



GLPC AGENDA ITEM # 4

OCTOBER 30, 2023

Rezoning Request by Harden Rental Network LLC File #: VA-2023-17

Harden Rental Network LLC is requesting to rezone 4.33 acres from Residential Professional (R-P) to Community Commercial (C-C). The subject property is the rear portion of the existing parcels located at 2607 Bemiss Road, which is along the east side of the road about 600 feet north of Northside Drive. This is also diagonally across from the intersection of Bemiss Road and Connell Road. The front portion of these parcels (1.60 acres) is already zoned C-C. This front portion contains an existing single-family residence which is currently vacant. The remainder of the property (4.33 acres) is zoned R-P, and is currently undeveloped and heavily wooded. The applicant is proposing to combine the parcels and redevelop the entire tract of land (5.93 acres total) under all C-C zoning. This includes converting the existing residence to a business office and constructing a dog kennel facility on the interior portion. The kennel facility would require a Conditional Use Permit (CUP) approval in C-C zoning, and the applicant may submit the CUP request at a later date (if the rezoning to C-C is approved). No site plan for the kennel facility has yet been prepared, but will be required upon CUP submittal.

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-C zoning.

The subject property is part of a much broader commercial area along the Bemiss Road corridor which is dominated by various levels of commercial zoning, as well as mostly commercial land use patterns. The proposed C-C zoning for the subject property matches the existing C-C on the remainder of the property, and is less intensive than the C-H zoning found on most of the properties to the north along Bemiss Road. Although there is an existing single-family neighborhood to the east, there is no physical connection or access to the neighborhood from the subject property. The City's general development standards will require substantial buffering between these different zoning areas, and fortunately there is already dense vegetation throughout this required buffer area.

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:	Harden Rental Network LLC		
Request:	Rezone from R-P to C-C		
Property General Information			
Size & Location:	All or part of (2) parcels totaling 4.33 acres located along the east side of Bemiss Road, about 600 feet north of Northside Drive. This is also diagonally across from the intersection of Bemiss Road and Connell Road.		
Street Address:	2607 Bemiss Road		
Tax Parcel ID:	Map # 0112B Parcels 033 & 034	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Forest
	Proposed:	C-C	Dog Kennel, other commercial
Adjacent Property:	North:	R-P	Ashton Meadow Apartments
	South:	R-P, C-C	Vacant / undeveloped
	East:	R-10	Single-family neighborhood
	West:	C-C, C-H	Veterinary clinic, commercial
Zoning & Land Use History	This property was part of the "Islands Annexation" in 2006 and has been zoned R-P since the time of annexation.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Forest.	
	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 Bemiss Road		
Transportation:	Bemiss Road (Principal Arterial)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.9 miles to the NW. The nearest fire hydrants are along Bemiss 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 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 have an adverse effect. The property will be developed in compliance with the city ordinances and consistent with 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, as the property is currently zoned R-P, and is undeveloped land.
Staff:	Yes. However, this property is part of a much broader commercial corridor.
(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 adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes.
Staff:	Yes, the proposed C-C 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:	The property is located in a commercially developed area with most properties in the area being zoned for commercial use consistent with the proposed zoning.
Staff:	Yes. Recent redevelopment trends in the area have been for additional commercial 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...) ?	
Applicant:	It will not have a significant adverse impact.
Staff:	No adverse 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.
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 (MM) Kennel, Pet Boarding

- (1) The lot size shall be no less than two acres..
- (2) Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet..
- (3) All areas maintaining animals outside shall be completely enclosed by walls or fences at least 6 feet in height and shall be located no closer than 200 feet from property lines or street right-of-way.

