

SEPTEMBER 25, 2023

Rezoning Request by St Augustine Road Church of Christ File #: VA-2023-13

St Augustine Road Church of Christ is requesting to rezone 2.64 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 713 North St Augustine Road, which is along the east side of the road immediately north of Hightower Creek and 250 feet south of the intersection with Harmon Drive. The property currently contains a well-established church facility, which is a permitted use in C-H zoning and requires a CUP in R-10 zoning.

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. It should be noted that R-10 is not a compliant zoning district within the CAC Character Area (not intensive enough).

The property has been developed and utilized as a church for more than 50 years, and there are no immediate plans for change. However, the church is contemplating the possibility to expand their facility in the future or perhaps to increase its marketability for commercial redevelopment. Commercial zoning would be beneficial under either scenario.

The subject property is located within what is now a well-established commercial corridor along North St Augustine Road. As such, the surrounding zoning patterns in the area are dominated by mostly C-H zoning along the corridor itself, with R-10 zoning for the residential area behind the subject property. The surrounding land uses follow the same general pattern as the zoning. However, the redevelopment trends in the area have been for a slow expansion of 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. There was also the recent rezoning of the adjacent vacant property to the north, for a proposed car wash facility. Even with no immediately-proposed changes to the subject property, it should be underscored that the existing R-10 zoning is not consistent with the Character Area nor is it consistent with a well-established commercial corridor. Therefore, the proposed rezoning of this property will help further a more consistent zoning pattern for the area, and help facilitate possible development/redevelopment of the subject property in the future.

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 / Owner:	St Augustine Road Church of Christ		
Request:	Rezone from R-10 to C-H		
Property General Information			
Size & Location:	One (1) parcel totaling 2.64 acres located along the east side of North St Augustine Road, immediately north of Hightower Creek and 250 feet south of the intersection with Harmon Drive.		
Street Address:	713 North St Augustine Road		
Tax Parcel ID:	Map # 0084A Parcel 015	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Church
	Proposed:	C-H	Church
Adjacent Property:	North:	C-H	Vacant commercial (proposed car wash)
	South:	C-N	Vacant (wooded, creek floodplain)
	East:	R-10	Residential
	West:	C-H	"Valdosta Mall Corners" (shopping center)
Zoning & Land Use History	This property has been zoned R-10 for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	No delineated jurisdictional wetlands on the property, but some wetlands may exist immediately along Hightower Creek.	
	Flood Hazards	Located outside the official FEMA designated 100-year floodplain, but some flooding hazards may exist immediately along Hightower Creek	
	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 North St Augustine Road		
Transportation:	North St Augustine Road (Principal Arterial)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.70 miles to the south. The nearest City fire hydrant is along North St Augustine 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.

(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?.	
Applicant:	Yes...
Staff:	Yes, the proposal is consistent with the surrounding zoning patterns.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	It will not adversely affect it. It actually will make it consistent with the zoning of adjacent properties.
Staff:	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
Applicant:	No.
Staff:	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
(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 ?.	
Applicant:	No.
Staff:	No significant adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	Yes
<i>Staff:</i>	Yes, C-H 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 ?	
<i>Applicant:</i>	Again, the rezoning will make it consistent with surrounding properties in this retail corridor..
<i>Staff:</i>	All of the redevelopment trends in the area have been for either commercial or high-density residential development
(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...) ?	
<i>Applicant:</i>	No adverse impacts will be taking place
<i>Staff:</i>	No significant adverse impacts. Any new development/redevelopment of the property will need to comply with all applicable modern development standards which have environmental protective measures built-in.
(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 ?	
<i>Applicant:</i>	No.
<i>Staff:</i>	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 on any of these cases at this time

Fire:: < No comments received >

Building Plan Review: No comments or concerns

Police: < No comments received >

Landscaping: Future development will require compliance with LDR Chapter 328

Public Works: No New building(s) may require sanitation facilities

Utilities: < No comments received >.

