



GLPC AGENDA ITEM # 3

OCTOBER 25, 2021

Rezoning Request by David DeLoach File #: HA-2021-07

David DeLoach, on behalf of Accelerated Builders LLC, is requesting to rezone approximately 5.40 acres from Single-Family Residential (R-15) to Neighborhood Commercial (C-N). The subject property is located at 515 South Church Street, which is along the east side of the road between Jacquelyn Street and Coleman Road. The property is currently vacant and the applicant is proposing to develop it as an office/commercial complex consisting of five (5) buildings that are about 5,600-sf of gross floor area each (total of about 28,000-sf). The proposed development will consist of individual building pads that will be leased/sold as individual parcels, surrounded by a Common Area that includes shared parking, stormwater management, and access to South Church Street. The development will include Restrictive Covenants and architectural standards (see attached schematics). It should also be noted that the applicant owns the abutting property to the east (along the west side of Barfield Street) and is proposing to subdivide this into five (5) single-family residential lots under R-15 zoning (no zoning change).

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan. [However, the designation for this city block is proposed to change to Neighborhood Activity Center (NAC) as part of the 2021 Comprehensive Plan Update.]

The subject property is part of the South Church Street corridor and is one of the very few vacant tracts of land remaining. The corridor is characterized by a mixed land use pattern consisting of single-family residential, some light commercial as well as a few offices and institutional type uses. The existing zoning pattern is also mixed but seems to be a little more dominated by single-family residential. The FDM Character Area pattern is also mixed; consisting of Suburban Area, Established Residential, and Neighborhood Activity Center. Given the increasing traffic situation along this main entry road into Hahira, and the proposed changing of the Character Area pattern to more NAC along its frontage, it would seem that a zoning other than R-15 would be more appropriate for this property. However, the dominating residential patterns of the surrounding area need to be protected, and the applicant's proposal of C-N zoning seems too intensive and therefore incompatible with this area. A lesser intensity R-P zoning seems a little more compatible, and it would still offer the possibility of many of the uses being proposed by the applicant. Attached is a comparison chart of these two zoning districts.

Staff Recommendation:

Find **R-P zoning** consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-P zoning (instead) to the City Council.

Planning Analysis & Property Information

Applicant:	David DeLoach		
Owner:	Accelerated Builders LLC		
Request:	Rezone from R-15 to C-N		
Property General Information			
Size & Location:	Approximately 5.40 acres (of a 7.51 acre parcel) located along the east side of South Church Street, between Jaquelyn Street and Coleman Road.		
Street Address:	515 South Church Street [temporary assigned street address]		
Tax Parcel ID:	Map # 0046D Parcel: 066	City Council District:	2 Davis
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant
	Proposed:	C-N	Office/Commercial complex
Adjacent Property:	North:	R-15	Single-family homes
	South:	R-15	Single-family homes
	East:	R-15	Single-family homes (existing & proposed)
	West:	R-15, M-1	Single-family homes, self-storage
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area.		
Natural Resources:	Vegetation:	Mostly cleared.	
	Wetlands:	There are no wetlands on or near the subject property.	
	Flood Hazards:	The property is well-outside the FEMA designated 100-year floodplain.	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the vicinity.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services along South Church Street		
Transportation:	South Church Street (Minor Arterial)		
Fire Protection:	City of Hahira fire station = approximately 0.40 miles to the north.		

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles...

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each 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.

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 ?
Applicant: Yes..
Staff: No. Most the surrounding and nearby properties are currently developed with residential uses
(2) Are there other zonings of this type near the subject property ? or will the proposed rezoning result in an isolated zoning district unrelated to adjacent and nearby zoning districts ?
Applicant: Yes.
Staff: No. There is no C-N zoning nearby, and most of the surrounding properties are zoned R-15.
(3) Will the proposed change cause an increase in population density ?.
Applicant: No.
Staff: No.
(4) Will the proposed change likely increase traffic on roads or increase the demand on public services (utilities, fire protection, etc..) ?
Applicant: Yes.
Staff: Yes, but there is more than sufficient capacity available I these facilities.

