



GLPC AGENDA ITEM # 10

MAY 23, 2022

Rezoning Request by T.W. Paine File #: VA-2022-09

T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 8.14 acres from Planned Mixed-Use District (PMD) to Neighborhood Commercial (C-N), as well as 58.73 acres from Planned Mixed-Use District (PMD) to Single-Family Residential (R-6) [66.87 acres total]. The subject property is mostly vacant and located along the west side of James Road, both north and south of its intersection with Riverside Road. The applicants are proposing to later vacate Riverside Road, and have most of the property developed as a conventional subdivision with about 200-210 single-family residential lots that meet R-6 standards (minimum 6,000-sf and 60' wide). The applicant is also proposing to reserve a strip of speculative C-N commercial zoning (about 200' deep) along most of the western frontage of James Road, which will be serviced by a primary entrance (lining up with James Circle) and a reverse frontage road. There are no specific commercial uses being planned, but the property would be marketed to all those uses allowed in C-N zoning. As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former "Market Street" master planned development, which was approved in 2007 but never developed.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 and C-N zoning.

This property is part of the northern "James Road corridor" in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning and other public hearings regarding a Quick Trip truck stop to the north at the intersection of James Road and North St Augustine Road, this entire property has been sitting dormant for 15 years. The PMD master plan covers about 240 acres and calls for a fairly intensive mixed-use development consisting of 500+ high-density dwelling units (townhouses, duplex/villas, & houses on 60' wide lots), as well as approximately 1.3 million square feet of commercial development, consisting of retail shopping centers with anchor tenants, hotels, restaurants, and offices. (enclosed is a copy of this conceptual master plan) For multiple reasons, it is unfortunate that this PMD development never got built, nor even started.

The applicant's subject property consists of a little less than 1/3 of the total PMD acreage, but is generally the least intensive portion of it with about half of this portion being planned for residential development rather than commercial. When focusing on just this portion, the PMD would have called for 157 dwelling units and about 375,000 square feet of commercial building space. As a comparison, the applicant's new development proposal is calling for about 205 dwelling units, and what would likely amount to about 100,000 square feet of commercial (depending on the final layout pattern and the actual type of commercial uses). Overall, the applicant's proposal is slightly less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a "down-zoning".

However, as a further comparison staff finds the applicant's conventional layout design to be very non-creative and unimaginative. It is very obvious that the overall intent of the design is simply to maximize housing density. The amount of proposed development amenities are poorly situated and are really nothing more than "gratuitous" at best – given the size of the development and the likely future expansions westward. Given the existing PMD master plan drawing that is still in place (albeit only conceptual), it is VERY unfortunate that the applicants are proposing a replacement for 1/3 of it that is so lacking --- to the point that staff's initial recommendation was for DENIAL of this request. However, based solely on the numbers in comparing this portion of the PMD with the applicant's proposal, and given the notion that this PMD master plan will never be developed as depicted, it is with great reluctance that staff is instead recommending approval. The only consolation is that this request is NOT an approval of a layout design. It is simply to reset the defunct PMD zoning on this property to a combination of R-6 and C-N instead --- which ironically is consistent with the development intensities of this part of the PMD.

Staff Recommendation: With reluctance, 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:	T.W. Paine Properties LLLP & River Hill LLC		
Owner:	T.W. Paine Properties LLLP (Travers W. Paine, III) River Hill LLC (Stoker Utilities ?)		
Request:	Rezone from PMD to a combination of R-6 (58.73 acres) and C-N (8.14 acres)		
Property General Information			
Size & Location:	One tract of land comprising 66.87 acres located along the west side of James Road, both north and south of its intersection with Riverside Road.		
Street Address:	< no street address assigned >		
Tax Parcel ID:	Map # 0083A Parcel 001	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PMD	Vacant
	Proposed:	R-6 & C-N	Single-family subdivision & speculative commercial
Adjacent Property:	North:	PMD	Vacant
	South:	R-1	Rural residential
	East:	PMD & R-1	Vacant, rural residential
	West:	PMD & R-1	Vacant
Zoning & Land Use History	This property has been zoned PMD ever since it was annexed into the City in 2007 (file # VA-2007-46) It has never been developed and has always been used for agriculture/forest purposes.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	There is a small area of wetlands in the SE quadrant of the property.	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along James Circle to the north.		
Transportation:	James Road (local street), Riverside Road (local street – unpaved)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 2.80 miles to the SE. The nearest City fire hydrant is along James Circle		

Comprehensive Plan Issues

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.