Attachments:

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

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Zoning Location Map

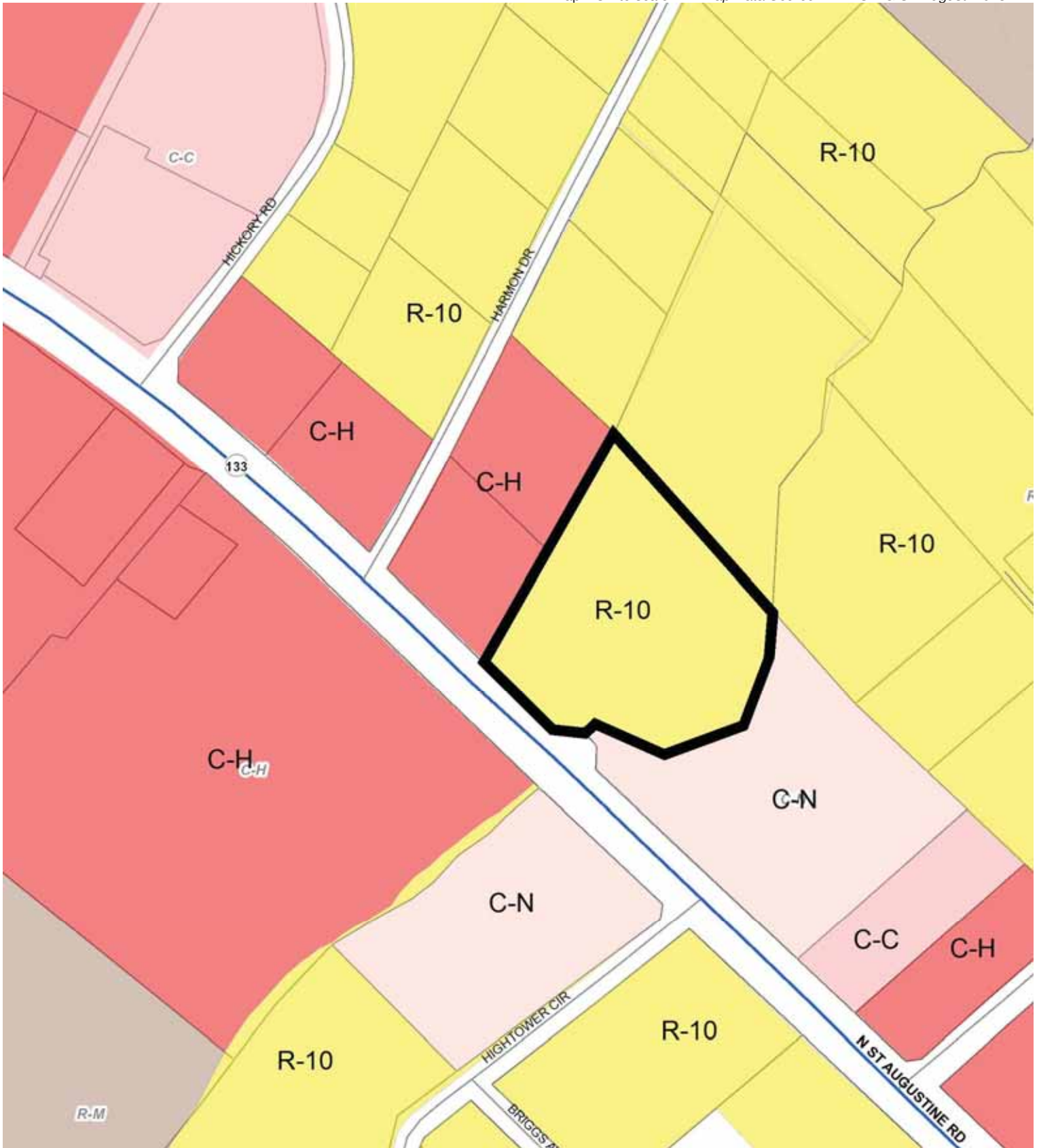


St Augustine Road Church of Christ
Rezoning Request

