



GLPC AGENDA ITEM # 7
JUNE 24, 2024

Rezoning Request by Lawrence Thomas
File #: VA-2024-10

Lawrence Thomas is requesting to rezone 0.40 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1611 North Patterson Street, which is along the east side of the road, about 200 feet south of the intersection with East Moore Street. This is also immediately north of the offices of the Greater Valdosta United Way. The property currently contains an existing historic single-family residence, which was acquired by the applicant and fully renovated about one year ago. The applicant is now proposing to convert the residence to a professional office and upgrade the site with a rear yard parking area to accommodate about 11 vehicles for office parking.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of O-P zoning. The property is also located within the City's local "Historic District", as well as the Brookwood North National Register Historic District.

The subject property is part of the Brookwood North neighborhood which contains a mixture of mostly residential uses in a mostly older built-out historic pattern. However, many of the properties fronting North Patterson Street are either institutional uses, or former residences that have been converted to professional offices. The subject property is bordered to the north and to the east by existing residential uses. However, to the south and across the street to the west are existing professional offices in historic buildings with rear yard parking areas. The property is part of the North Patterson Street corridor which is dominated by higher volumes of traffic and the presence of the VSU main campus. Continued single-family residential usage of properties fronting this portion of North Patterson Street is becoming an anomaly and it is contrary to the development trends of the area. In terms of conceptual site plan review, it should be noted that in order to convert this property to an office use, the applicant will need to properly pave the rear parking area with an upgraded driveway connection to North Patterson.

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:	Lawrence Thomas & April Thomas		
Request:	Rezone from R-10 to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 0.40 acres, located along the east side of North Patterson Street, about 200 feet south of the intersection with East Moore Street. This is also immediately north of the offices for the Greater Valdosta United Way.		
Street Address:	1611 North Patterson Street		
Tax Parcel ID:	Map # 0115B Parcel 073	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-family residence
	Proposed:	O-P	Professional office
Adjacent Property:	North:	R-10, R-6	Residential
	South:	O-P	United Way offices
	East:	R-10	Single-family neighborhood
	West:	R-P	Professional office
Zoning & Land Use History	This property has been zoned R-10 for more than 40 years, and has always been used as a single-family residence.		
Neighborhood Characteristics			
Historic Resources:	Located within the local "Historic District" as well as the Brookwood North National Register District. The property is classified as a "contributing resource" to both.		
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 North Patterson Street		
Transportation:	North Patterson Street (Major Arterial)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the west The nearest fire hydrant is along North Patterson Street in front of the property.		

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Development Strategy: Uses supporting the area’s primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided..

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 proposed rezoning is consistent with the surrounding land use pattern and will allow for a diverse range of uses in the community.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of many adjacent and nearby properties along this portion of North Patterson Street.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	There will be no adverse effect to the existing uses or usability of adjacent or nearby properties.
<i>Staff:</i>	No significant adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	The property does have a reasonable economic use as currently zoned, however there is a higher and better economic use for the property if it is rezoned that would be better suited to the surrounding neighborhood.
<i>Staff:</i>	No. Continued single-family residential uses under R-10 zoning are no longer justified by the higher traffic volumes and development trends along the North Patterson Street corridor.
(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. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities or schools.
<i>Staff:</i>	No adverse impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes, the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.
<i>Staff:</i>	Yes. O-P zoning is consistent with the Institutional Activity Center (IAC) 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 neighborhood that the property is situated in is currently and has been trending to an office professional use over the past few years
<i>Staff:</i>	Yes. There has been a long-standing trend of converting historic single-family homes along the corridor to professional offices.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	There will be no significant impact to the natural environment.
<i>Staff:</i>	No 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>	No. The proposed rezoning will not constitute a grant of special privilege to the individual owners as contrasted to adjacent or nearby property owners, or the general public as the proposed zoning is already on the property next door.
<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.

Building Plan Review / Inspections: Inspections has no comments on this request .

Engineering: No comments for the Rezoning. Development of non-residential driveway access to N Patterson will need to be combined with the adjacent property

Fire: Fire Dept has no comments at this time **Police:** No issues or concerns

Landscape: Must comply with LDR Chapter 328 for vehicular use area and/or any buffer requirements...