Accelerated Builders
233 Northside Drive
Valdosta, Ga. 31602

September 23, 2021

Via Hand Delivery
City of Hahira
Hahira, Ga. 31632

RE: Authorized to act on Accelerated Builders Behalf

To Whom It May Concern:

I, Eric Somers, a managing member of Accelerated Builders, LLC, authorize David DeLoach to act on the behalf of Accelerated Builders, LLC in the Business Affairs relating to the 7.51 acres located on Church Street in Hahira, Ga.

The property is identified as parcel number 0046D 066 and was purchased by Accelerated Builders, LLC on 11-22-2019 and recorded in Deed Book 6628, Page 440.

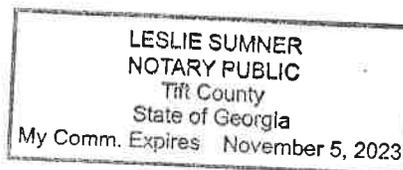
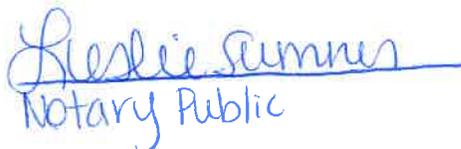
Property taxes have been paid in full through 2020. The taxes for 2021 are not due until November 15, 2021. A copy of the 2020 Official Tax Receipt and the Lowndes County qPublic Owner Information page is attached to this letter.

If you have any questions or concerns, please feel free to call me at 229-356-1053

Best regards,



Eric T. Somers
Accelerated Builders
233 Northside Drive
Valdosta, Ga. 31602



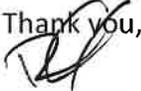
HA-2021-07

September 22, 2021

Matt Martin
Planning & Zoning Administrator
City of Valdosta
PO Box 1125
Valdosta, Ga 31604

Mr. Martin

Please find this as my Letter of Intent to Re-Zone and Develop 5.395 acres bordered on the west by Hwy 41 N. and on the east by Barfield St. in Hahira, Ga. to ~~C-1~~ zoning. Our intent is to build and then lease/sell the footprint of each unit. The parking lot and common area green space will be owned and maintained thru a Property Owners Association. Our market will be geared toward Professional Office Space, Medical, Dental, Insurance, Real Estate, Financial Advisor, Coffee Shop/Café, Boutique, Jewelry Store etc.