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

VA-2023-17

Zoning Location Map

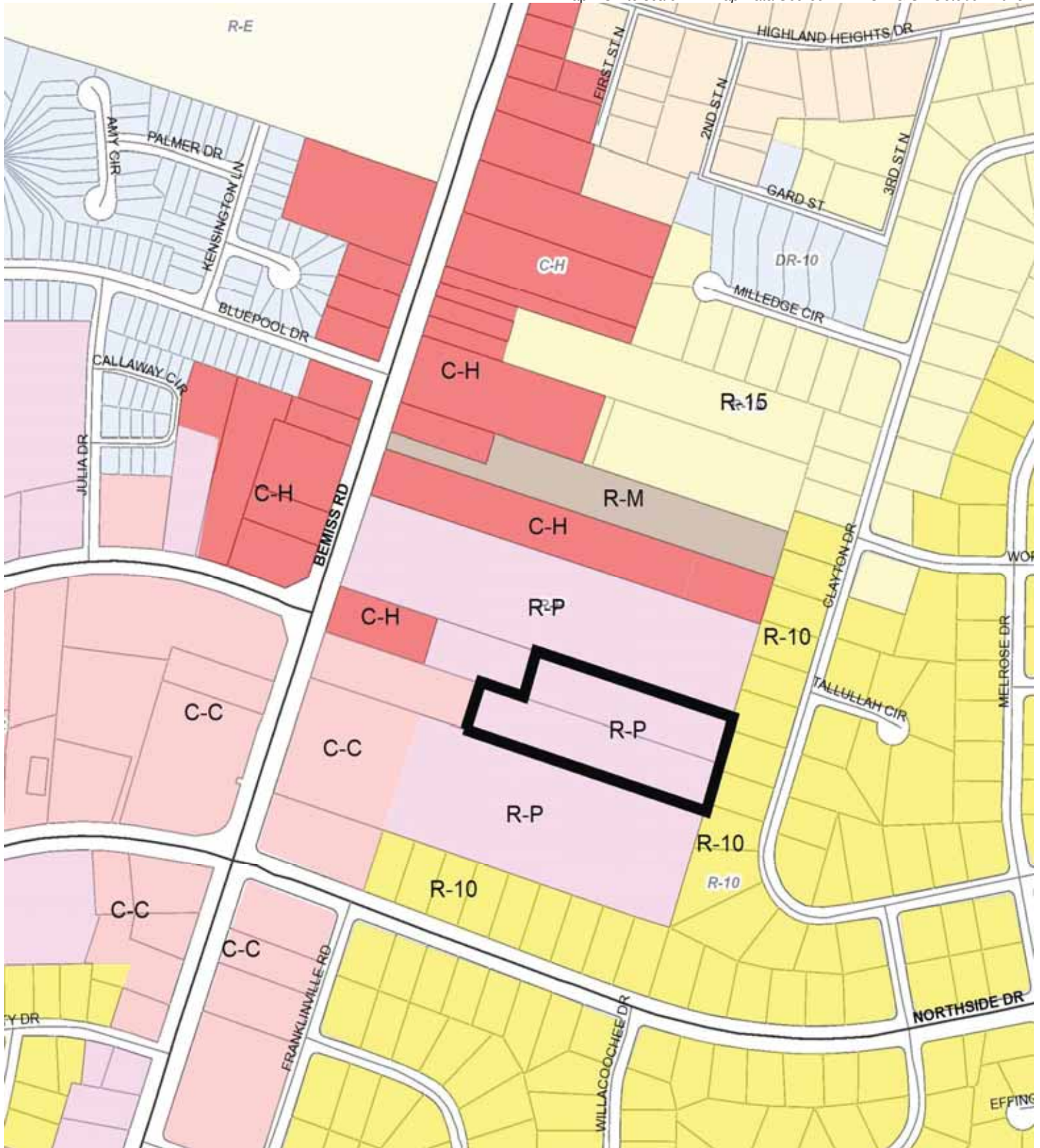


Harden Rental Network LLC
Rezoning Request

2607 Bemiss Road
Tax Map # 0112B Parcels # 033 & 034

Current Zoning = R-P

