



GLPC AGENDA ITEM # 3

OCTOBER 30, 2023

Rezoning Request by Hickory Heights LLC File #: VA-2023-16

Hickory Heights LLC is requesting to rezone a total of 2.52 acres from Single-Family Residential (R-10) to Multi-Family Residential (R-M). The subject properties are located at 802 Harmon Drive, 1501 Hickory Road and 1509 Hickory Road. These are along the south side of the road, between 500 and 1,200 feet east of North St Augustine Road. The applicant is the owner of these properties as well as the property in between (1.79 acres, 1505 & 1507 Hickory Rd) which is already zoned R-M. These properties currently contain several single-family residences as rental property. The applicant is proposing to demolish all of these residences, combine all of these properties together into one tract of land (4.31 acres total), and redevelop the entire property as one apartment complex with 75+ dwelling units.

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. It should be noted that the existing R-10 zoning on the property is “non-compliant” with the CAC Character Area (not intensive enough).

The subject properties are part of a residential neighborhood that was one of the unincorporated “islands” that were annexed by the City in 2006. These properties had R-10 zoning in the County and were given R-10 zoning in the City upon annexation. In the years leading up to its annexation, this area was once dominated by “owner occupied” single-family housing and it was considered a very stable neighborhood. However, this characteristic has since changed to one that is now dominated by rental houses and a large apartment complex in the rear area along Harmon Drive (owned by the applicant). While the neighborhood was still in the county, even some non-residential uses crept in through special approvals in R-10 zoning and there was even a failed neighborhood buyout attempt for a proposed shopping center. Over the past 10 years, the Candlewood Suites hotel has been constructed on property that was rezoned to C-C, and the neighborhood’s “Character Area” has been changed from Transitional Neighborhood (TN) to Community Activity Center (CAC) for the specific purpose of furthering the transition of this neighborhood to an area of higher intensity development. Resulting from this was a 2018 rezoning of the 1.79 acres in between the subject properties, from R-10 to R-M (by an out-of-town developer) for the purposes of developing a separate apartment complex. The plans for that complex were fully reviewed and approved by the City, but the actual construction of the project never commenced. The current applicant later acquired the property, along with the current subject properties, and is simply proposing to combine them all together to develop a larger complex, which will be managed in conjunction with the applicant’s existing complex to the NE.

As an overall future land use pattern for the area, staff continues to believe the majority of properties toward the rear of the neighborhood are very well-suited for multi-family or professional office development. Light commercial development should occur on assembled properties fronting North St Augustine Road. The applicant’s proposal is in keeping with this overall land use projection. The applicant has also informally expressed a desire to continue his redevelopment efforts in the area with future phases of multi-family development that are adjacent to these subject properties and that are based on an overall master plan. Staff finds this encouraging and therefore supports this request.

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:	Hickory Heights LLC		
Request:	Rezone from R-10 to R-M		
Property General Information			
Size & Location:	Three (3) parcels totaling 2.52 acres located along the south side of Hickory Road and Harmon Drive, between 500 and 1,200 feet east of N. St Augustine Road.		
Street Address:	802 Harmon Drive, 1501 Hickory Road and 1509 Hickory Road		
Tax Parcel ID:	Map # 0084A Parcels 030, 031 & 034	City Council District:	3 Councilman Thomas McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-family residences (4)
	Proposed:	R-10	Apartment complex (75+ dwelling units)
Adjacent Property:	North:	R-10	Single-family residential
	South:	R-10, C-C	Single-family residential, Candlewood Suites hotel
	East:	R-10	Mobile home park, single-family residential
	West:	R-10	Single-family residential
Zoning & Land Use History	This property was part of the “annexed islands” (island # 70) which was annexed into the City in 2006. The property had R-10 zoning in Lowndes County, and was given R-10 zoning in the City upon annexation. These properties have been used for single-family residential uses for more than 40 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	There are no wetlands on or near the subject property.	
	Flood Hazards	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer service along Hickory Road & Harmon Drive (8” water, 8” sewer)		
Transportation:	Hickory Road (local street) Harmon Drive (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.6 miles to the south. The nearest fire hydrants are along Hickory Road and 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.