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.

(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	The proposed development provides a transition from the commercial growth along the SR-133 corridor with the existing residential area further south
Staff:	The proposed zoning changes are more intensive than the adjacent “non-PMD” properties, but are very compatible with approved PMD zoning master plan that remains on the other adjacent properties.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	Rezoning of the proposed development should have no adverse impact on the usability of nearby properties.
Staff:	No adverse impact.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	The property cannot be developed as it is currently zoned since the PMD designation previously adopted does not allow for development unless it follows the exact site plan as previously designed.
Staff:	No. The subject property is locked-in to the approved PMD master plan and it cannot feasibly be developed “independently” from the adjacent PMD properties.

(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
<i>Applicant:</i>	The proposed development will be phased to provide development in a logical pattern and to not add a burden to existing streets, utilities or schools.
<i>Staff:</i>	No significant change from the impacts to be created by the existing PMD zoning.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	The Comprehensive Plan shows the area as a Neighborhood Activity Center which is a mixture of residential and commercial uses as provided on the proposed development plan.
<i>Staff:</i>	Yes. Both R-6 and C-N zoning are consistent with the Neighborhood Activity Center (NAC) Character Area designation of the Comprehensive Plan, as well as its Goals and Policies.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
<i>Applicant:</i>	The subject property has commercial development to the north and east along with residential development to the south which would justify the proposed mixed usage of commercial and residential zoning.
<i>Staff:</i>	PMD zoning is site-specific and as a zoning category it is no longer recognized by the City's land development regulations which were re-adopted in 2009 (after the PMD was approved in 2007). Therefore, the PMD master plan cannot be simply "amended". Any deviations from the original approval will result in a <u>required</u> Rezoning of the property be proposed for development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	The proposed development will not occur within existing flood zones and wetlands areas. It will not have an adverse impact on the natural environment.
<i>Staff:</i>	No significant adverse impact.
(8) Whether the proposed change will 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>	The proposed rezoning meets the characteristic of the surrounding properties and does not grant a special privilege.
<i>Staff:</i>	No. 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 or concerns.

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: < No comments received >

Landscaping: Development must comply with LDR Chapter 328

Attachments:

Character Area Map
Zoning Location Map
Aerial Location Map
Boundary Surveys (2 pages)
Proposed conceptual layout
Market Street PMD master plan - zoomed