Thank you,

David DeLoach

HA-2021-07

HA-2021-07 Zoning Location Map

David Deloach
Rezoning Request

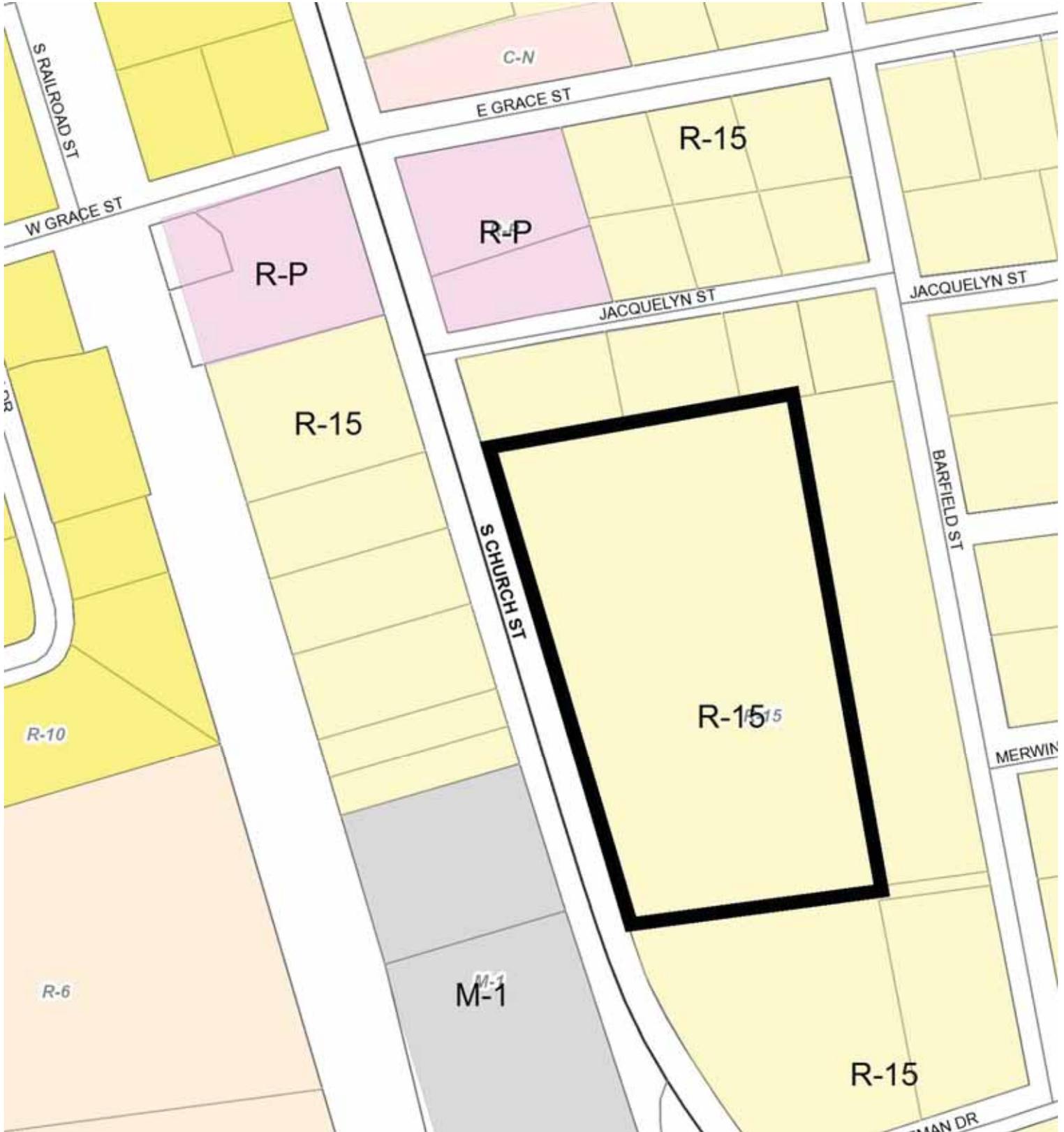
515 South Church Street (Hahira)
Tax Map: 0046D Parcel: 066