713 North St Augustine Road
Tax Map # 0084A Parcel # 015

Current Zoning: R-10

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



VA-2023-13

Future Development Map

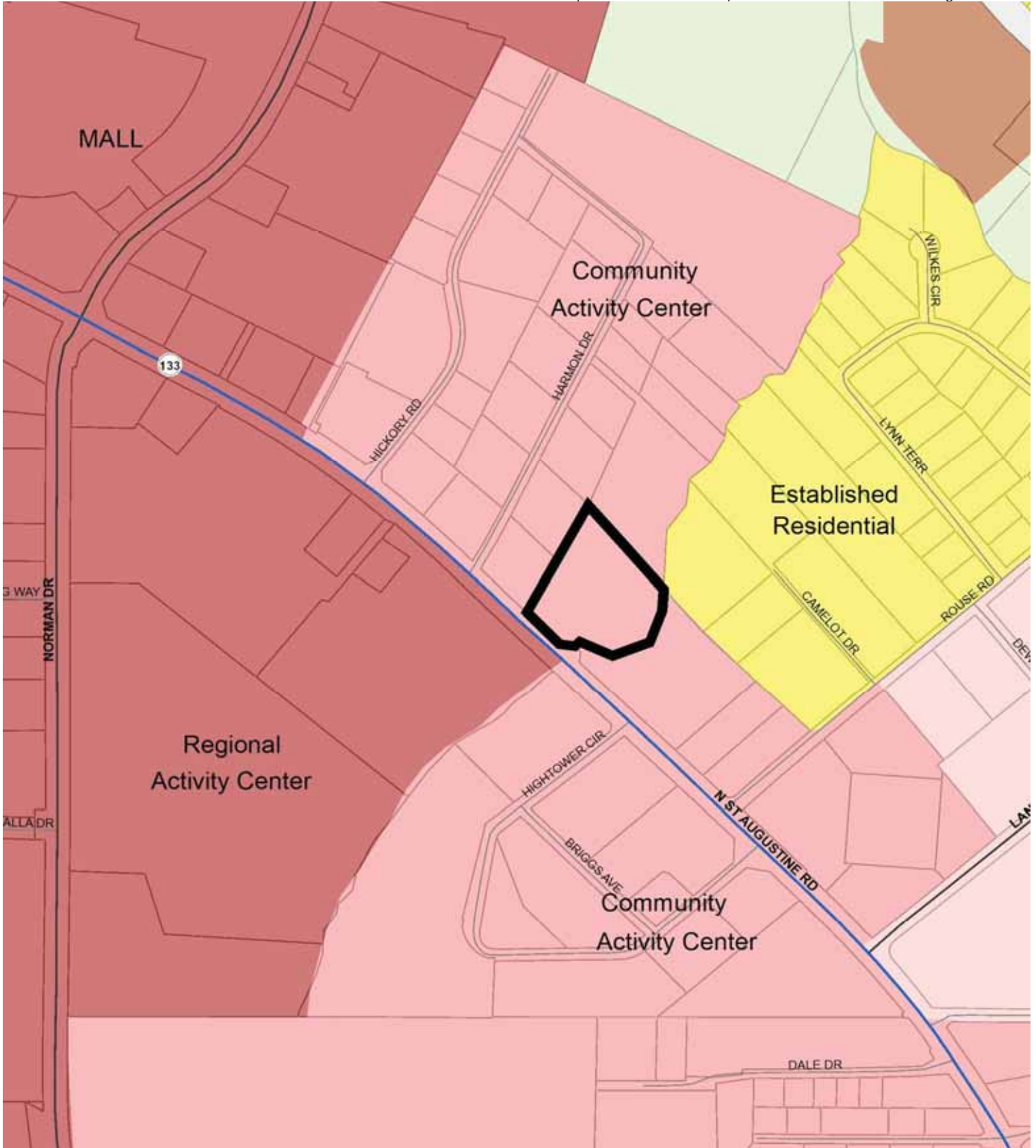


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Aerial Location Map