VA-2022-09 Future Development Map



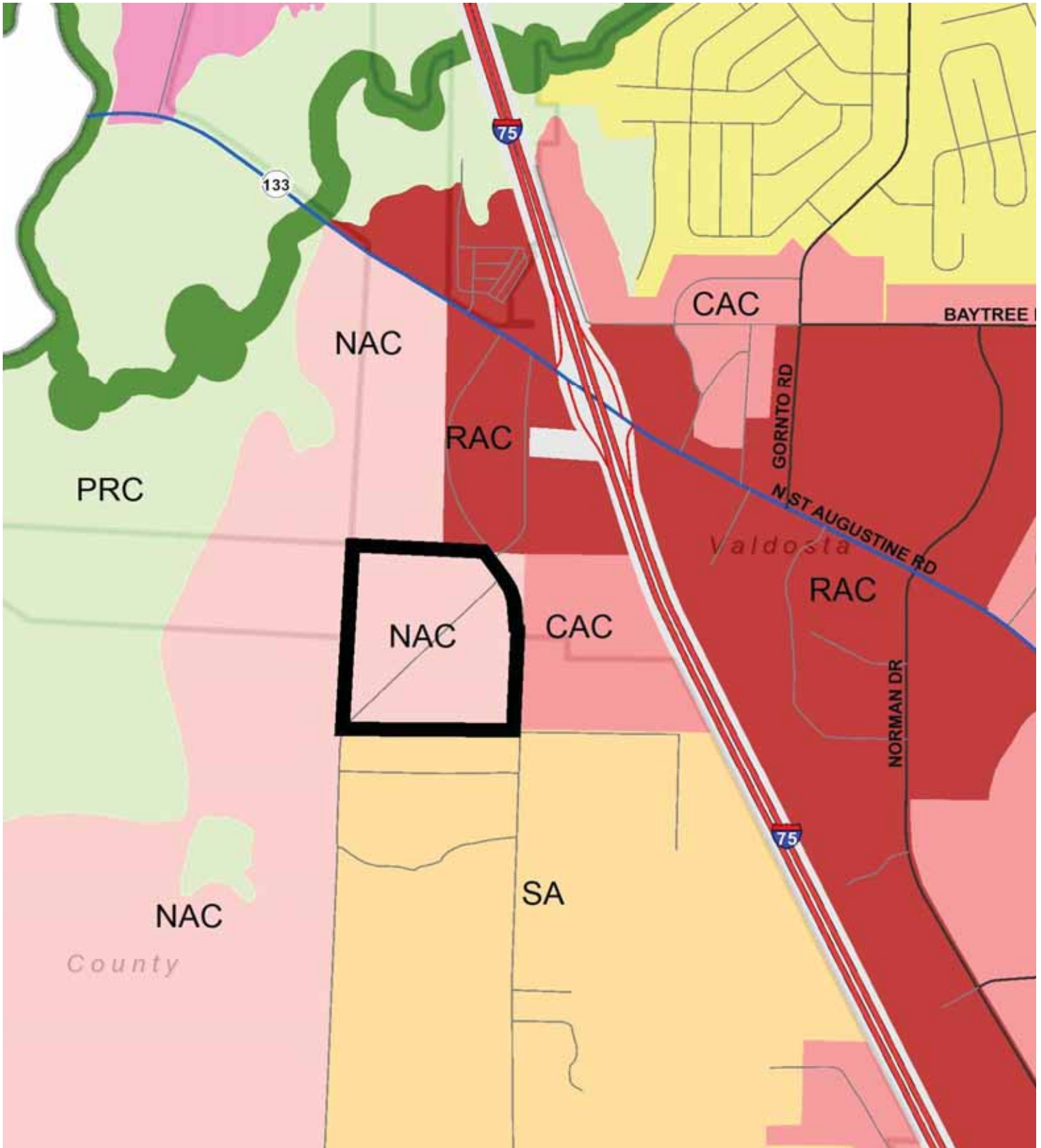
T.W. Paine
Rezoning Request

West Side of James Road
Tax Parcel #: 0083A-001

Character Area: NAC

** Map NOT to scale

Map Data Source: VALOR GIS May 2022



VA-2022-09 Zoning Location Map



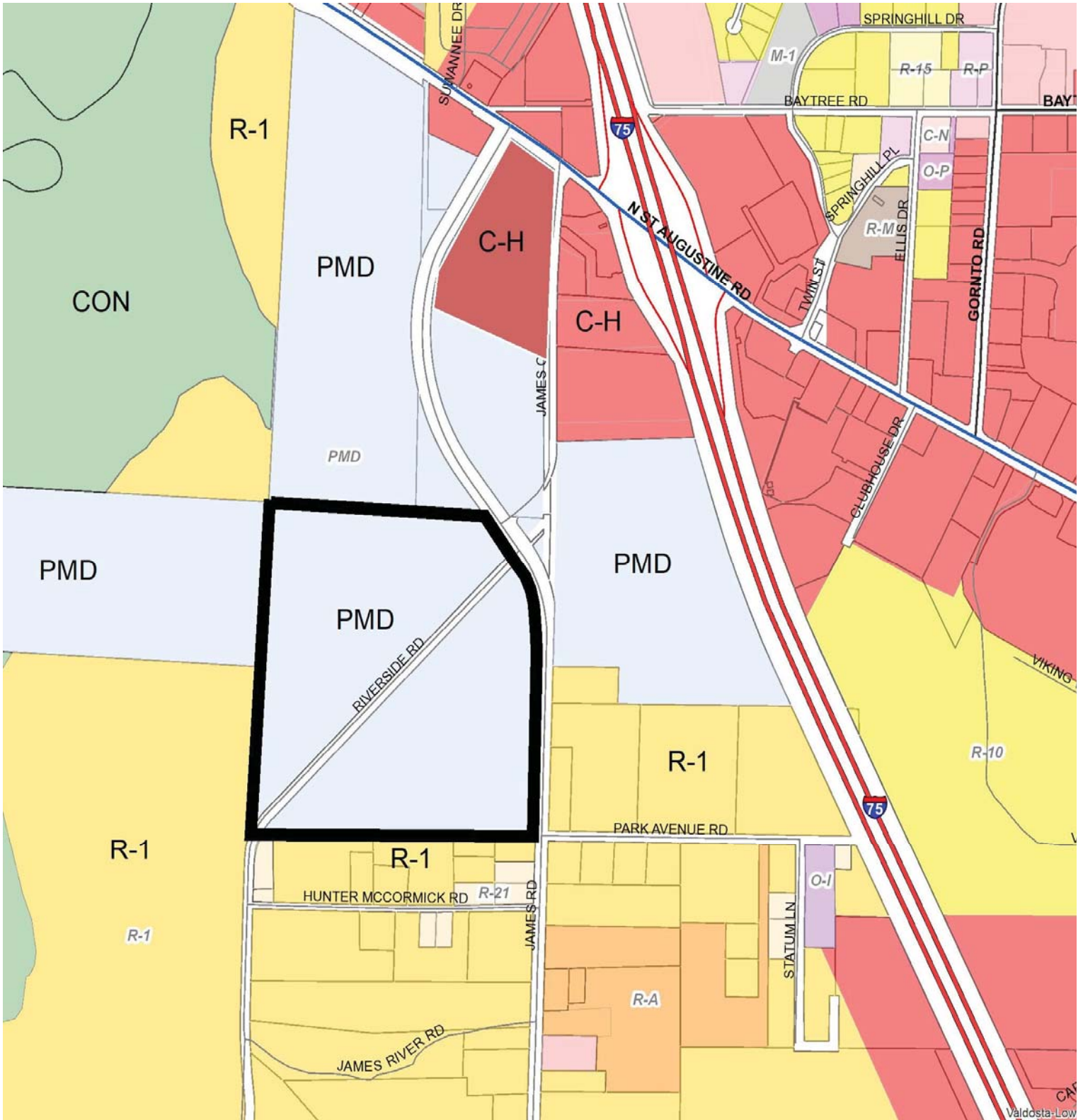
T.W. Paine
Rezoning Request

James Road & Riverside Road