GIS: No comments **Public Works:** < No comments received >

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey & Existing Site Plan
- Legal Description
- Proposed Site Plan

VA-2024-10 Zoning Location Map

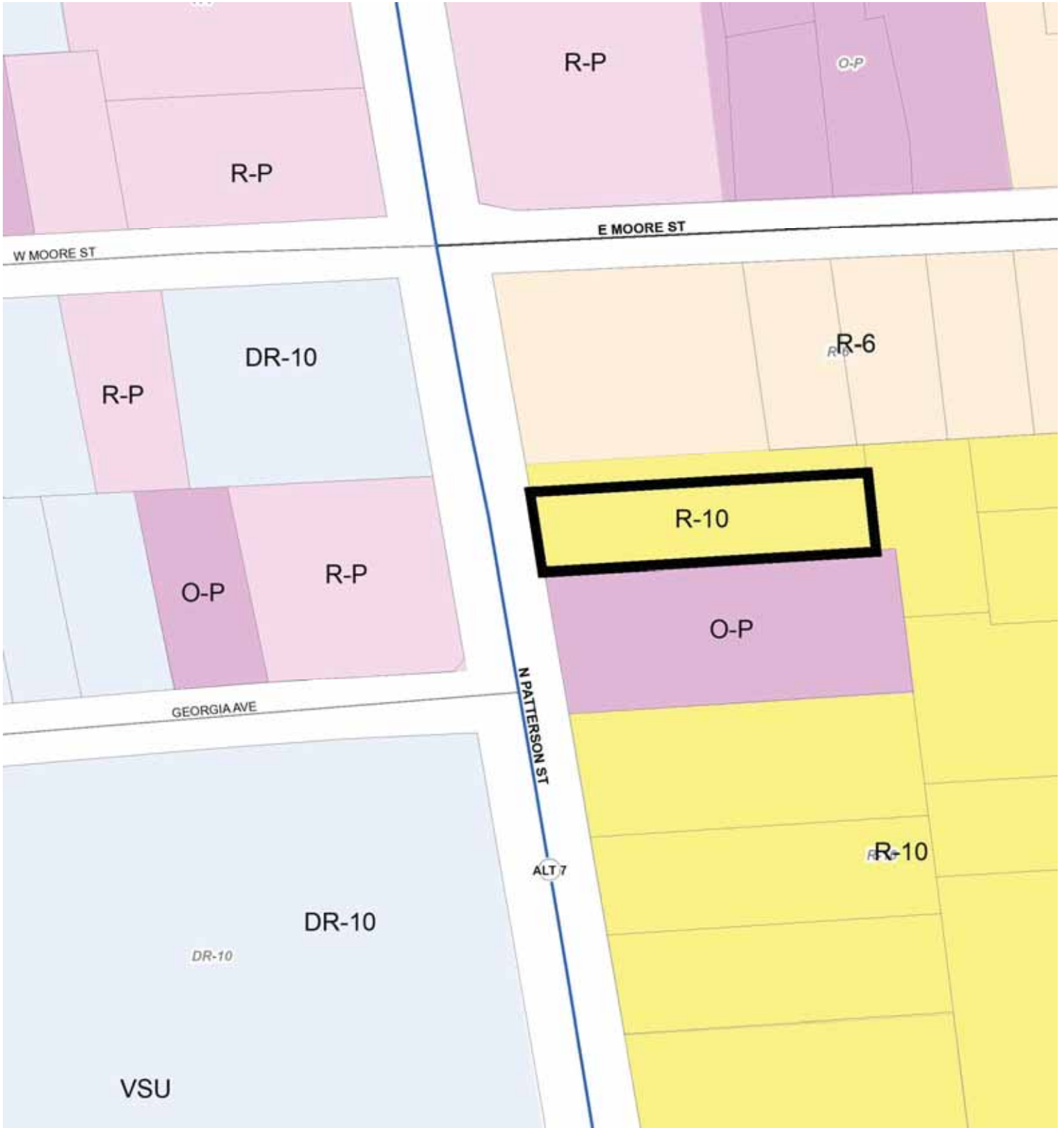


Lawrence Thomas
Rezoning Request