(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...Multi-family residences and commercial development are adjacent to the property.
Staff:	Yes, the proposal zoning is consistent with the overall zoning and land use patterns of the surrounding area.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	It will not. The property will be developed in compliance with the City ordinances and consistent with the neighboring properties..
Staff:	No significant adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
Applicant:	No. It is single-family residential and the majority of the dwellings are beyond their useful economic life.
Staff:	Yes. However, the redevelopment trends in this neighborhood have been for either higher density residential development (multi-family), or for commercial or other non-residential uses
(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. The proposed use will not add any additional burdens or strains to utilities, departments, or local amenities.
Staff:	No significant adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes, the proposed use conforms and compliments the Plan.
Staff:	Yes, the proposed R-M zoning is compliant with the Community Activity Center (CAC) character area designation.
(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 ?	
Applicant:	Demolition of existing structures are proposed, and new construction of a multi-family complex with amenities to service the residents. Multi-family housing is needed in this area to accommodate the growing demand in Valdosta.
Staff:	Yes. Recent redevelopment trends in the area have been for either higher-density residential development (multi-family), or for commercial or other non-residential uses --- such as the recently-constructed 4-story hotel diagonally across the street
(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...) ?	
Applicant:	It will improve the natural environment by removing septic tanks and utilizing City services. The properties have minimal vegetation and trees currently. The new development will bring additional trees and landscape.
Staff:	No impact.
(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 ?	
Applicant:	No it will not.
Staff:	The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 218-13 Supplemental Use Standards (V) Multi-Family dwellings

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.

- (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
- (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

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 regarding rezoning, but comments may arise during the plan review approval process.

Fire:: Upon future development, the Fire Dept will be requesting site plans and floor plans for review

Landscaping: Upon development, the site must comply with LDR Chapter 328.

Public Works: No comments

Police: No issues or concerns.

Building Plan Review: < No comments received >

Utilities: < No comments received >

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Boundary Survey
 Conceptual Site Plan
 Building Elevations