Tax Parcels #: 0083A-001

Current Zoning: PMD

** Map NOT to scale

Map Data Source: VALOR GIS May 2022



VA-2022-09 Aerial Location Map



T.W. Paine
Rezoning Request

West Side of James Road
Tax Parcel #: 0083A-001

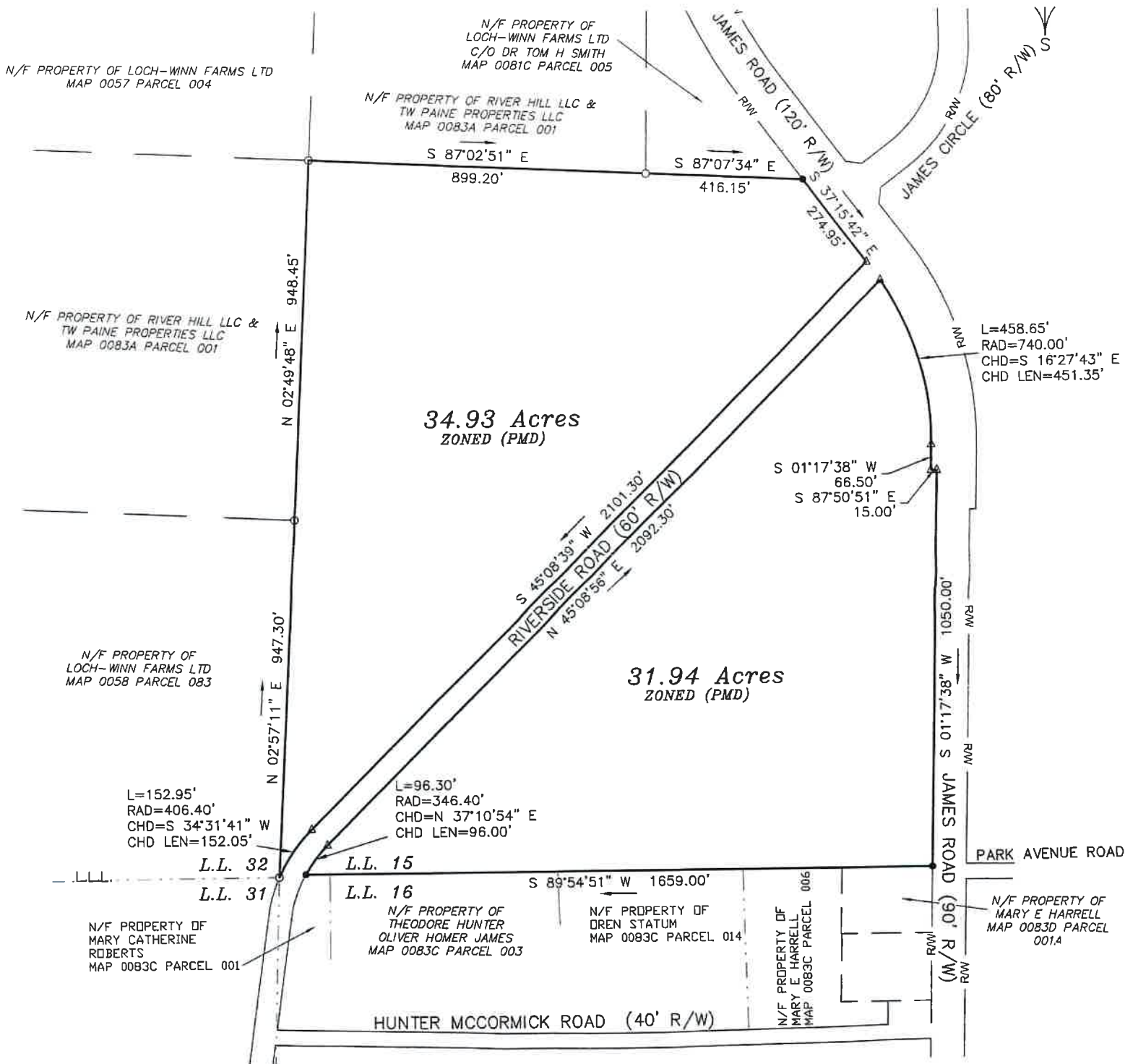
~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS May 2022



Source: Esri, Garmin, GeoEye, GeoEye, IGN, Aerotech, Earthstar, IGN, and the GIS User Community, Valdosta-Lowndes Pla



As required by sub-section (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

In my opinion this area is not subject to special flood hazard nor to the best of my knowledge do any maps exist showing this area being subject to flood hazard. Map used for this certification:

F.I.R.M. Community Panel 13185C205E - 09-26-2008

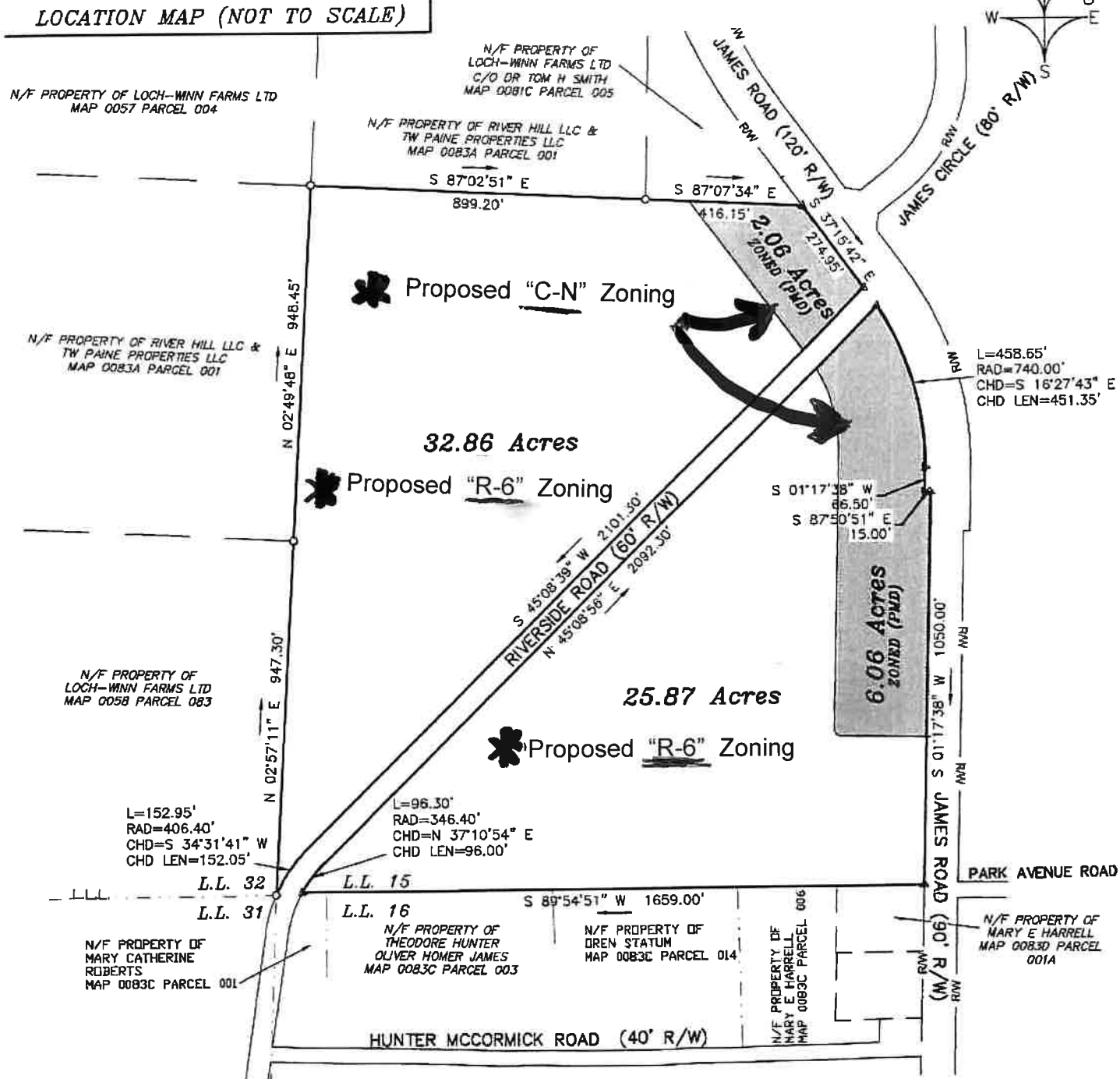
THE SURVEYOR CERTIFIES THAT NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS ARE LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).



Error of closure (field): Relative Positional Precision 0.05'
 Field work started on: 04-15-2022
 Field work completed on: 04-20-2022

- = Iron Pin Found
- = Iron Pin Set (1/2" rebar)
- = Concrete Marker Found
- = Concrete Marker Set
- △ = Corner NOT monumented

Rezoning Map For:
Stoker Utilities, LLC
 Land Lot # 131, 11th L.D.,
 Lowndes County, Georgia.
 Scale: 1" = 300'
 May 3, 2022



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FUTURE DEVELOPMENT
4.9 ACRES

FUTURE DEVELOPMENT
1.38 ACRES

SITE PLAN NOTES:

- 1. Approximately 37% open/green space is provided.



HATCH LEGEND:

	PROPOSED RESIDENTIAL / SENIOR LIVING HOMES		PROPOSED COMMON AREAS / COMMUNITY CENTER / RECREATION
	PROPOSED OPEN MARKET HOUSING		EXISTING WETLANDS
	PROPOSED COMMERCIAL		

SITE INFORMATION

PROJECT ADDRESS	JAMES ROAD, VALDOSTA, GEORGIA 31602		
PARCEL NUMBER	MULTIPLE		
PARCEL ZONING	N/A		
PROJECT AREA	VARIES		
BUILDING SETBACK	LANDSCAPE SETBACK		
FRONT	30'	FRONT	N/A
SIDE	6'	SIDE	N/A
REAR	20'	REAR	N/A