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



VA-2023-17 Future Development Map

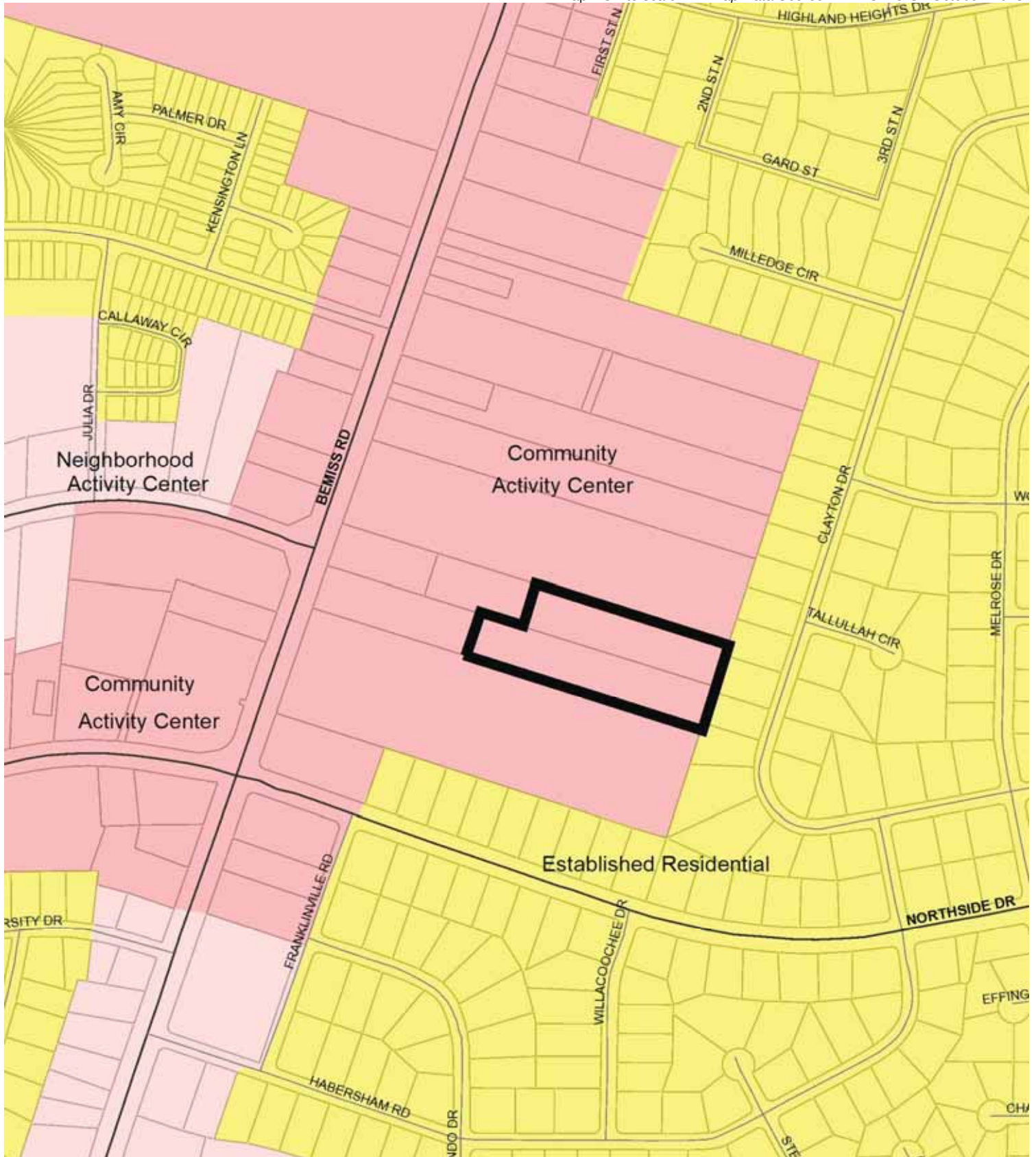


Harden Rental Network LLC
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2607 Bemiss Road
Tax Map # 0112B

