



GLPC AGENDA ITEM # 5
JULY 29, 2024

Rezoning Request by Freeman Investments LLC
File #: VA-2024-11

Freeman Investments LLC is requesting to rezone 1.89 acres from Residential Professional (R-P) to Neighborhood Commercial (C-N). The subject property is located at 3880 Bemiss Road, which is an undeveloped landlocked parcel (vacant field) located diagonally behind the applicant's place of business (Freeman Electrical Contractors) at 3886 Bemiss Road. This property is also immediately to the west of the single-residences fronting the west side of Edinburg Circle cul-de-sac in The Highlands subdivision. The applicant is proposing to construct a commercial accessory building on the property, and/or combine it with adjacent commercial property for possible marketing purposes.

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

The subject property is a remnant undeveloped piece of land from about 20 years ago when The Highlands subdivision was developed. It was never intended to be developed as part of the neighborhood, and was eventually forfeited by the original developers in 2012. The applicant later acquired the property in 2019 as investment or in hopes of later developing it themselves. However, as a landlocked parcel with no street frontage, it must be combined with other adjacent properties having frontage, in order to be developed. The applicant is the owner of the commercially-zoned properties to the north, and therefore has the ability to make this parcel developable as part of their own.

R-P zoning allows professional offices and all forms of residential usage, including multi-family apartments up to 18 dwelling units per acre (up to 34 units on 1.89 acres). Because the applicant is desiring to develop this property commercially, they are seeking the rezoning to C-N, which is the most intensive zoning allowable for a landlocked parcel in the NAC character area. C-N allows general retail and light forms of commercial, as well as offices, but does not allow multi-family apartments.

The subject property is irregularly shaped and fairly isolated from any form of development, except maybe that which is associated with development along Bemiss Road. Roadway connection to the abutting neighborhood to the east is highly unfeasible, and therefore the only logical scenario is for it to eventually be included as part of the adjacent properties oriented toward Bemiss Road, which will likely be developed commercially. Having the lighter intensity C-N zoning (instead of C-C or C-H) will help serve as a buffer/transition to The Highlands subdivision from future commercially developed properties along Bemiss..

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:	Freeman Investments LLC		
Request:	Rezone from R-10 to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 1.89 acres, which is an undeveloped landlocked parcel (vacant field) located diagonally behind the applicant's place of business at 3886 Bemiss Road. This property is also immediately to the west of the single-residences fronting the west side of the Edinburg Circle cul-de-sac in The Highlands subdivision.		
Street Address:	3880 Bemiss Road (unofficial street address – for general reference only)		
Tax Parcel ID:	Map # 0146C Parcel 298	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Vacant lot
	Proposed:	C-N	Commercial development
Adjacent Property:	North:	C-C	Commercial complex, mostly vacant land
	South:	R-6	Vacant land
	East:	R-P	The Highlands residential subdivision
	West:	R-A	Rural residential
Zoning & Land Use History	This property was annexed and rezoned to R-P in 2001 as part of a larger tract that was planned for multi-family apartments – in association with Moody AFB. However, those plans were later abandoned and The Highlands subdivision was developed a couple years later. The subject property was a remnant portion that was excluded from the new neighborhood development.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Cleared, grass.	
	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 Bemiss Road and Macey Drive to the NW, and along Edinburg Circle to the east		
Transportation:	< no direct access >		
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 0.8 miles to the south The nearest fire hydrant is along Edinburg Circle to the east..		

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.

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 subject property will be used to hold an indoor storage structure..
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the adjacent commercial development area to the north, as well as the overall surrounding pattern with the inclusion of good site development standards..
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	Rezoning the proposed development should have no adverse impact on usability of 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 current zoning and proposed rezoning have the same reasonable economic use.
<i>Staff:</i>	No. The subject property has no reasonable economic use unless it is included with adjacent property(ies) as part of a larger development – likely oriented toward Bemiss Road.
(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 in a logical pattern to allow no burden to be added to existing streets.
<i>Staff:</i>	No impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	The proposed rezoning falls under the Character Area where C-N is a permitted zoning

<i>Staff:</i>	Yes. C-N zoning is consistent with the NAC Character Area designation of the Comprehensive Plan, and well as its applicable 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 single-family, multi-family, and suburban residential to the north, east and south. It is justified for zoning C-N as it is benefitting the residents of the area.
<i>Staff:</i>	Yes. The general redevelopment trend for properties along the Bemiss Road corridor have been for commercial 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 or wetlands areas. It will not have an adverse impact on 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>	The proposed rezoning meets characteristics of surrounding properties and will not grant 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.