1611 North Patterson Street
Tax Map # 0115B Parcel 073

Current Zoning = R-10

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



VA-2024-10 Future Development Map

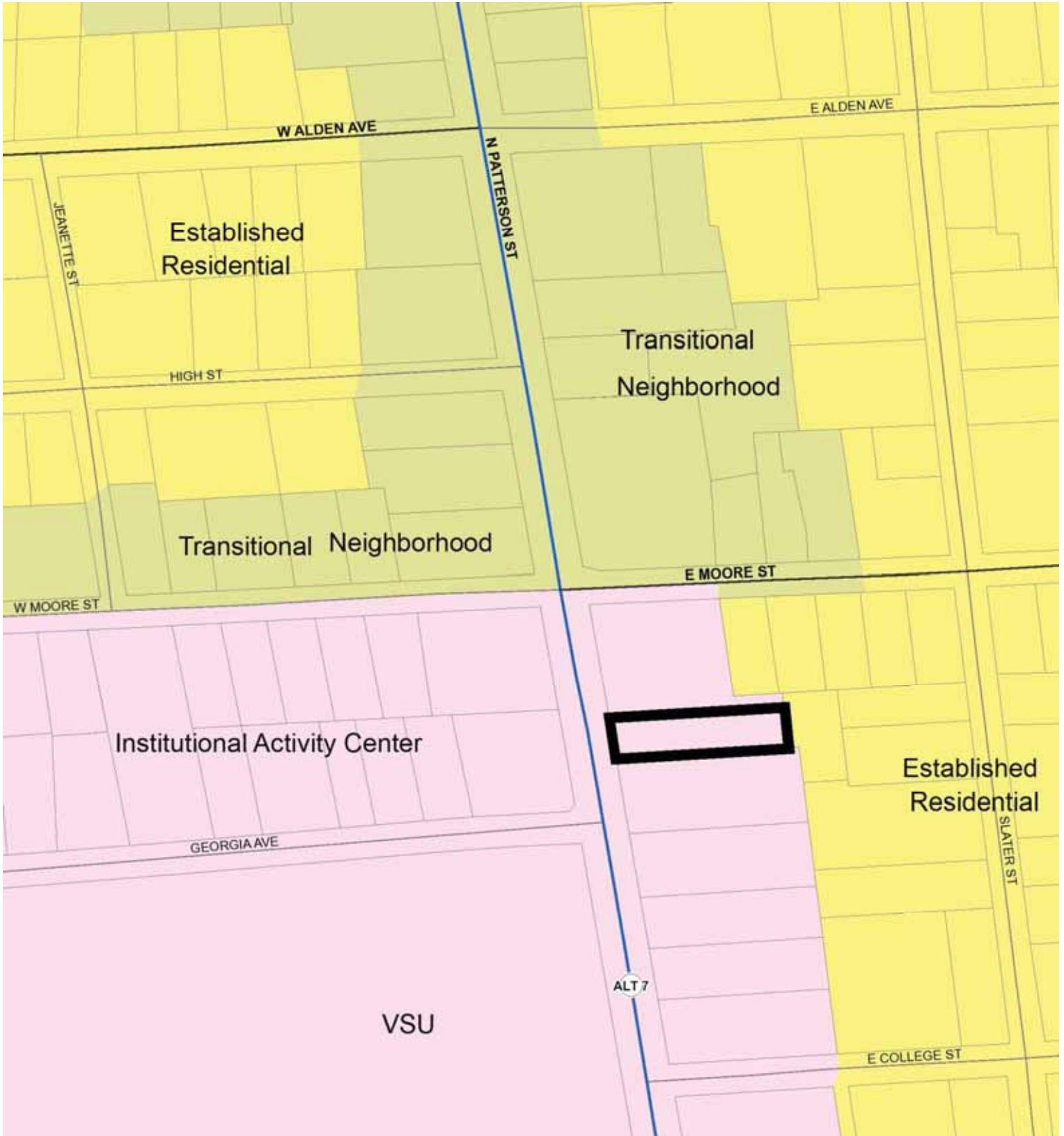


Lawrence Thomas
Rezoning Request

1611 North Patterson Street
Tax Map # 0115B Parcel 073