Character Area = CAC
Parcels # 033 & 034

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



VA-2023-17

Aerial Location Map

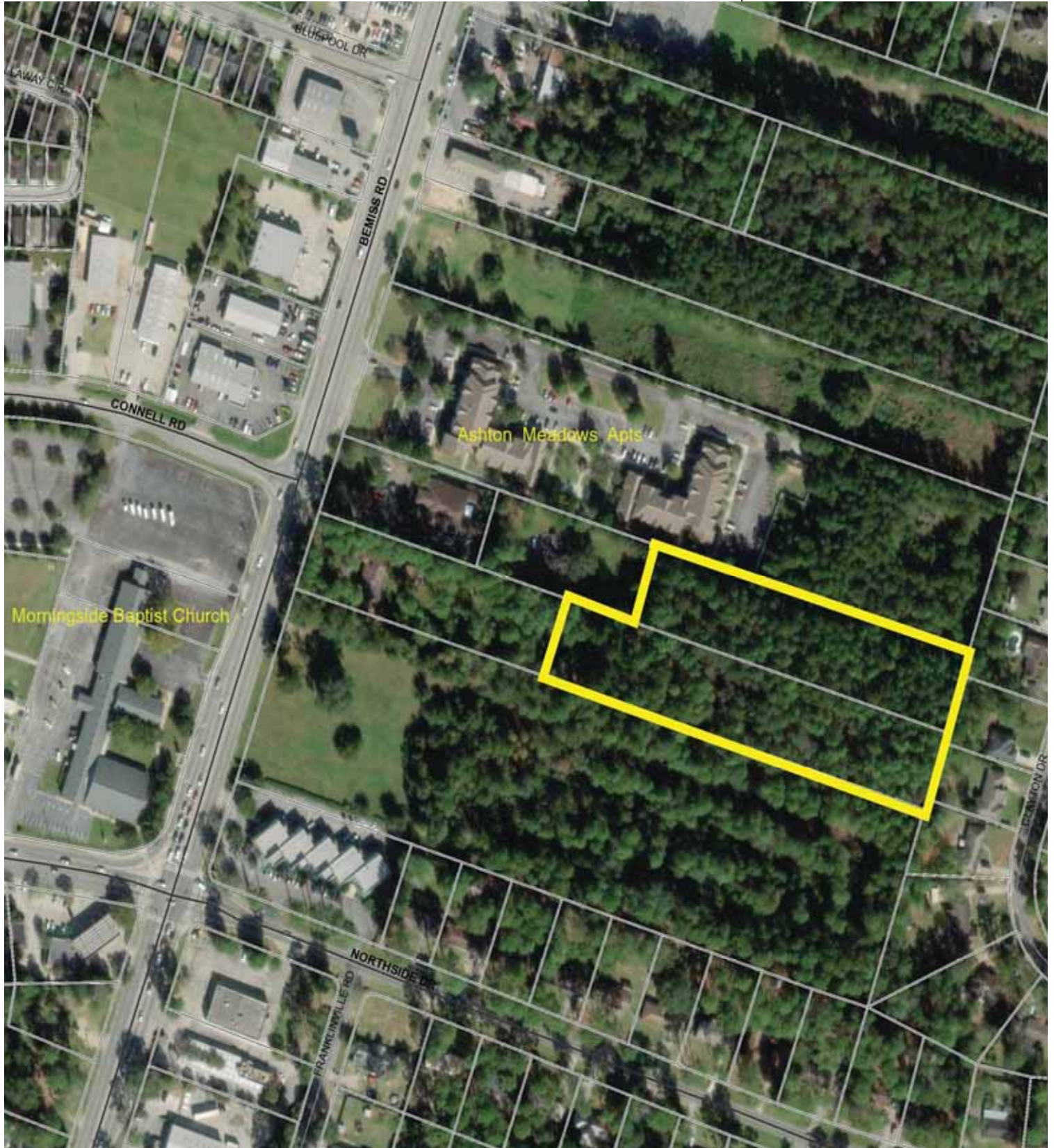


**Harden Rental Network LLC
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2607 Bemiss Road
Tax Map # 0112B Parcels # 033 & 034

Aerial Imagery ~ 2021

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



REZONING MAP FOR:
STACY DENMARK
LYING AND BEING IN
LAND LOT 81 OF THE 11TH LAND DISTRICT,
CITY OF VALDOSTA, LOWNDES COUNTY, GEORGIA

DATE: SEPTEMBER 15, 2023



GRAPHIC SCALE : 1 INCH = 200 FT.

