



GLPC AGENDA ITEM # 4

APRIL 29, 2024

Rezoning Request by DPI Holdings LLC File #: VA-2024-07

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Single-Family Residential (R-6). The subject property contains an existing single-family rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to demolish the existing residence and construct a one-story duplex on the property, with parking being located behind this new building. ** This is the same property that was the subject of a previous rezoning request 2 years ago by the same applicant, but instead for Multi-Family Residential (R-M) zoning to allow a proposed small apartment building with 4 dwelling units. The previous request was denied by City Council with a 6-0 vote on 4-7-2022 (file # VA-2022-05)

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 zoning. The property is also located within the City's local "Historic District". The applicant's proposed demolition and new construction has already been approved by the Historic Preservation Commission (HPC) at their meeting on April 1st (file # HPC-2024-33).

.The subject property is part of the Brookwood North neighborhood which contains a mixture of residential types in a mostly older built-out pattern. The subject property is surrounded on the north and west by existing apartment complexes (one of which is owned by the applicant). To the south there is an existing Duplex, and to the east there is an existing single-family residence which faces Iola Drive. This surrounding pattern alone, presents a compelling argument for conversion of the subject property to at least a Duplex level of density. Given the ½ acre size of the property, it being under the same ownership as one of the adjacent apartment complexes, and its design being controlled by the HPC, there is strong argument for higher density residential development than what R-10 would allow. . The proposed zoning change is indeed compatible with the use of the adjacent properties and the overall land use pattern along this portion of the Williams Street.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of R-M zoning to the City Council.

Planning Analysis & Property Information

Applicant / Owner:	DPI Holdings LLC (Jamey Dewar)		
Request:	Rezone from R-10 to R-6		
Property General Information			
Size & Location:	One parcel of land comprising 0.57 acres, located along the east side of Williams Street, about 200 feet south of East Moore Street. This is immediately south of the Treeloft Apartments building along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. .		
Street Address:	1613 Williams Street		
Tax Parcel ID:	Map # 0116A Parcel 227	City Council District:	2 <i>Councilwoman Sandra Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-family residence
	Proposed:	R-6	Duplex
Adjacent Property:	North:	R-M	Treeloft Apartments
	South:	R-6	Duplex
	East:	R-6	Single-family residential
	West:	R-M	Carolyn Apartments
Zoning & Land Use History	<p>This property has been zoned R-10 for more than 40 years, and has always been used as a single-family residence.</p> <p>** This is the same property that was the subject of rezoning request # VA-2022-05 by the same applicant, but instead for R-M zoning to allow a proposed small apartment building with 4 dwelling units. That request was denied by City Council with a 6-0 vote on 4-7-2022. (Staff had recommended approval. GLPC recommended approval of R-M(c) zoning – max. of 6 dwellings – with a 6-5 vote)</p>		
Neighborhood Characteristics			
Historic Resources:	Located within the local “Historic District”, but is not considered a contributing Historic Resource		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No existing wetlands on or near 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 Williams Street		
Transportation:	Williams Street (local street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 1.25 miles to the NE The nearest fire hydrant is at the corner of Williams Street and East Moore Street.		

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

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 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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 is consistent with surrounding land use pattern and will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties..	
<i>Applicant:</i>	Yes, the property to the south is currently R-6 and the property to the north is R-M.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of the adjacent properties and the land use pattern along this portion of Williams Street.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	It will not adversely affect the adjacent properties.
<i>Staff:</i>	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes, the property has been used as a rental house for the last 20 years or more. However, it is estimated that \$70,000 in repairs would be needed to make it marketable. Therefore, building a new structure is a better option than trying to renovate the existing house..
<i>Staff:</i>	Yes. The existing R-10 zoning has a reasonable economic use as evidenced by current use as a rental house – although it is in need of replacement or significant repair. Rezoning to R-6 would allow the option of either a single-family residence or a duplex.
(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>	No.
<i>Staff:</i>	No significant impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.

<i>Staff:</i>	Yes. R-6 zoning is consistent with the Established Residential (ER) Character Area designation of the Comprehensive Plan, and 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 existing dwelling does not have central heat or wall insulation and is not currently in habitable condition. The adjacent properties on two sides are multi-family and the property to the south is a duplex.
<i>Staff:</i>	Yes. There are existing apartment complexes on two sides of the subject property and a duplex to the south.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	No adverse effects.
<i>Staff:</i>	No 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>	N/A
<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 from Engineering

Utilities: < No comments received >.