Building Plan Review / Inspections: Inspections has no comments on these requests .

Engineering: No comments at this time.

Fire: Fire Dept has no comments on this request

Police: < No comments received >

Landscape: Must comply with LDR Chapter 328 upon development...

GIS: No comments

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

- Letter of Intent
- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey
- Conceptual Site Sketch

June 14, 2024

Electronic Mail to: Matt Martin; mlmartin@valdostacity.com

City of Valdosta, Planning and Zoning Division
Attn: Matt Martin
300 North Lee St,
Room # 111
Valdosta, Georgia 31601

RE: LETTER OF INTENT in relation to Freeman Investments, LLC. Application for Rezoning from R-P to C-N for the property located on Edinburg/Bemiss Rd., Valdosta, Lowndes County, Georgia

I, Theresa Freeman, (“Applicant”) in connection with its application for rezoning approval (the “Application”). This Letter of Intent is intended to supplement the Application and be incorporated therein.

The Applicant is seeking City of Valdosta approval to rezone the property commonly known as parcel 0146C 298 located on Edinburg/Bemiss Rd. in Valdosta, Lowndes County, Georgia, from R-P (Residential-Professional) to C-N (Community-Neighborhood). The purpose of rezoning is to construct an accessory structure for indoor storage for the subject property.

Subject Property – General Information

The total acreage for parcel # 0146C 298 is 1.84. The subject property total to be rezoned for is 1.84 acres. Upon rezoning approval, a new plat will be submitted for review and approval.

The Parcel is currently zoned R-P (Residential Professional). It is located between Edinburg Circle and Bemiss Rd., is vacant/undeveloped and is owned by Freeman Investments, LLC.

Proposed Use

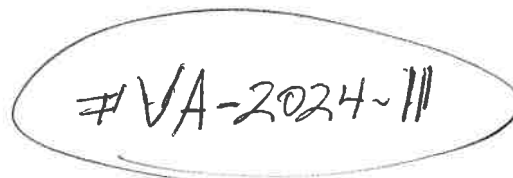
If approved for rezoning, Applicant will construct an accessory structure for indoor storage for the property in support of our electrical business, Freeman Electrical Contractors, Inc.

I look forward to working the Community Development team, the Planning Commission, and the City Council, and are happy to answer any questions or address any concerns.