VA-2023-16

Zoning Location Map

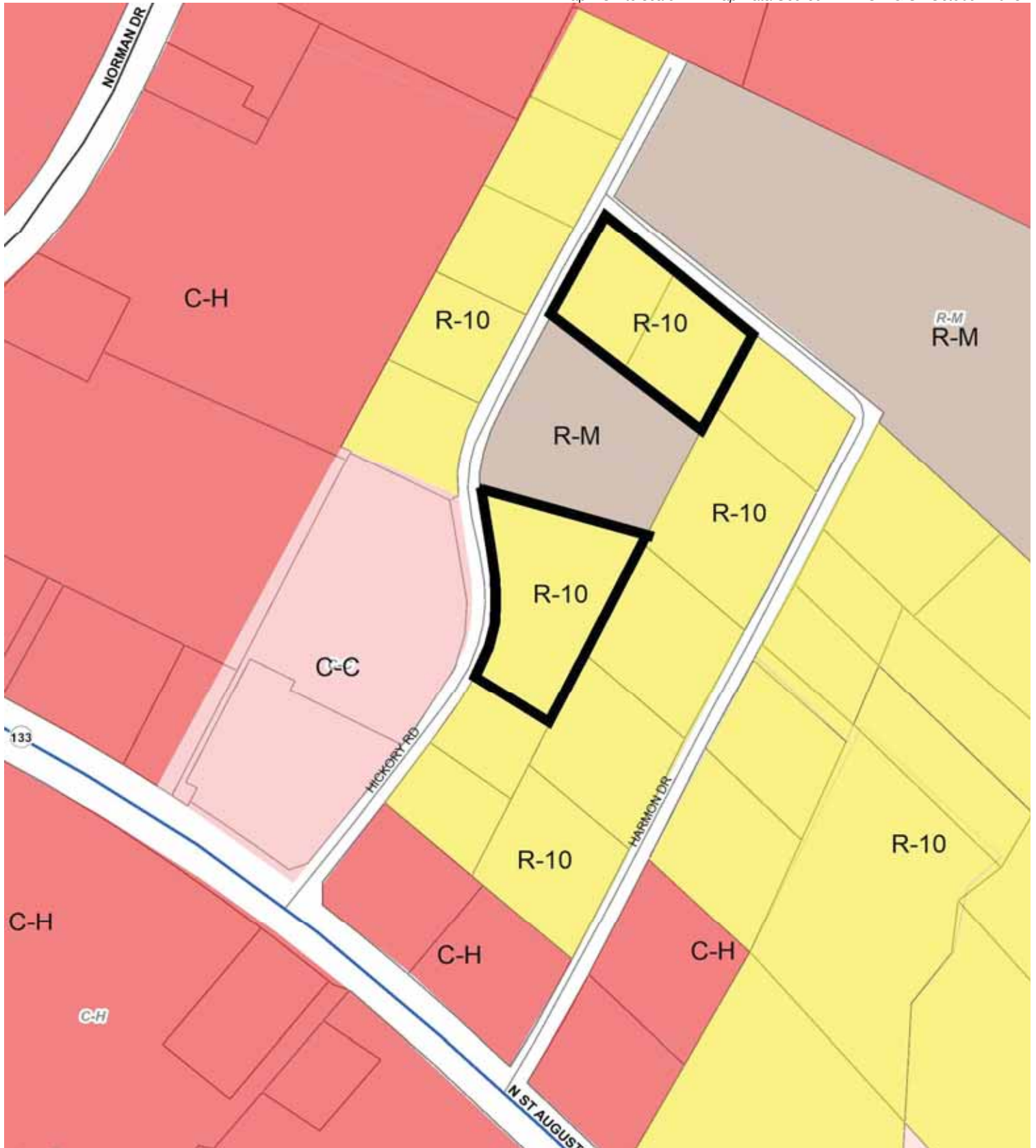


Hickory Heights LLC
Rezoning Request

1501 & 1509 Hickory Road, 802 Harmon Drive
Tax Map # 0084A Parcels # 030, 031, 034