Building Plan Review: No comments

Public Works: < No comments received >

Police: < No comments received >

Fire: No comments from Fire Dept

Landscaping: Property with R-10 or R-6 zoning is exempt from LDR landscape requirements

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey & Existing Site Plan
- Proposed Site Plan
- Proposed Floor Plan
- Building Elevations & Schematic Drawings (4 pages)
- Floor Plans (2 pages)

VA-2024-07 Zoning Location Map

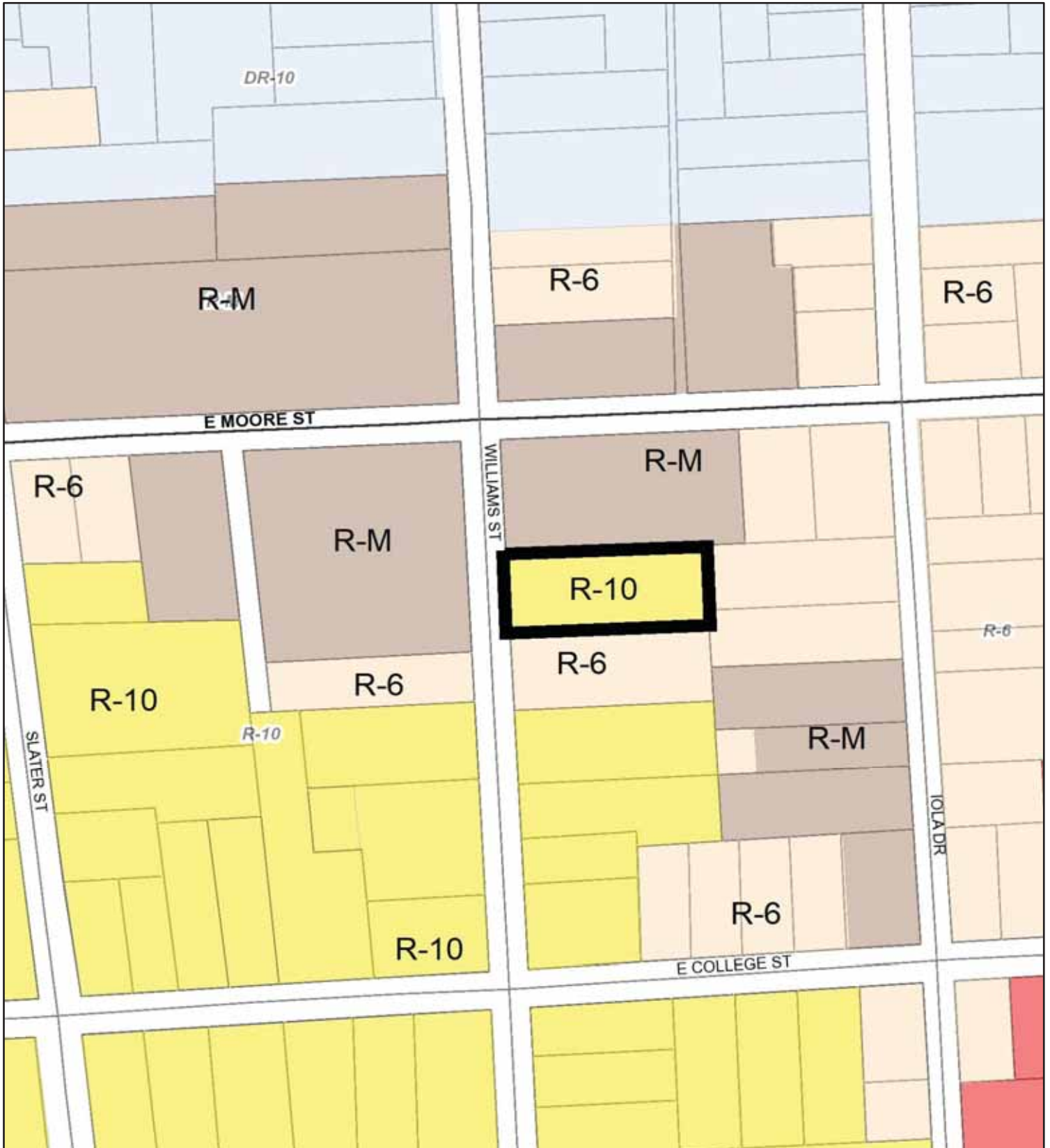


DPI Holdings LLC
Rezoning Request

1613 Williams Street
Tax Map # 0116A Parcel 227

Current Zoning = R-10

** Map NOT to scale Map Data Source: VALOR GIS April 2024



VA-2024-07 Future Development Map

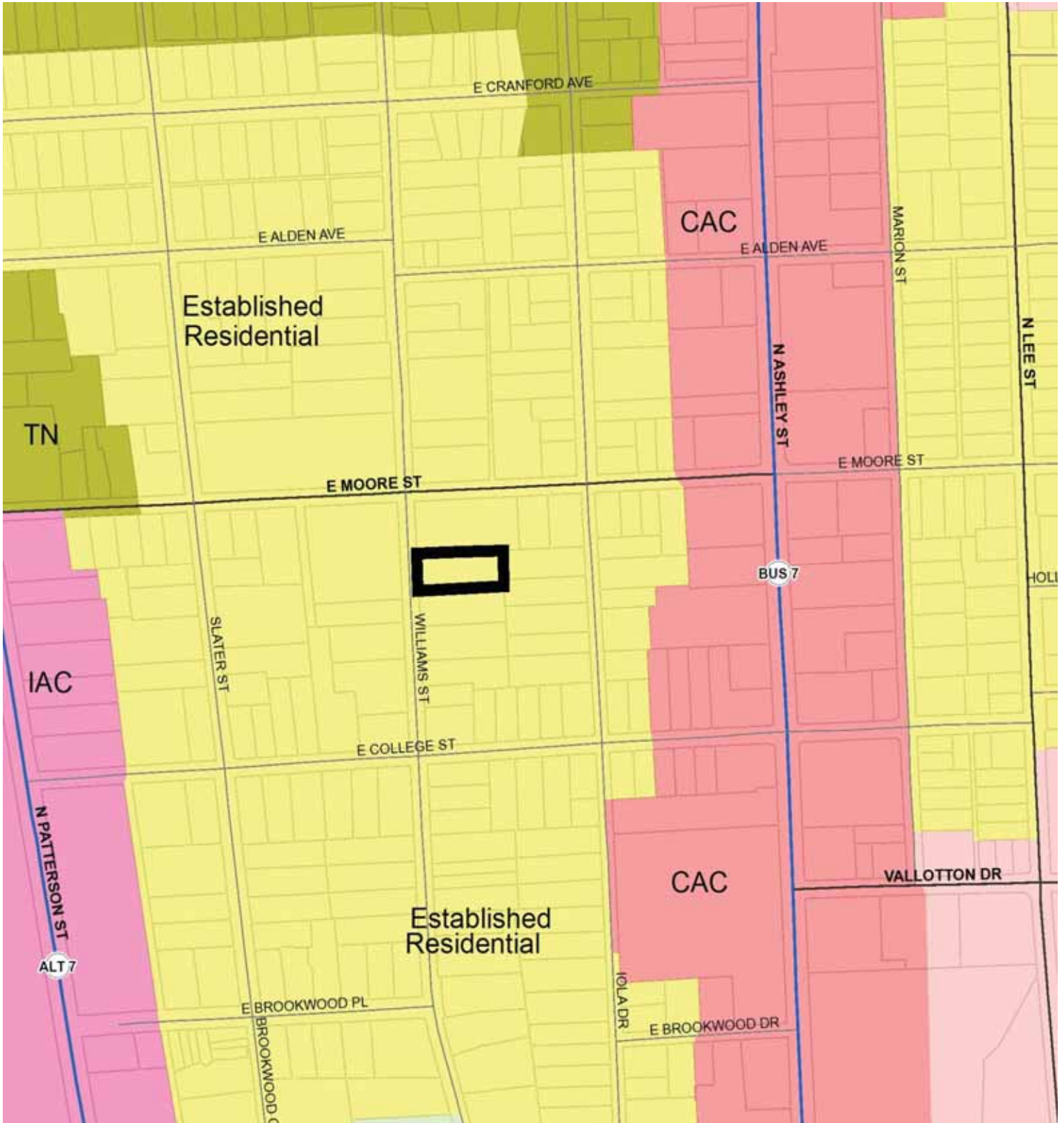


