



## GLPC AGENDA ITEM # 6

MARCH 25, 2024

### Rezoning Request by Thomas Rowell File #: VA-2024-05

The applicant is proposing to rezone a combination of 1.42 acres from Residential Professional (R-P) plus 0.22 acres from Single-Family Residential (R-10), to all Highway Commercial (C-H). The subject property is forested and undeveloped. It is located at 4507 Inner Perimeter Road, which is at the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store. The subject property consists of a total 7.37 acres and is currently split-zoned C-H, R-P, and R-10. Approximately 5.73 acres is already zoned C-H, and the applicant is simply proposing to rezone the remaining portions (1.64 acres total) so that all of the property is C-H. The applicant has no immediate plans for development, and is simply wanting to market the entire tract as being eligible for commercial development.

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. This property is also located within the Inner Perimeter Road Corridor Overlay District (IPRCOD).

The subject property is currently split-zoned C-H, R-P, and R-10. This application request concerns only the R-P and R-10 portions located in the eastern part of the property. The overall property was part of the very large Bray Land annexation in 1989, which established much of the current zoning pattern of the area. However, many parcels were later subdivided without regard to the original zoning boundaries, and this has resulted in them having a split-zoning situation – such as with the subject property.

Being in the CAC Character Area and located at the intersection of two major roadways, commercial zoning is very logical and appropriate here. Rezoning these remnant portions to C-H establishes a clear and logical pattern to facilitate future commercial development. Staff believes the intersection of Inner Perimeter Road and East Park Avenue has great potential as a robust future commercial node, and establishing a consistent zoning pattern is an important first step.

**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 / Owner:</b>	Thomas W. Rowell		
<b>Request:</b>	Rezone from R-P and R-10 to all C-H		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 1.64 acres of a 7.37 acre parcel (vacant land), located near the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store.		
<b>Street Address:</b>	4507 Inner Perimeter Road		
<b>Tax Parcel ID:</b>	Map # 0150 Parcel 085	<b>City Council District:</b>	1 <i>Councilwoman Miller-Cody</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-P & R-10	Forest
	Proposed:	C-H	Speculative Commercial Development
<b>Adjacent Property:</b>	North:	R-P	Vacant / undeveloped
	South:	C-H	Gas station / undeveloped
	East:	R-M	Vacant / undeveloped
	West:	R-P, C-H	Vacant / undeveloped
<b>Zoning &amp; Land Use History</b>	This property was part of the original Bray Land annexation into the city in 1989. The annexation established the existing zoning pattern of R-P, R-10, and C-H.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Forest.	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area.	
	Endangered Species:	As natural forested land, it's possible endangered species live in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	The subject property is not serviced by city water or sewer. The closest city water and sewer lines are located along Inner Perimeter Road (12" & 10") to the south and East Park Avenue (12" & 10") to the west.		
<b>Transportation:</b>	Inner Perimeter Road (Principal Arterial) and East Park Avenue (Minor Arterial)		
<b>Fire Protection:</b>	Fire Station # 2 (E. Park Ave.) = approximately 2.5 miles to the SW. The nearest fire hydrants are to the south along Inner Perimeter Road near the new high school, and along East Park Avenue to the west.		

## 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.

**POLICY 7.7** – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

### 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, the proposed zoning is consistent with the overall zoning and land use patterns of the surrounding area. The proposal would also rectify outdated and inconsistent zoning on the existing zoning map.
<b>(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties?</b>	
<i>Applicant:</i>	It will not adversely affect adjacent properties. The C-H zoning currently covers 5.736 acres or 78% of the total tract.
<i>Staff:</i>	The proposed zoning will not adversely affect adjacent or nearby properties. The proposed zoning will actually correct some outdated and inconsistent zoning on the existing zoning map.
<b>(3) Does the subject property of the proposed rezoning have a reasonable economic use as it is currently zoned?</b>	
<i>Applicant:</i>	The R-P and R-10 zoning classifications are not useable.
<i>Staff:</i>	The property would better serve the interests of both the owner and the public rezoned to C-H to facilitate a commercial node at the intersection of major roadways.
<b>(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other facilities such as utilities, parks, schools?</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.