Zoned: R-15



** Map NOT to scale

Map Data Source: VALOR GIS October 2021



HA-2021-07 Future Development Map

David DeLoach
Rezoning Request

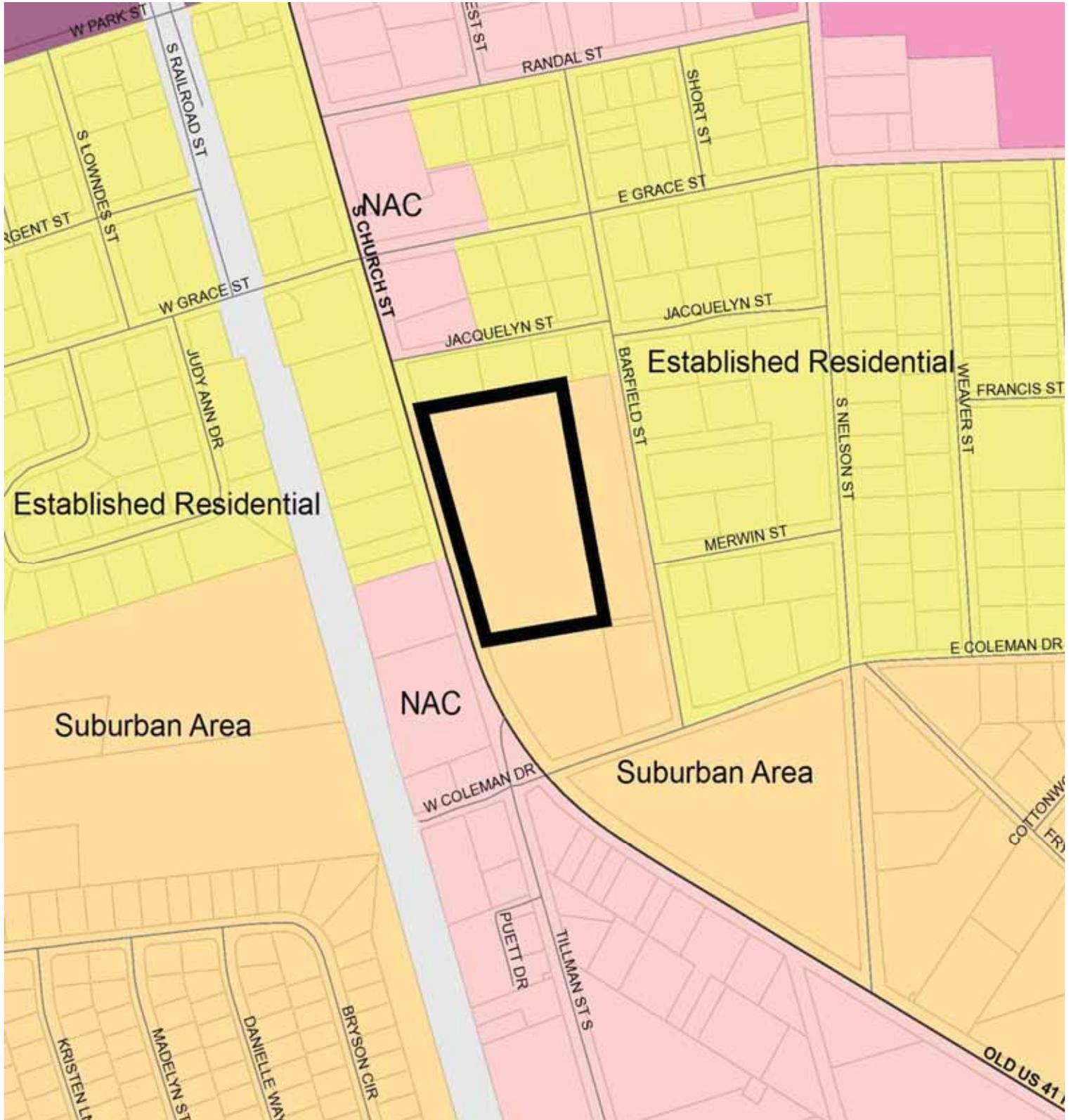
515 South Church Street (Hahira)
Tax Map: 0046D Parcel: 066