Sincerely,



Theresa Freeman
Freeman Investments, LLC



#VA-2024-111

VA-2024-11 Zoning Location Map

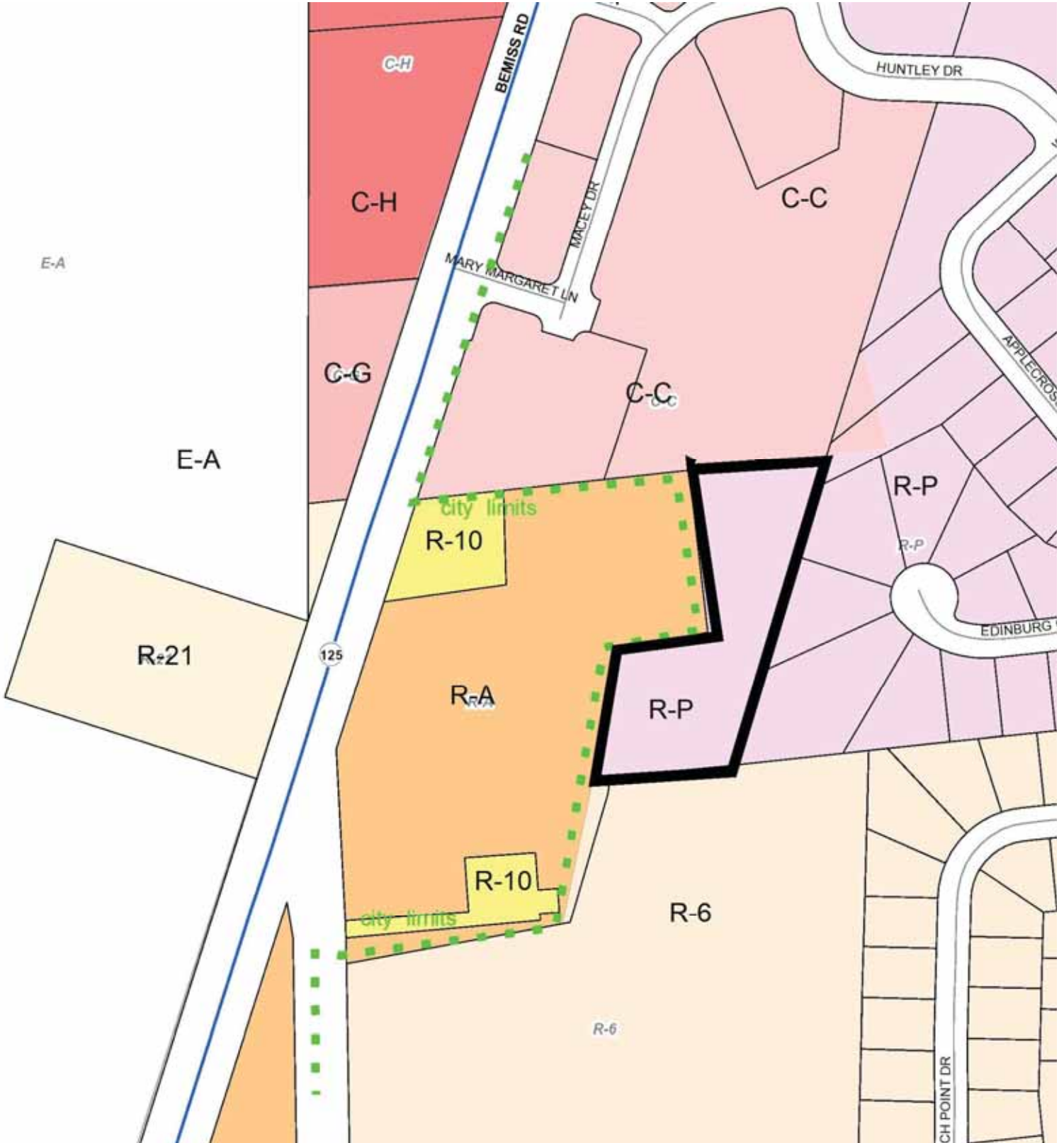


Freeman Investments LLC
Rezoning Request

3880 Bemiss Road
Tax Map # 0146C Parcel 298

Current Zoning = R-P

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



VA-2024-11

Future Development Map

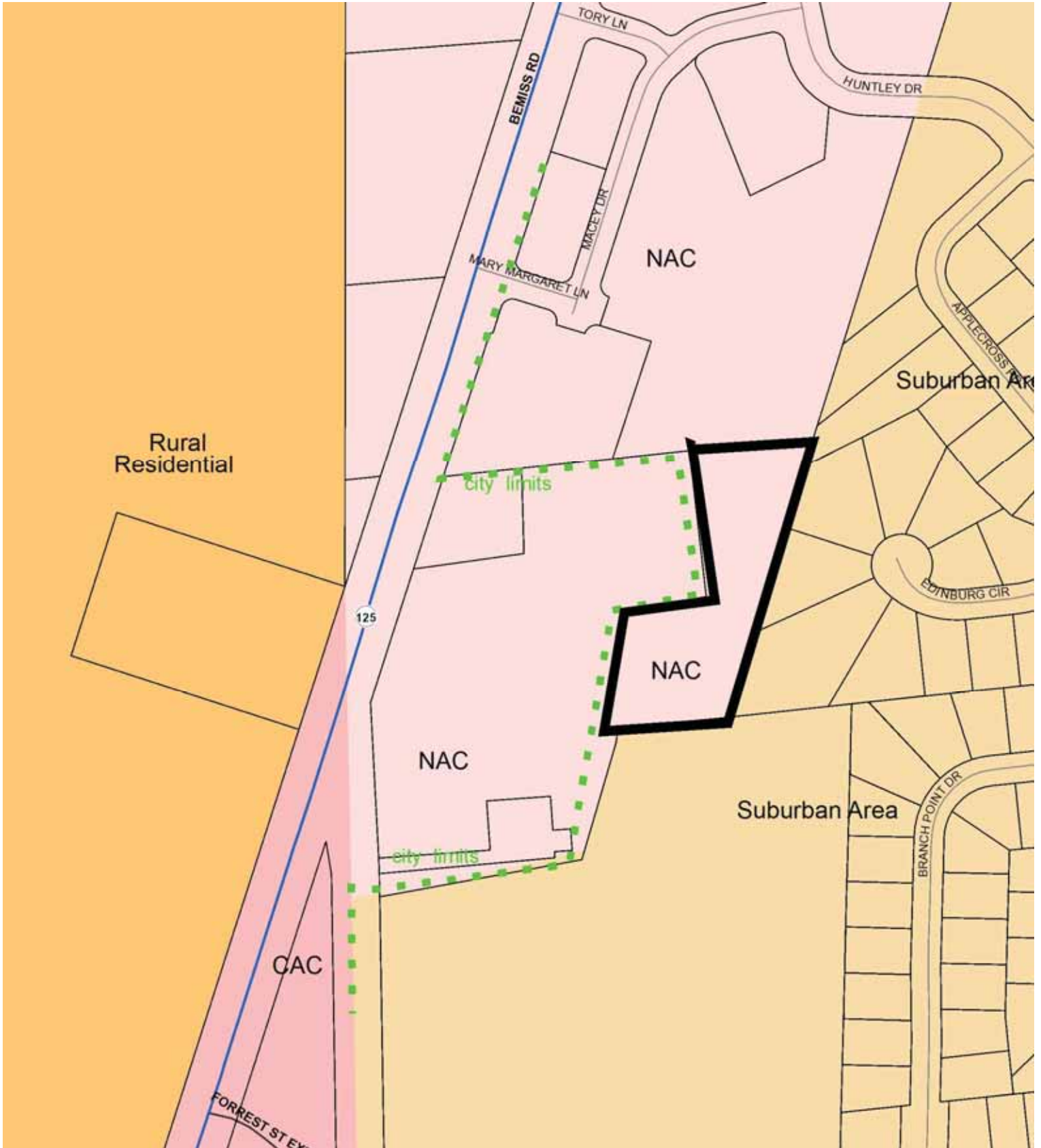


Freeman Investments LLC
Rezoning Request

3880 Bemiss Road
Tax Map # 0146C Parcel 298

Character Area = Neighborhood AC

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



VA-2024-11 Aerial Location Map



Freeman Investments LLC
Rezoning Request

3880 Bemiss Road
Tax Map # 0146C Parcel 298

Aerial Imagery ~ 2022

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



50' R/W
MARGARET LN.

"P.O.B."
N 17°47'59" E