DPI Holdings LLC
Rezoning Request

1613 Williams Street
Tax Map # 0116A Parcel 227

Character Area = Established Residential

** Map NOT to scale Map Data Source: VALOR GIS April 2024



VA-2024-07 Aerial Location Map

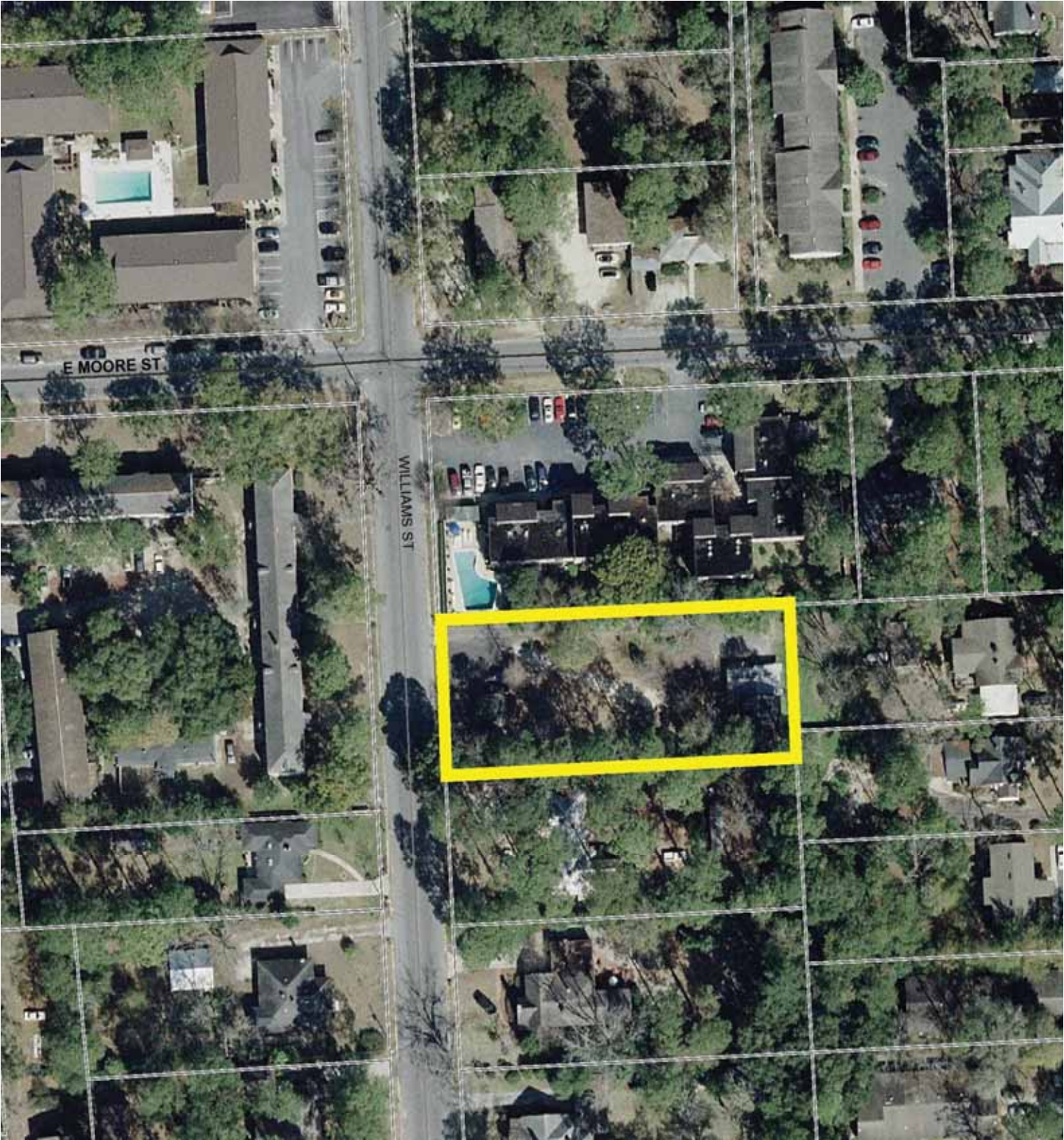


DPI Holdings LLC
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2007 Aerial Imagery