ZONING NOTES:

ALL OF PARCEL 0112B 034 AND A PORTION OF PARCEL 0112B 033 ARE ZONED R-P (RESIDENTIAL PROFESSIONAL DISTRICT) AND COLLECTIVELY COMPRISE 4.332 ACRES AS SHOWN HEREON. THIS PROPERTY IS PROPOSED TO BE REZONED TO C-C (COMMUNITY COMMERCIAL DISTRICT).

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT - 15' FEET
SIDE - 0'/10' FEET
REAR - 12' FEET

SYMBOL LEGEND

	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY

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 13185C0210E, DATED 09/26/2008.

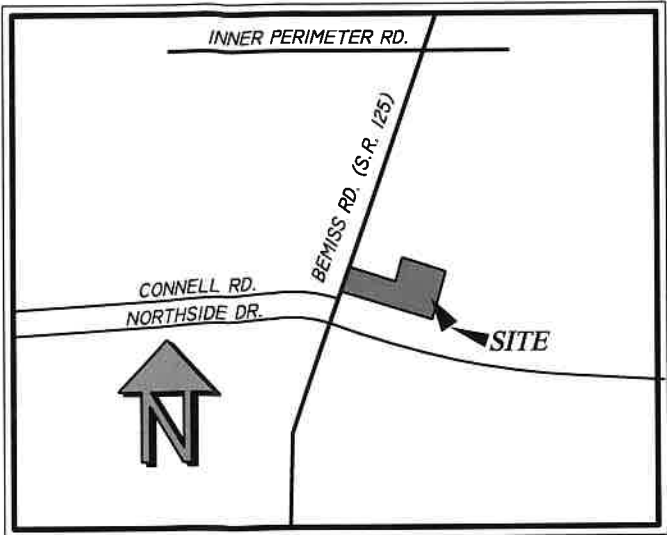
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**ASA ENGINEERING
& SURVEYING, LLC.**

103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380



LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	126.86'	S 72°54'43" E
L2	139.00'	N 16°39'25" E
L3	139.00'	N 16°39'25" E

±4.33 ACRES

PARCEL 0112B 034 & PART OF PARCEL 0112B 033
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED C-C

BEMISS ROAD - S.R. 125
(R/W VARIES)

±1.60 ACRES

PART OF PARCEL 0112B 033
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED C-C

CURVE DATA
R = 20.00'
L = 31.42'
CHB = N 28°20'35" W
CH = 28.28'

NORTHSIDE DRIVE (80' R/W)

N OR F PROPERTY OF
ASHTON MEADOWS LP
PARCEL NO. 0112B 036
DEED BOOK 1763, PG. 241
ZONED: R-P

N OR F PROPERTY OF
THE ROWELL GROUP OF
VALDOSTA LLC
PARCEL NO. 0112B 035
DEED BOOK 5783, PG. 139
ZONED: R-P

N OR F PROPERTY OF
MICHAEL A DELANEY
PARCEL NO. 0112A 092
DEED BOOK 3230, PG. 20
ZONED: C-H

N OR F PROPERTY OF
BRIAN D & MICKEY L HOUSE
PARCEL NO. 0112B 010
DEED BOOK 5060, PG. 237

N OR F PROPERTY OF
SHIRLEY & JESSICA MOORE
PARCEL NO. 0112B 011
DEED BOOK 6562, PG. 503

N OR F PROPERTY OF
SHIRLEY & JESSICA MOORE
PARCEL NO. 0112B 011
DEED BOOK 6562, PG. 503

N OR F PROPERTY OF
LAVAL D HARRISON
PARCEL NO. 0112B 012
DEED BOOK 6606, PG. 635

N OR F PROPERTY OF
MIKE CHYH-SUNG GUNG
PARCEL NO. 0112B 032
DEED BOOK 412, PG. 525
PLAT BOOK 28, PG. 75



09/15/23

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.

DRAWN BY: JWP, MOC
6256 REZONING 2.DWG