Character Area: SA



** Map NOT to scale

Map Data Source: VALOR GIS October 2021



HA-2021-07 Aerial Location Map

David DeLoach
Rezoning Request

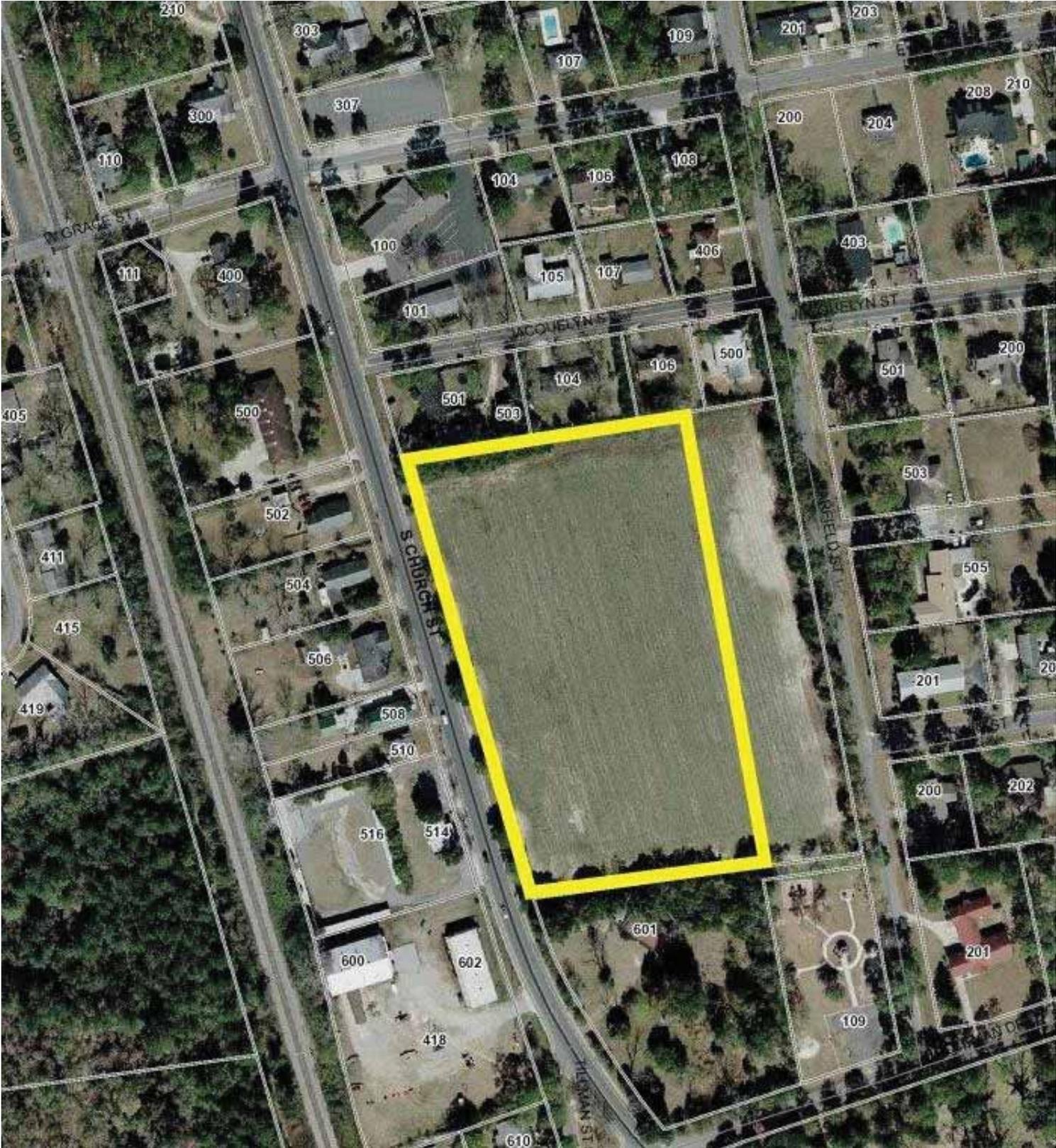
515 South Church Street (Hahira)
Tax Map: 0046D Parcel: 066