<b>(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan?</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, the proposed C-H zoning is consistent with the Community Activity Center (CAC) character area designation.
<b>(6) What existing or changing conditions affecting the use and development of the property give supporting grounds for either the approval or disapproval of the proposed rezoning?</b>	
<b>Applicant:</b>	78% of the property is currently zoned C-H. I'm requesting that the balance of the tract consisting of only 22% of the tract be rezoned to match the balance of the tract.
<b>Staff:</b>	Properties at the intersection of these two major roadways have great potential to serve the public interest as a commercial node in a growing area.
<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>	
<b>Applicant:</b>	None.
<b>Staff:</b>	No adverse impact.
<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>	
<b>Applicant:</b>	No.
<b>Staff:</b>	The proposed rezoning would not be considered a grant of special privilege.

**Supplemental Standards of the LDR Applicable to the Proposed Use**

None (Future Use TBD)

**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

**Landscaping:** No comments.

**Public Works:** No comments

**Police:** < No comments received >

**Building Plan Review:** < No comments received >

**Utilities:** No comments received

**Attachments:**

- Zoning Location Map (Entire Parcel)
- Zoning Location Map (Proposed Area)
- Character Area Map
- Aerial Location Map
- Boundary Survey Sketch

# VA-2024-05 Zoning Location Map

**\*\* Entire Parcel**

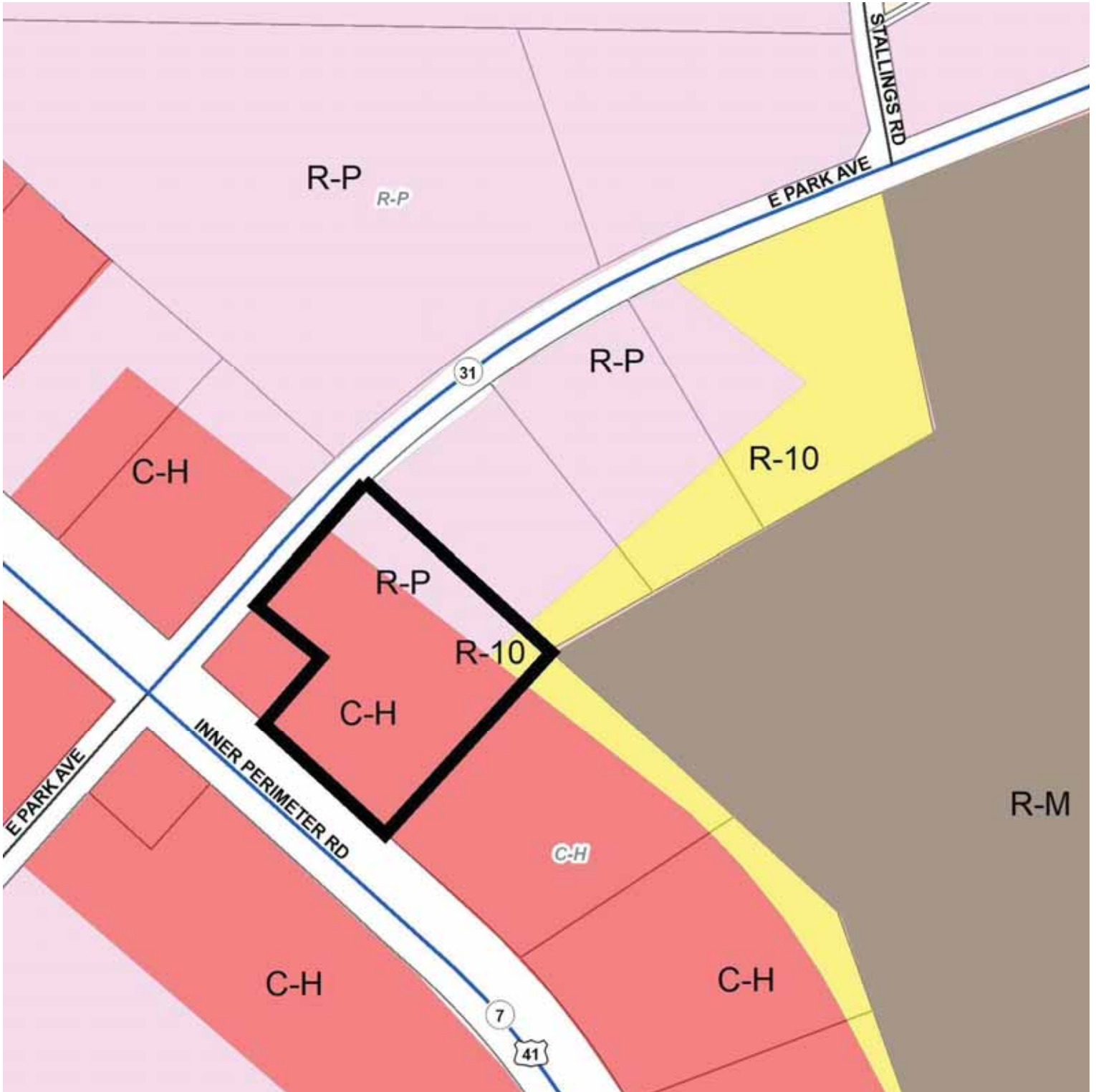


**Thomas Rowell  
Rezoning Request**

4507 Inner Perimeter Road  
Tax Map # 0150 Parcel 085

**Current Zoning = C-H & R-P & R-10**

\*\* Map NOT to scale    Map Data Source: VALOR GIS March 2024



# VA-2024-05 Zoning Location Map

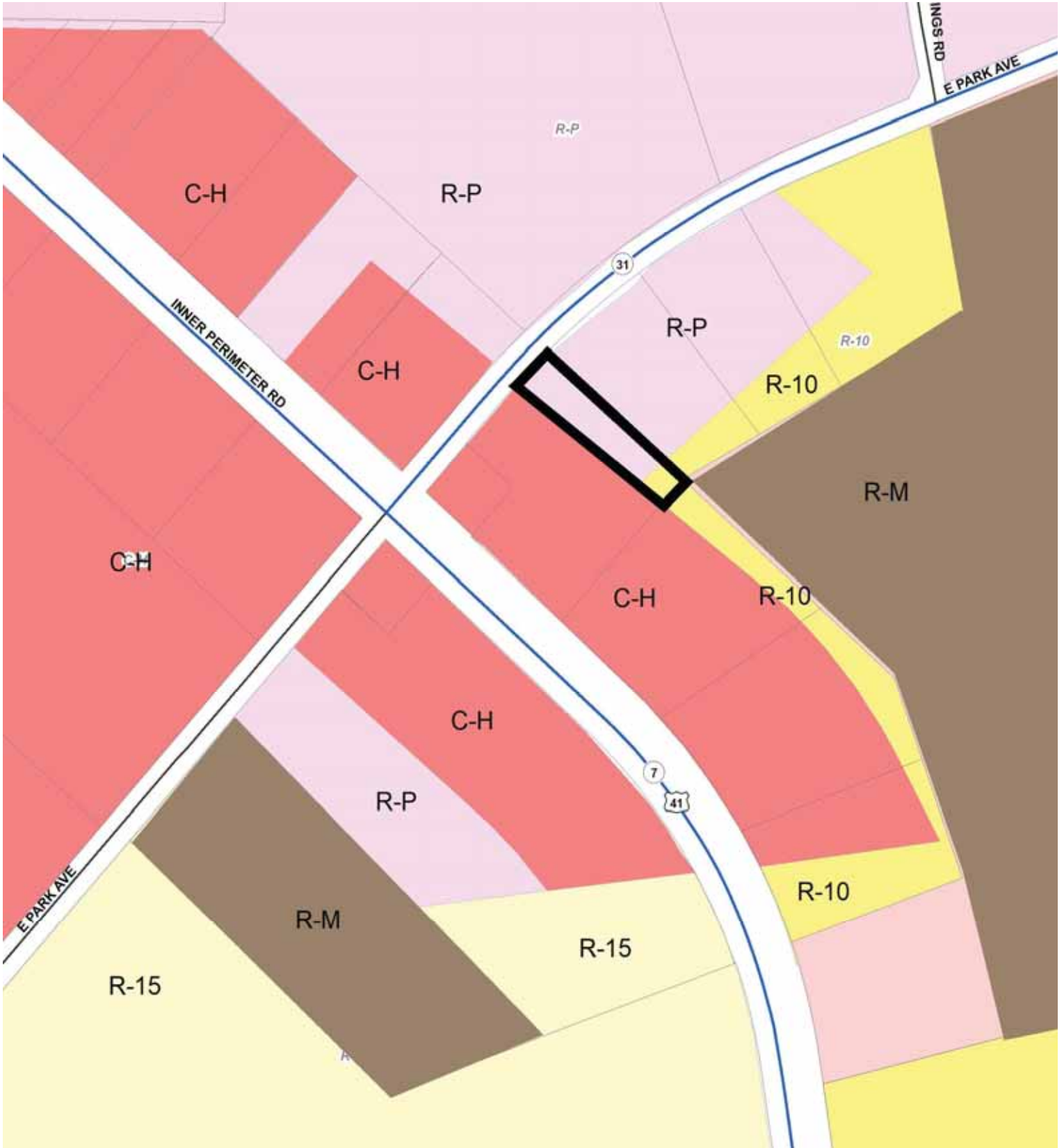


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Current Zoning = R-P & R-10

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# VA-2024-05 Future Development Map

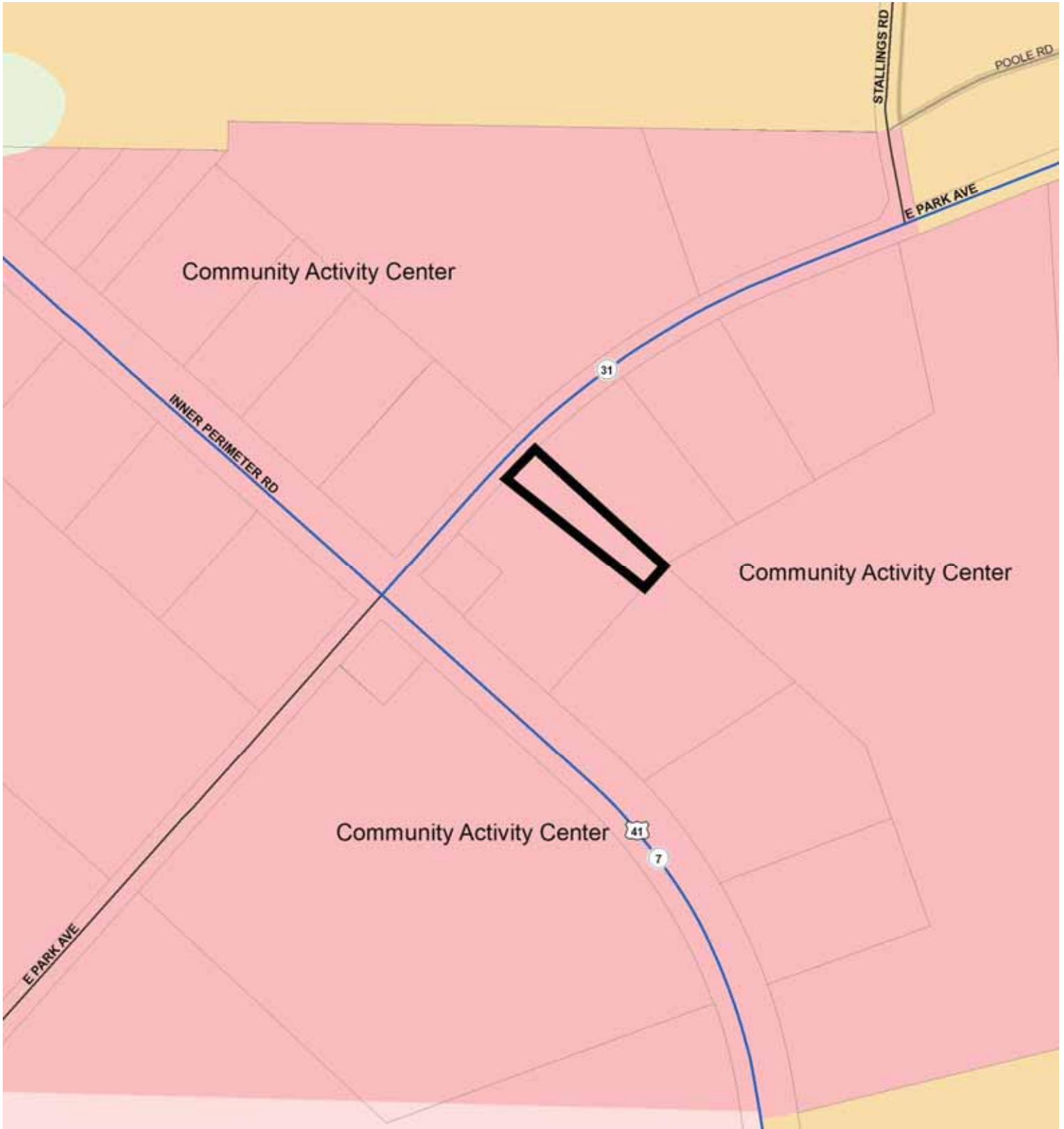


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Character Area = CAC

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# VA-2024-05 Aerial Location Map