Character Area = Institutional AC

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



VA-2024-10

Aerial Location Map



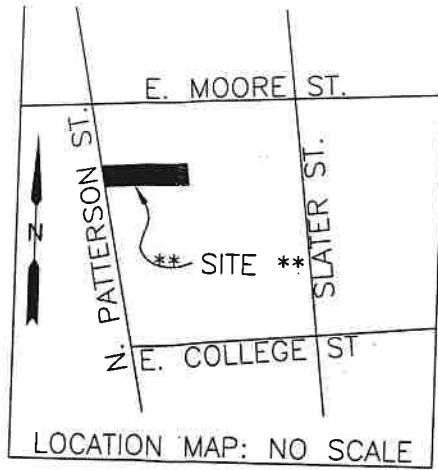
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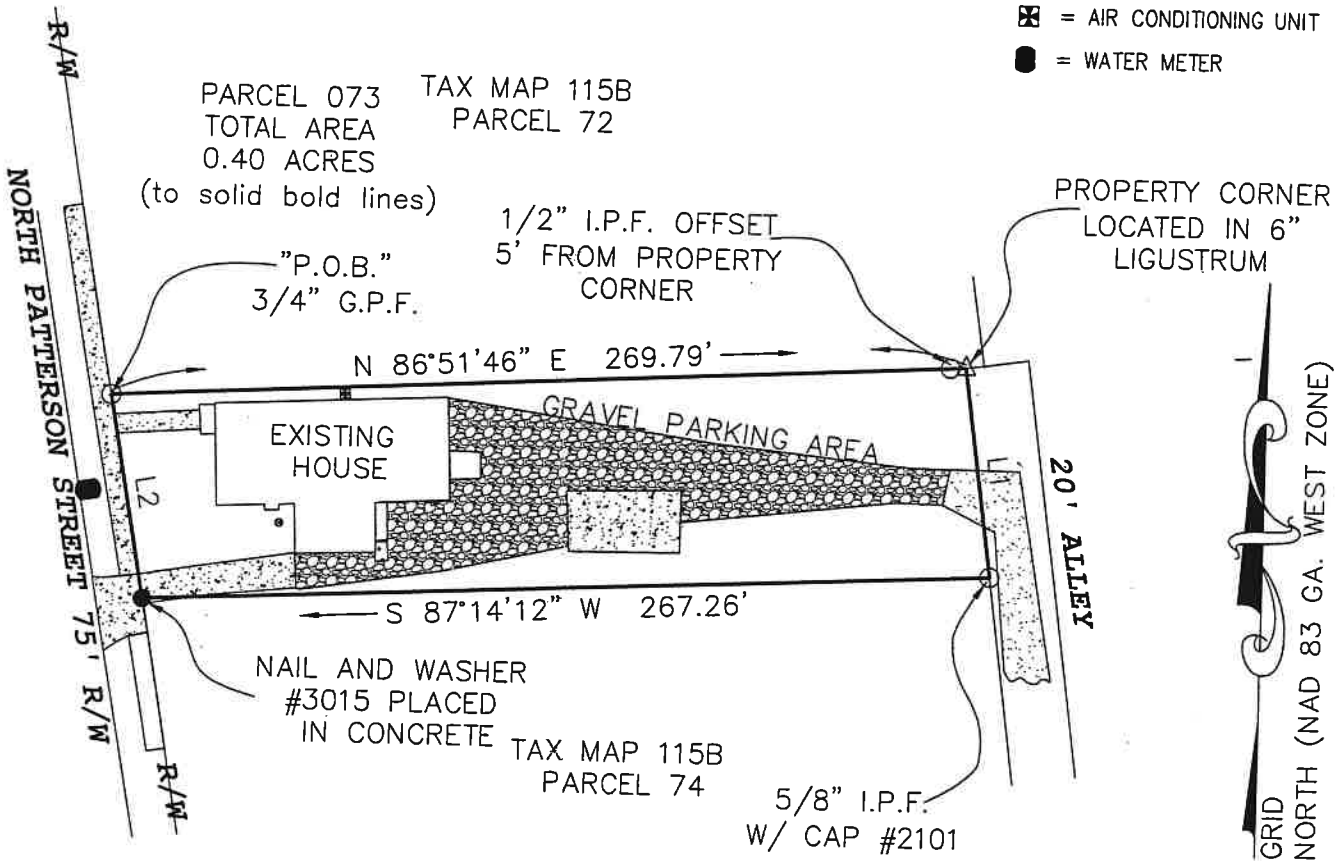
Aerial Imagery 2007