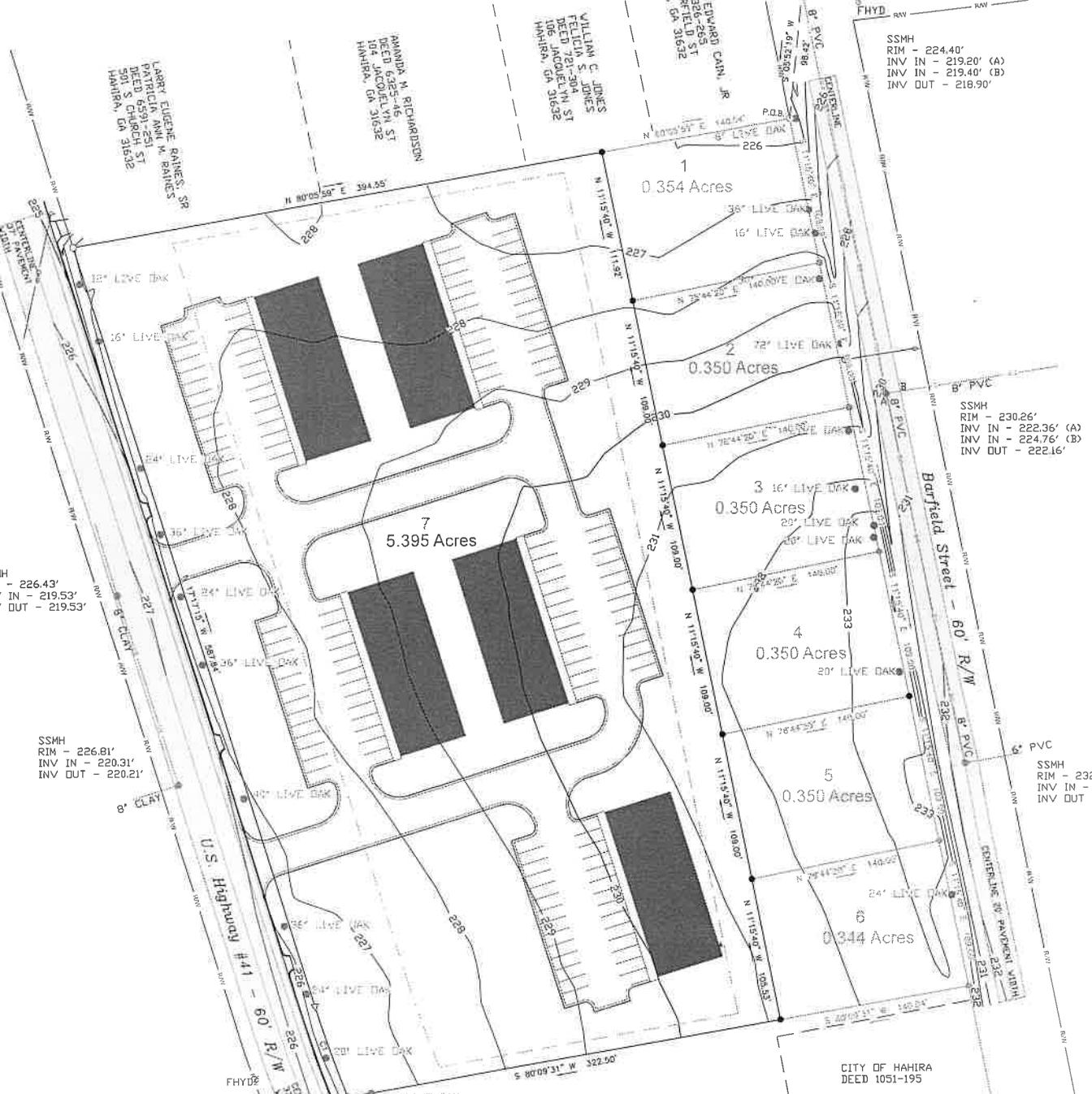
2007 Aerial Imagery



** Map NOT to scale

Map Data Source: VALOR GIS October 2021





LARRY EUGENE BAINES, SR
PATRICIA ANN M. BAINES
DEED 6581251
501 S. ORCHARD ST
HAHIRA, GA 31532

RAMANDA N. RICHARDSON
DEED 4325-46
104 W. JACQUELYN ST
HAHIRA, GA 31532

WILLIAM C. JONES
FELICIA S. JONES
DEED 781204
106 JACQUELYN ST
HAHIRA, GA 31532

JONATHAN EDWARD CAIN, JR
DEED 4326-25
DEED BARTFIELD ST
HAHIRA, GA 31532

SSMH
RIM - 224.40'
INV IN - 219.20' (A)
INV IN - 219.40' (B)
INV OUT - 218.90'

SSMH
RIM - 230.26'
INV IN - 222.36' (A)
INV IN - 224.76' (B)
INV OUT - 222.16'

SSMH
RIM - 226.43'
INV IN - 219.53'
INV OUT - 219.53'

SSMH
RIM - 226.81'
INV IN - 220.31'
INV OUT - 220.21'

LANG SMITH SMOTHERMAN
DEED 1157-318
423 S CHURCH ST

CITY OF HAHIRA
DEED 1051-195