Current Zoning = R-10

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



VA-2023-16 Future Development Map

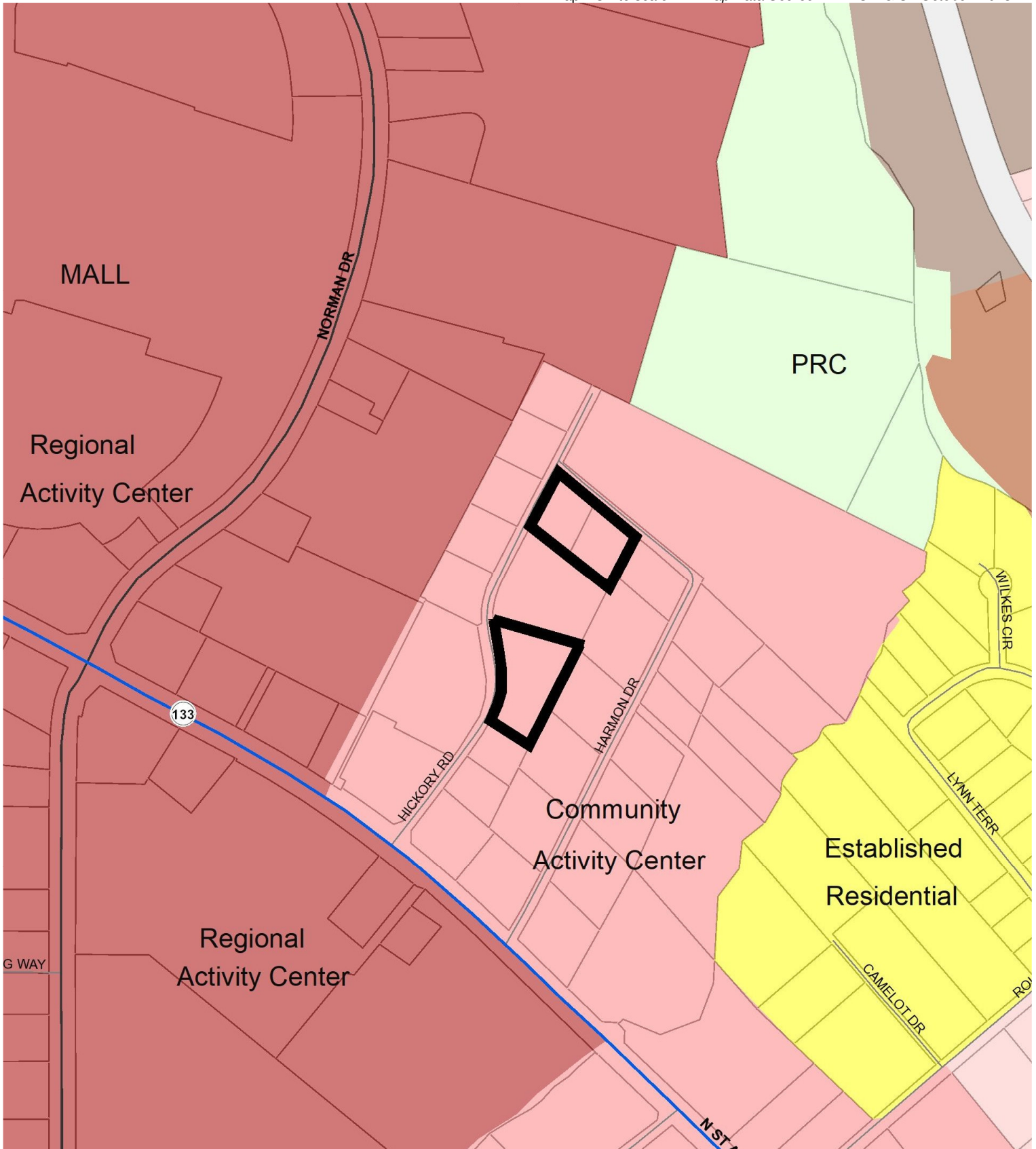


Hickory Heights LLC
Rezoning Request

1501 & 1509 Hickory Road, 802 Harmon Dr.
Tax Map # 0084A Parcels # 030, 031, 034

Character Area = CAC

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



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Aerial Location Map



**Hickory Heights LLC
Rezoning Request**

1501 & 1509 Hickory Road, 802 Harmon Drive
Tax Map # 0084A Parcels # 030, 031, 034

Aerial Imagery ~ 2021

** Map NOT to scale

Map Data Source: VALOR GIS October 2023



REZONING SURVEY FOR:
HICKORY HEIGHTS

LYING AND BEING IN
LAND LOT 15 OF THE 11TH LAND DISTRICT,
CITY OF VALDOSTA, LOWNDES COUNTY, GA

DATE: SEPTEMBER 15, 2023



GRAPHIC SCALE : 1 INCH = 60 FT.

NOT TO BE RECORDED

THIS IS NOT A PLAT OF SURVEY
- IT IS COMPILED FROM VARIOUS
MAPS. THEREFORE THIS MAP DOES
NOT MEET THE GEORGIA PLAT ACT
AND IS NOT TO BE RECORDED OR
USED FOR CONVEYANCE OF TITLE.

GRID

HICKORY ROAD (33' R/W)
AS PER PLAT BOOK A, PG. 74
N 11°28'35" W 167.93'
N 12°27'40" E 123.83'
5/8" IPF / BENT

TRACT 1
1.300 ACRES

TAX PARCEL 0084A 034
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

N OR F PROPERTY OF
TERRY L BENNETT
PARCEL NO. 0084A 035
DEED BOOK 5687, PG. 86
PLAT BOOK 6, PG. 279

N OR F PROPERTY OF
DASHER PROPERTIES LP
PARCEL NO. 0084A 026
DEED BOOK 1744, PG. 0308
PLAT BOOK 5, PG. 265

N OR F PROPERTY OF
VANCE W FOURAKER
PARCEL NO. 0084A 027
DEED BOOK 5262, PG. 5
PLAT BOOK 5, PG. 265

N OR F PROPERTY OF
TERRY L BENNETT
PARCEL NO. 0084A 028
DEED BOOK 5705, PG. 291

TRACT 3
0.897 ACRES

TAX PARCEL 0084A 032
(AREA TO THE SOLID BOLD LINES)
ZONED: R-M

TRACT 4
0.609 ACRES

TAX PARCEL 0084A 031
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

TRACT 5
0.609 ACRES

TAX PARCEL 0084A 030
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

N OR F PROPERTY OF
TERRY L BENNETT
PARCEL NO. 0084A 029
DEED BOOK 5548, PG. 122
PLAT BOOK 6, PG. 159

ZONING NOTES:

THE SUBJECT PROPERTY IS
ZONED R-M (MULTI-FAMILY
RESIDENTIAL) & R-10
(SINGLE-FAMILY RESIDENTIAL)

THE PROPOSED ZONING IS R-M
(MULTI-FAMILY RESIDENTIAL)

MINIMUM BUILDING SETBACKS
FOR R-M:

FRONT - 15' FEET
SIDE - 8'/15' FEET
REAR - 25' FEET

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X"
ZONE, WHICH IS DESIGNATED AS "AREAS
DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN", ACCORDING
TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAP
13185C0205E, DATED 09/26/08.