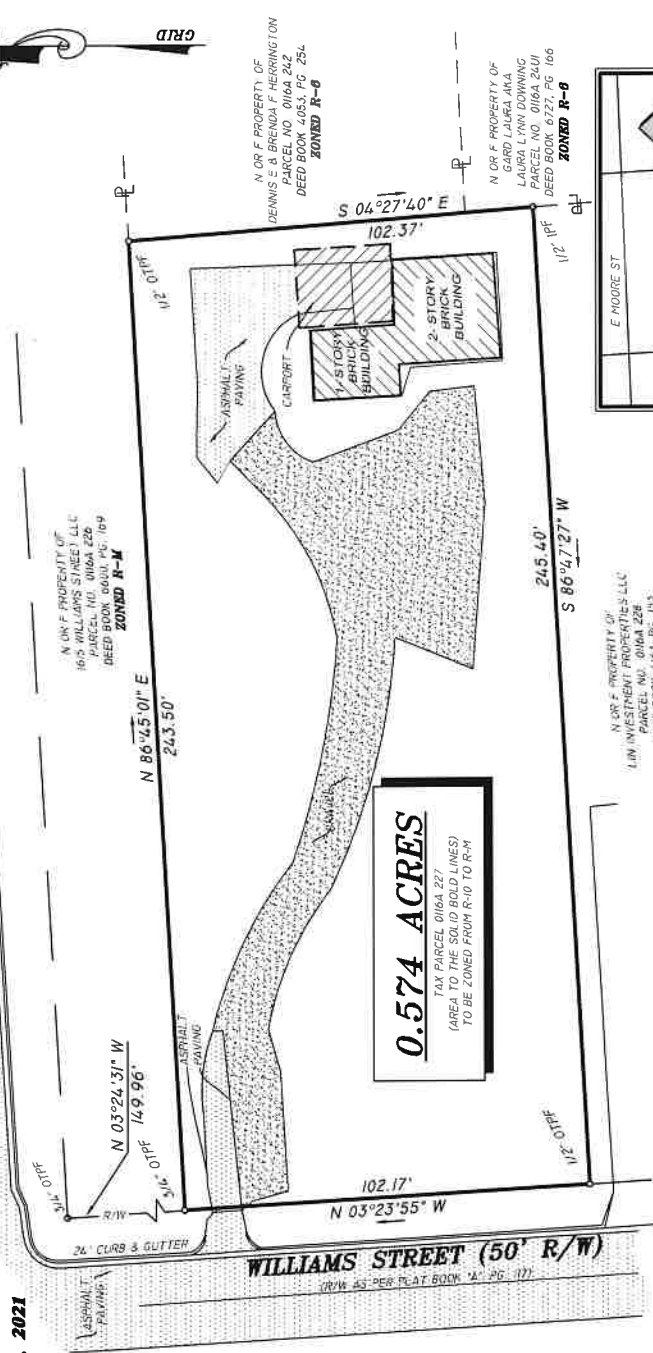
** Map NOT to scale Map Data Source: VALOR GIS April 2024



**PLAT OF REZONING FOR:
DPI HOLDINGS, LLC**

**LYING AND BEING IN
LAND LOT 60 OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,
LOWNDES COUNTY, GEORGIA
DATE: NOVEMBER 16, 2021**

MOORE STREET (50' R/W)



0.574 ACRES
TAX PARCEL 018A 227
(AREA TO THE SOLID BOLD LINES)
TO BE ZONED FROM R-10 TO R-M

N OR F PROPERTY OF DENNIS E & BRENDA F HERRINGTON
PARCEL NO. 016A 242
DEED BOOK 4053, PG 254
ZONED R-8

N OR F PROPERTY OF GARD LAURA ARA
MAY LYN OAKS
PARCEL NO. 018A 2011
DEED BOOK 6327, PG 166
ZONED R-8

N OR F PROPERTY OF LHM INVESTMENT PROPERTIES LLC
PARCEL NO. 018A 228
DEED BOOK 0163, PG 133
ZONED R-10

N OR F PROPERTY OF 165 WILLIAMS STREET LLC
PARCEL NO. 018A 216
DEED BOOK 4053, PG 169
ZONED R-M

ZONING NOTES
THE SUBJECT PROPERTY IS ZONED R-10 (SINGLE FAMILY RESIDENTIAL) AND THE PROPOSED ZONING IS R-M.
MINIMUM BUILDING SETBACKS
FOR R-10:
FRONT-20 FEET
SIDE-10 FEET
REAR-25 FEET