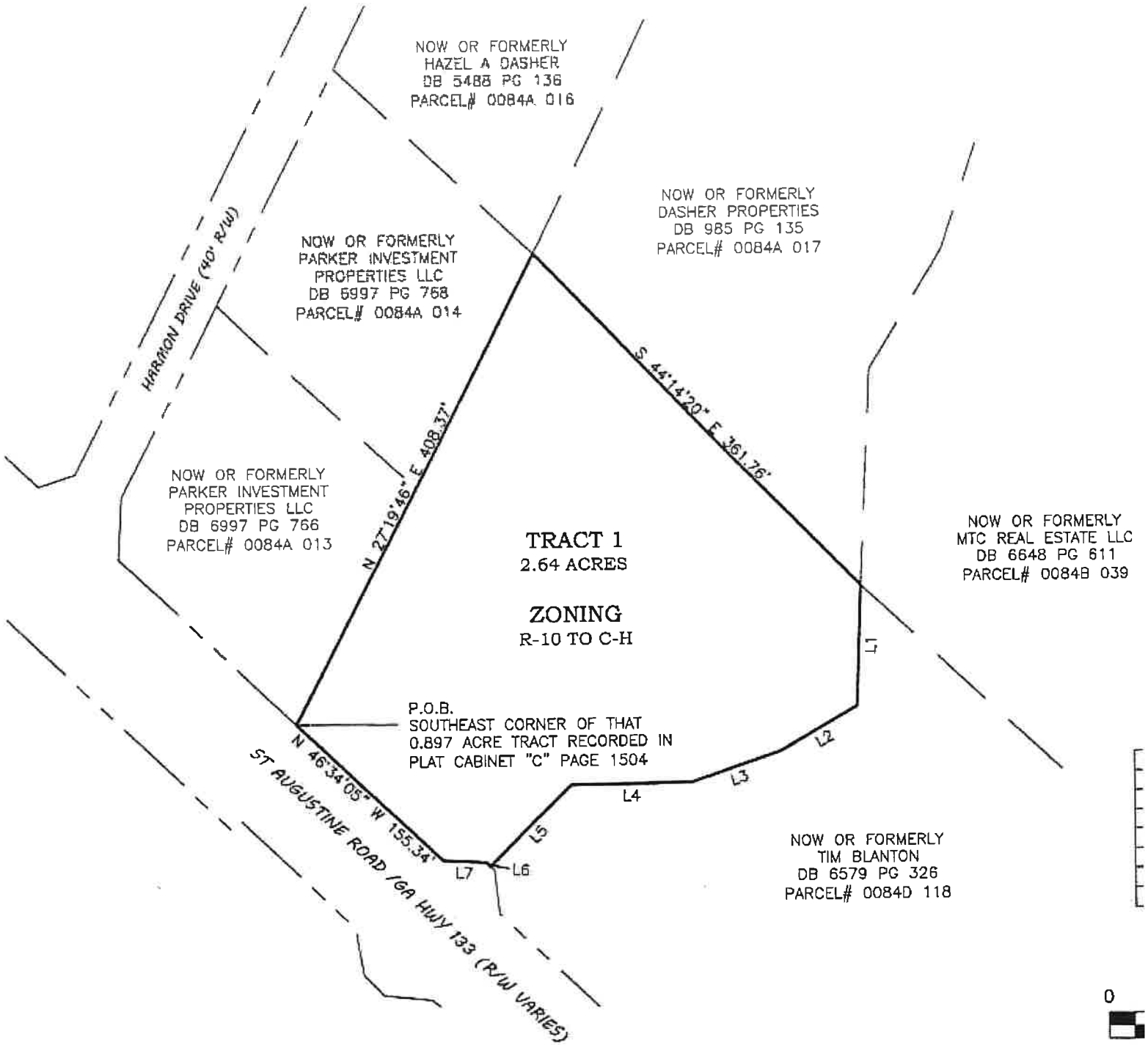
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Aerial Imagery: ~ 2021

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REZONING SURVEY FOR:

ST AUGUSTINE ROAD CHURCH OF CHRIST