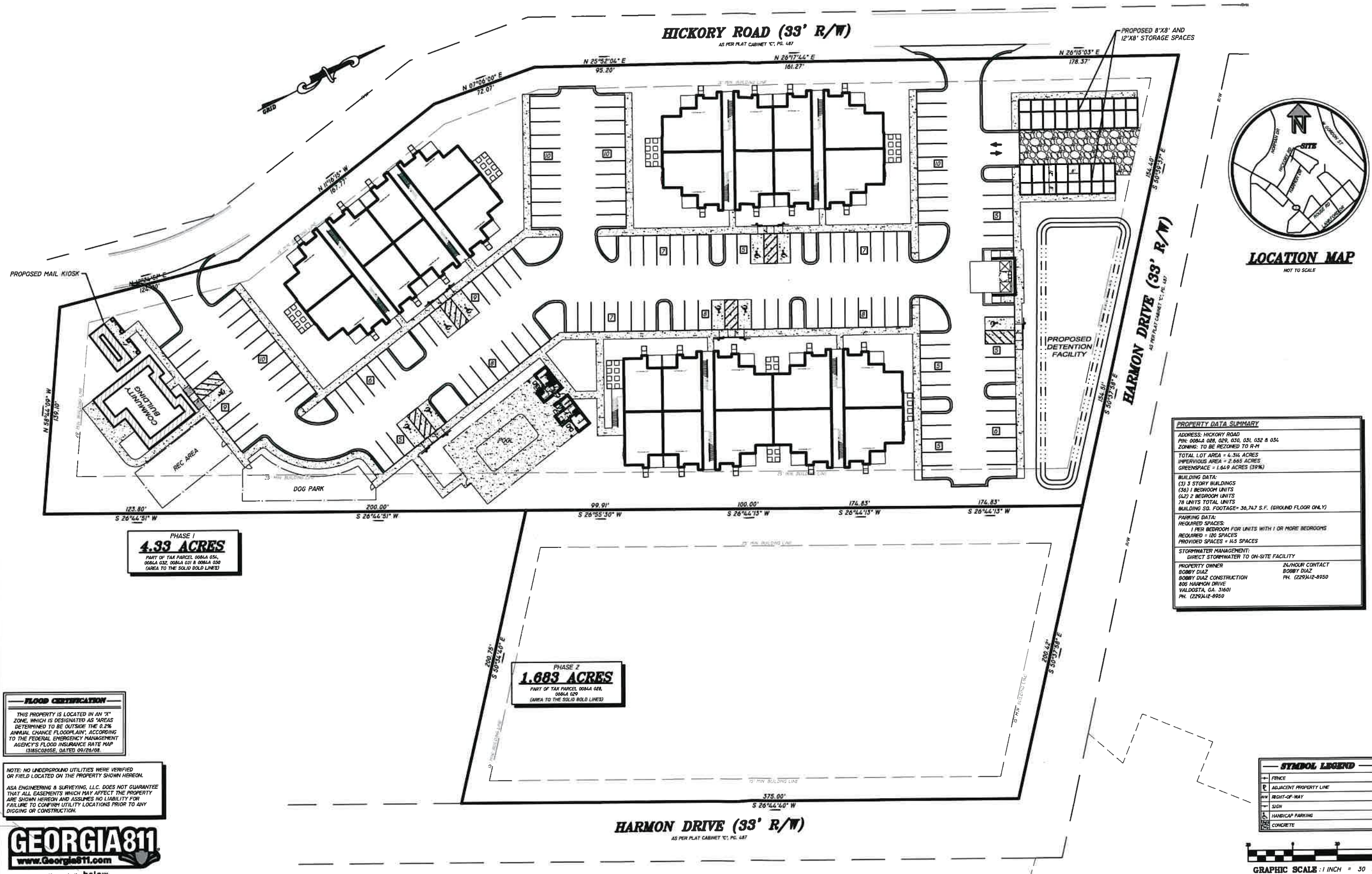
09/15/23
DRAWN BY: ALH
6123 REZONING.DWG

**ASA ENGINEERING
& SURVEYING, LLC.**

103A S. PATTERSON ST. - VALDOSTA, GA 31601
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		REVISIONS		
DRAWN	ALM	DATE	BY	DESCRIPTION
CHECKED	JCS			
PROJECT	MDJ			
CAD FILE	NACRO			
DATE	06/09/23			

2023
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**CONCEPTUAL LAYOUT FOR:
HICKORY HEIGHTS**
LOCATED IN L.L. 15 OF THE 11TH L.D.
CITY OF VALDOSTA, LOWNDES COUNTY, GA



**ASA ENGINEERING
& SURVEYING, LLC.**

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WORK ORDER: 6123

SHEET
1 OF 1



Building Elevation