FOR R-M:
FRONT-15 FEET
SIDE-8 FEET
REAR-25 FEET
*20' FOR MULTI-FAMILY WITH 3 OR MORE FLOORS

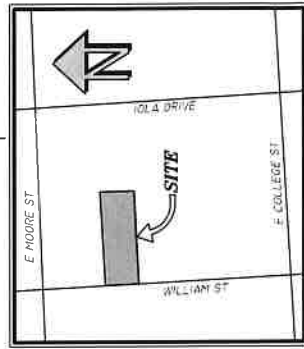
FLOOD CERTIFICATION
THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 15185C0210E, DATED 09/26/2008

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ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH: (229) 244-0596 - INFO@ASAEING.COM - LSF 0003380



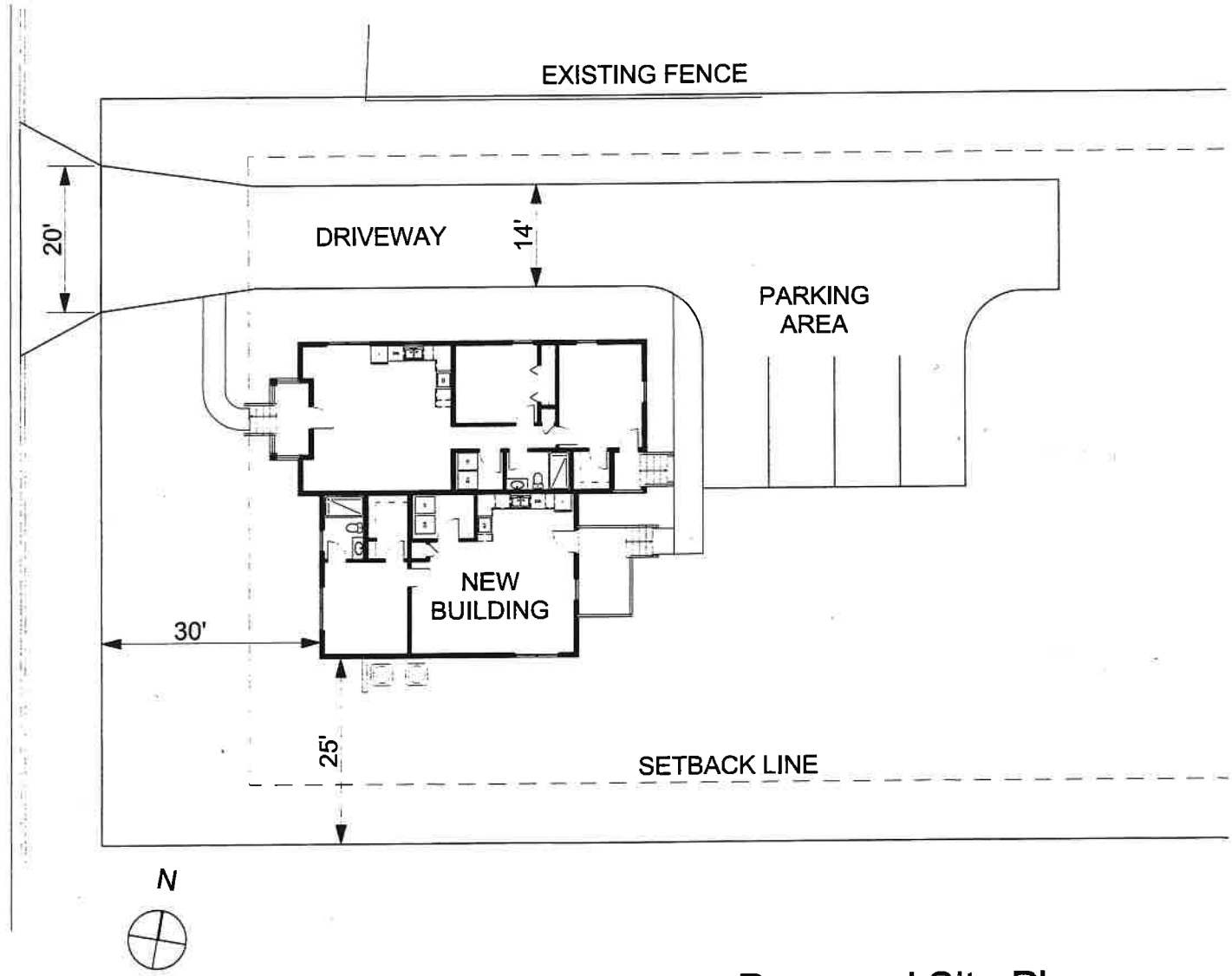
NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON.
ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.