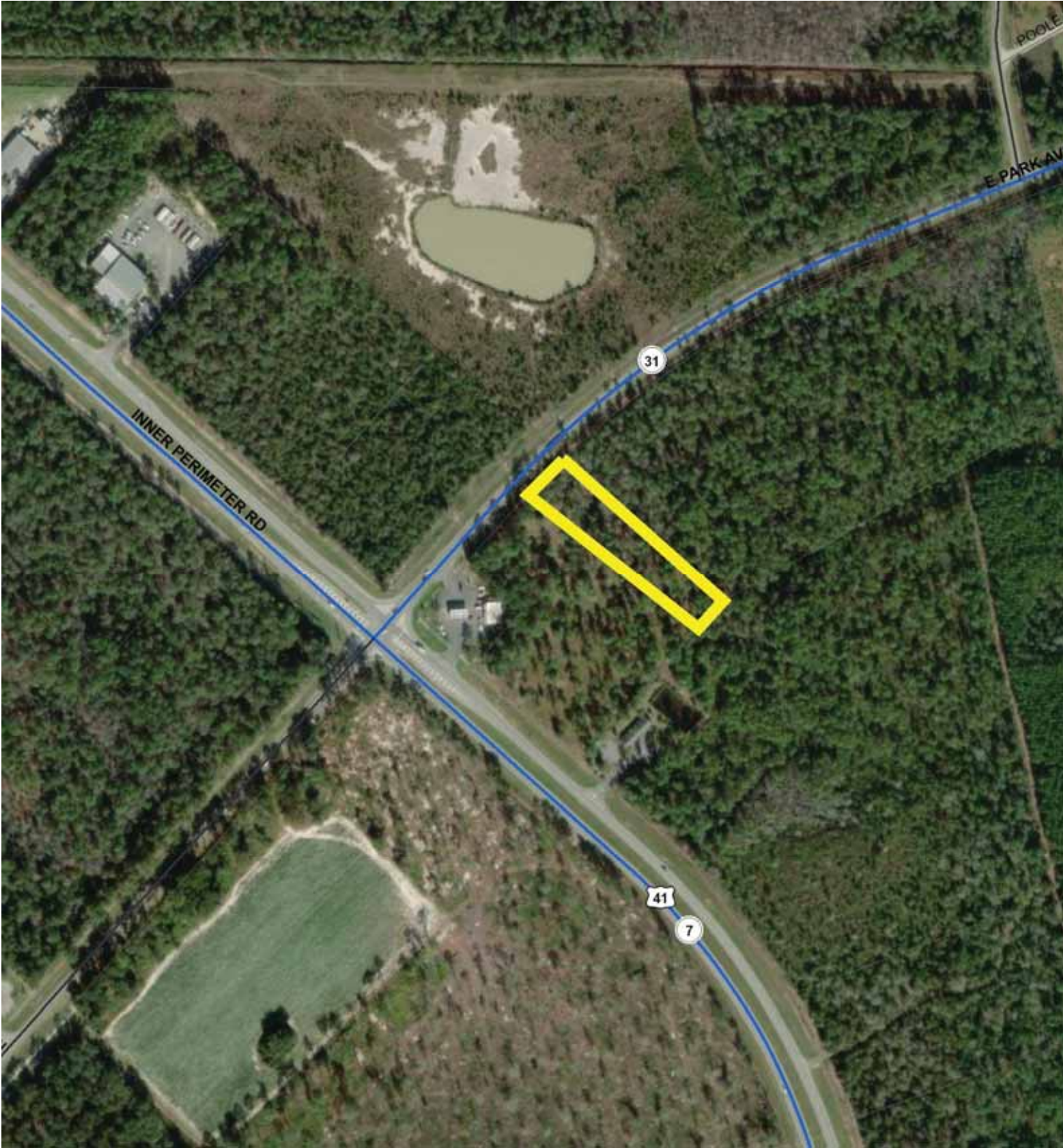


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~ 2022 Aerial Imagery

\*\* Map NOT to scale      Map Data Source: VALOR GIS March 2024

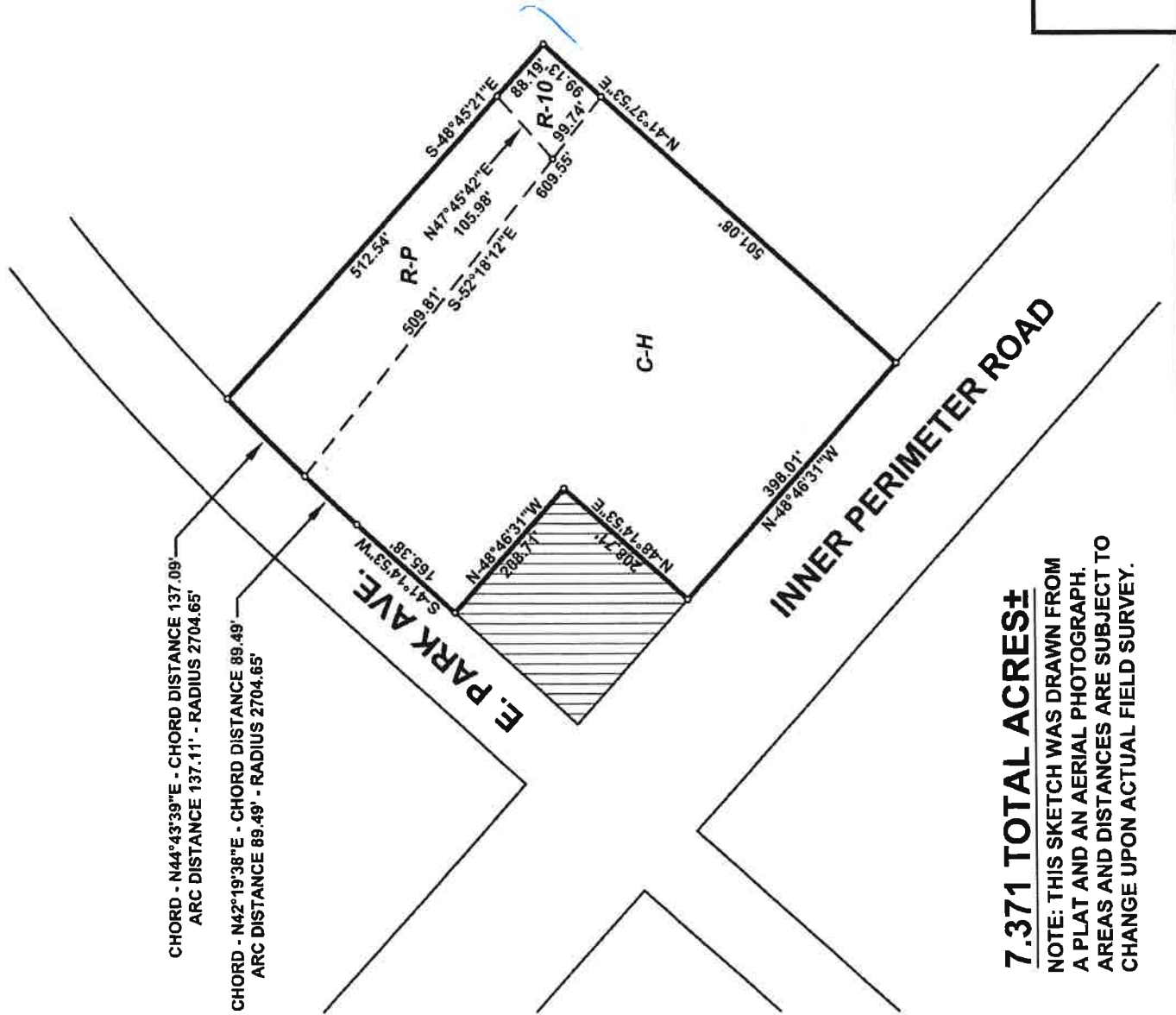






ZONE	ACRES
R-P	1.416
R-10	0.219
C-H	5.736

**Property of  
Tommy Rowell**



**7.371 TOTAL ACRES±**

NOTE: THIS SKETCH WAS DRAWN FROM A PLAT AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.