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



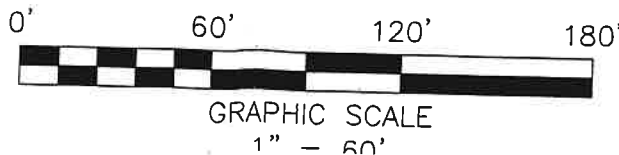


- LEGEND**
- I.P.F. = IRON PIN FOUND (1/2" REBAR)
 - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
 - C.M.F. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.F. = GALVANIZED PIPE FOUND
 - G.P.P. = GALVANIZED PIPE PLACED
 - R.M.F. = RIGHT OF WAY MARKER FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - = BROKEN LINE NOT TO SCALE
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - R/W = RIGHT OF WAY
 - B.M. = BENCH MARK
 - R.R. = RAIL ROAD
 - ↘ = GROUND SLOPE
 - ⊕ = ELECTRIC METER
 - ⊗ = SAN. SEWER CLEANOUT
 - ⊠ = AIR CONDITIONING UNIT
 - = WATER METER



****NOT FOR RECORDING
NOT FOR REAL ESTATE CLOSINGS**

LINE	BEARING	DISTANCE
L1	S 07°58'48" E	66.45'
L2	N 10°20'19" W	64.98'



SURVEY FOR:
LAWRENCE THOMAS
LOCATED IN LAND LOT 60
OF THE 11TH LAND DISTRICT
OF THE CITY OF VALDOSTA,

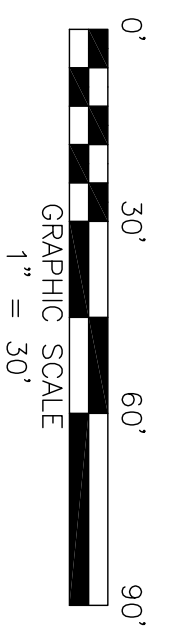
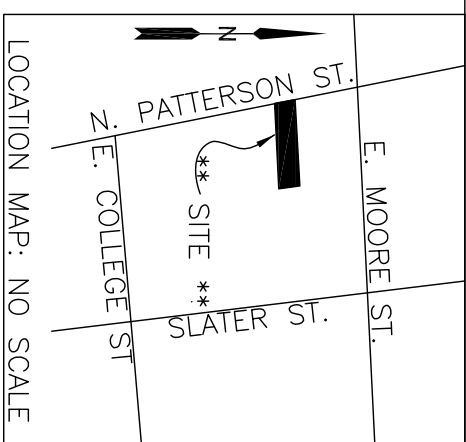
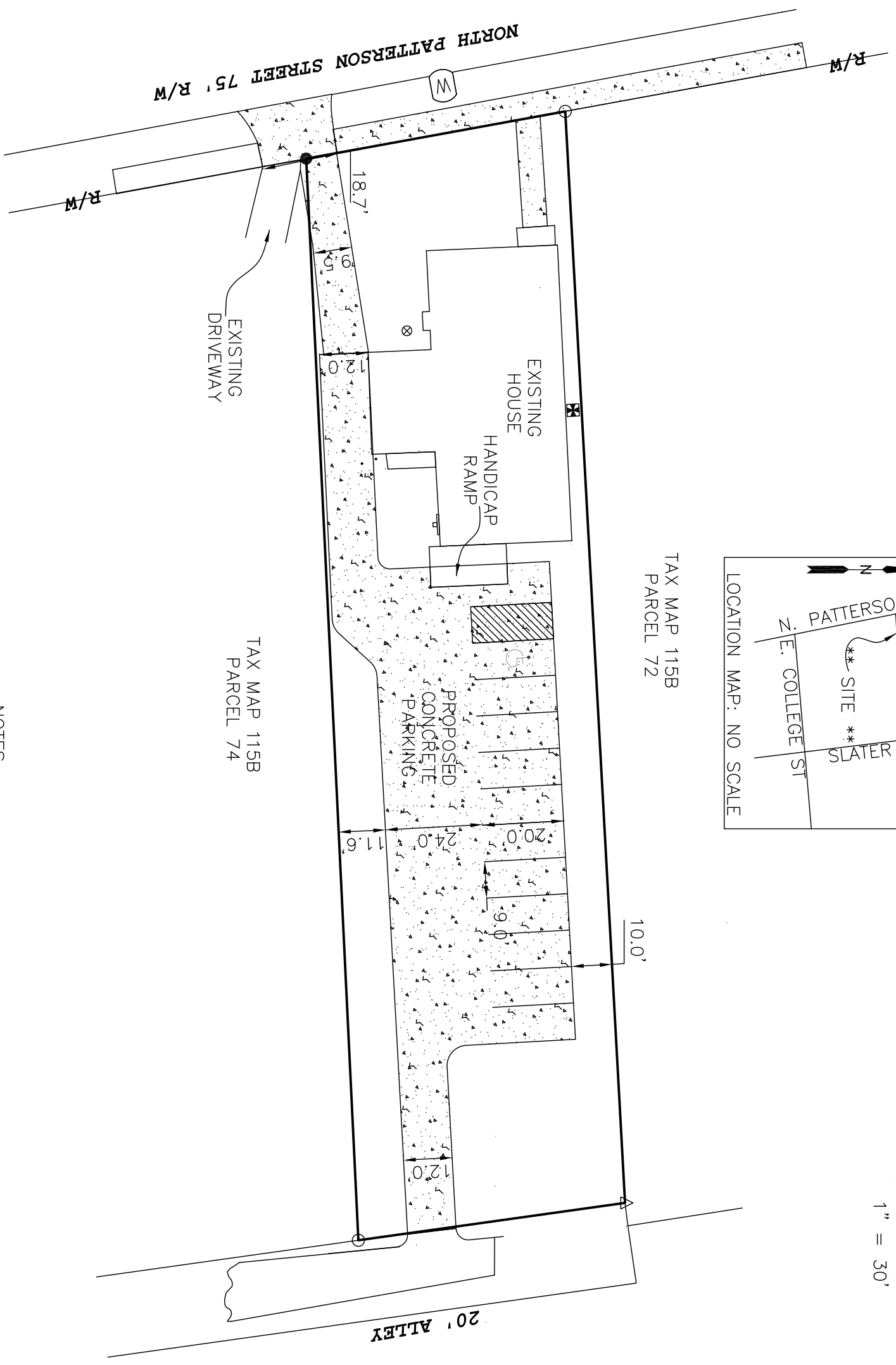
PROPERTY DESCRIPTION