LOCATION MAP
NOT TO SCALE

DRAWN BY: ALP
5960 RECORDS
3/20/21

WILLIAMS STREET



EXISTING FENCE

DRIVEWAY

PARKING AREA

NEW BUILDING

SETBACK LINE

N

Proposed Site Plan

SCALE: 1" = 10'



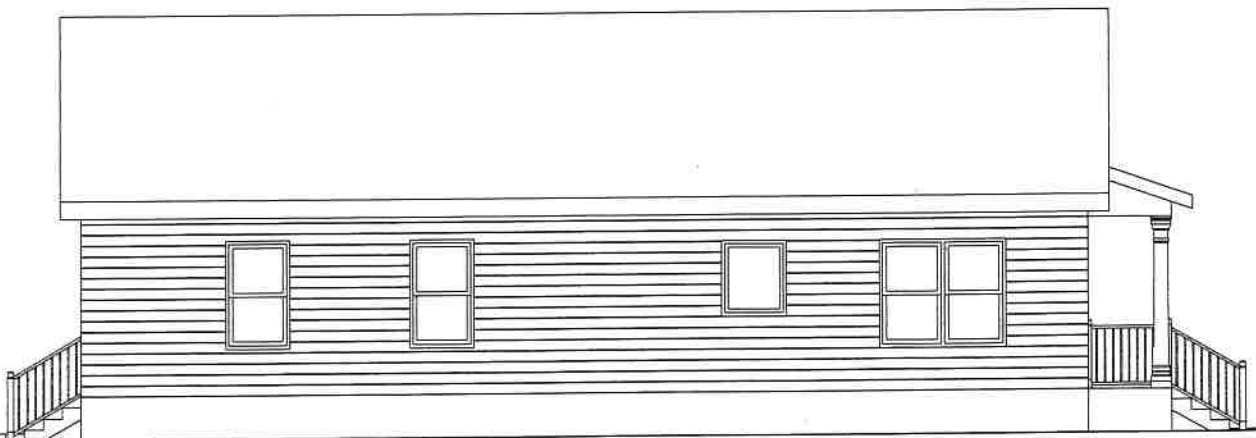
Floor Plan

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



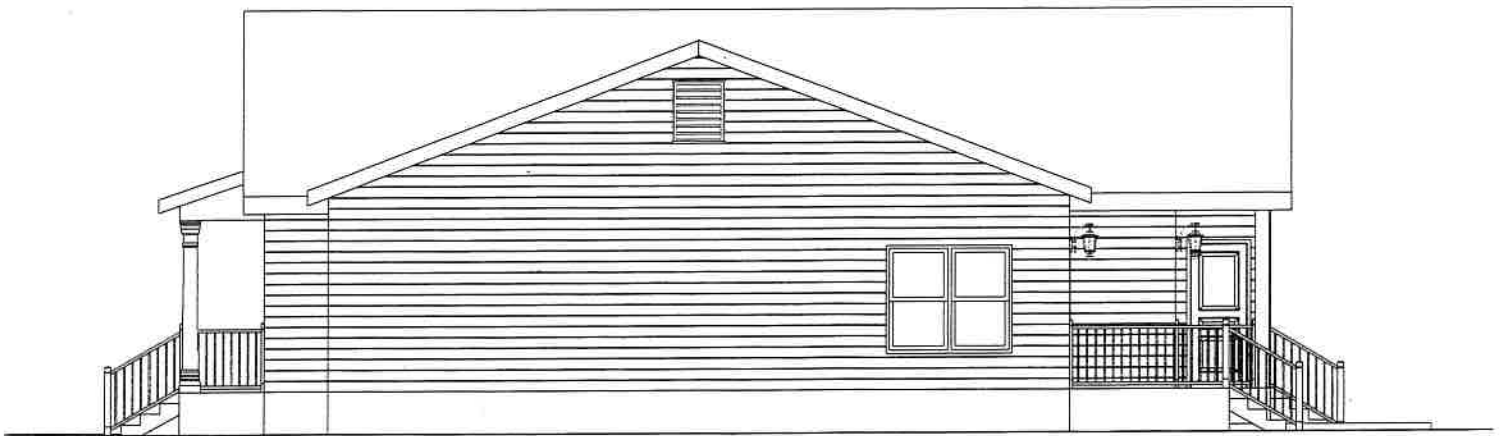
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

VA-2024-07 DPI Holdings LLC



Proposed 3-Dimensional Street View