All that tract or parcel of land situate, lying and being in the city of Valdosta and in Land Lot No. 60 of the 11TH Land District of Lowndes County, Georgia, and more particularly described as follows:

Beginning at a 3/4" galvanized pipe found, said point being the *** POINT OF BEGINNING ***; thence North 86 Degrees 51 Minutes 46 Seconds East a distance of 269.79 feet to a point; thence South 07 Degrees 58 Minutes 48 Seconds East a distance of 66.45 feet to a 5/8" iron pin found with a cap #2101; thence South 87 Degrees 14 Minutes 12 Seconds West a distance of 267.26 feet to a nail & washer #3015 placed in concrete; thence North 10 degrees 20 Minutes 19 Seconds West a distance of 64.98 feet back to the *** POINT OF BEGINNING ***, having an area of 0.40 acres.

VA-2024-10

CONCEPTUAL
SITE PLAN FOR:
LAWRENCE THOMAS
 LOCATED IN LAND LOT 60
 OF THE 11TH LAND DISTRICT
 OF THE CITY OF VALDOSTA, GEORGIA.



TAX MAP 115B
 PARCEL 72

TAX MAP 115B
 PARCEL 74

- NOTES:**
- 1: THE CURRENT ZONING ON THIS PROPERTY IS R-6 ZONING IN THE CITY OF VALDOSTA.
 - 2: THE PROPOSED ZONING ON THIS PROPERTY IS O-P ZONING IN THE CITY OF VALDOSTA.
 - 3: PARKING SPACES REQUIRED = 8 SPACES
 PARKING SPACES PROVIDED = 11 SPACES

GRID
 NORTH (NAD 83 GA. WEST ZONE)