50.03'

N 73°24'06" W
89.77'

10' UTILITY EASEMENT

TOTAL COMBINED AREA
TRACTS "A" & "B"
6.62 ACRES
(to solid bold lines)

N/F
FREEMAN INVESTMENTS, LLC
PROPERTY
D.B. 6262 PG. 39
P.C. "C" PG. 114

N 17°48'33" E
205.39'

S 83°17'52" W
123.20'

EXISTING CITY LIMITS LINE

S 83°30'15" W
211.53'

2" G.P.F.

S 17°39'48"

LOWNDES COUNTY

CITY OF VALDOSTA

HIGHLANDS SUBDIVISION
PHASE ONE
P.C. "A" PG. 2419-2426

N 07°07'51" W
247.95'

EXISTING CITY LIMITS LINE

N/F
MICHAEL D. BILES
PROPERTY
D.B. 846 PG. 292
P.B. 34 PG. 13

3/4" GALVANIZED PIPE FOUND

2" CRIMPED TOP PIPE FOUND

N 78°43'06" E
141.89'

LAND PARCEL 298
TRACT "B"
1.89 ACRES
1.84

BARBED WIRE FENCE
ALONG PROPERTY LINE
(in poor repair)

N 08°41'45" E
155.67'

3/4" GALVANIZED PIPE FOUND

N 11°39'39" E
41.87'

S 82°48'27" W
206.98'

N/F
JAMES P. BILES
PROPERTY

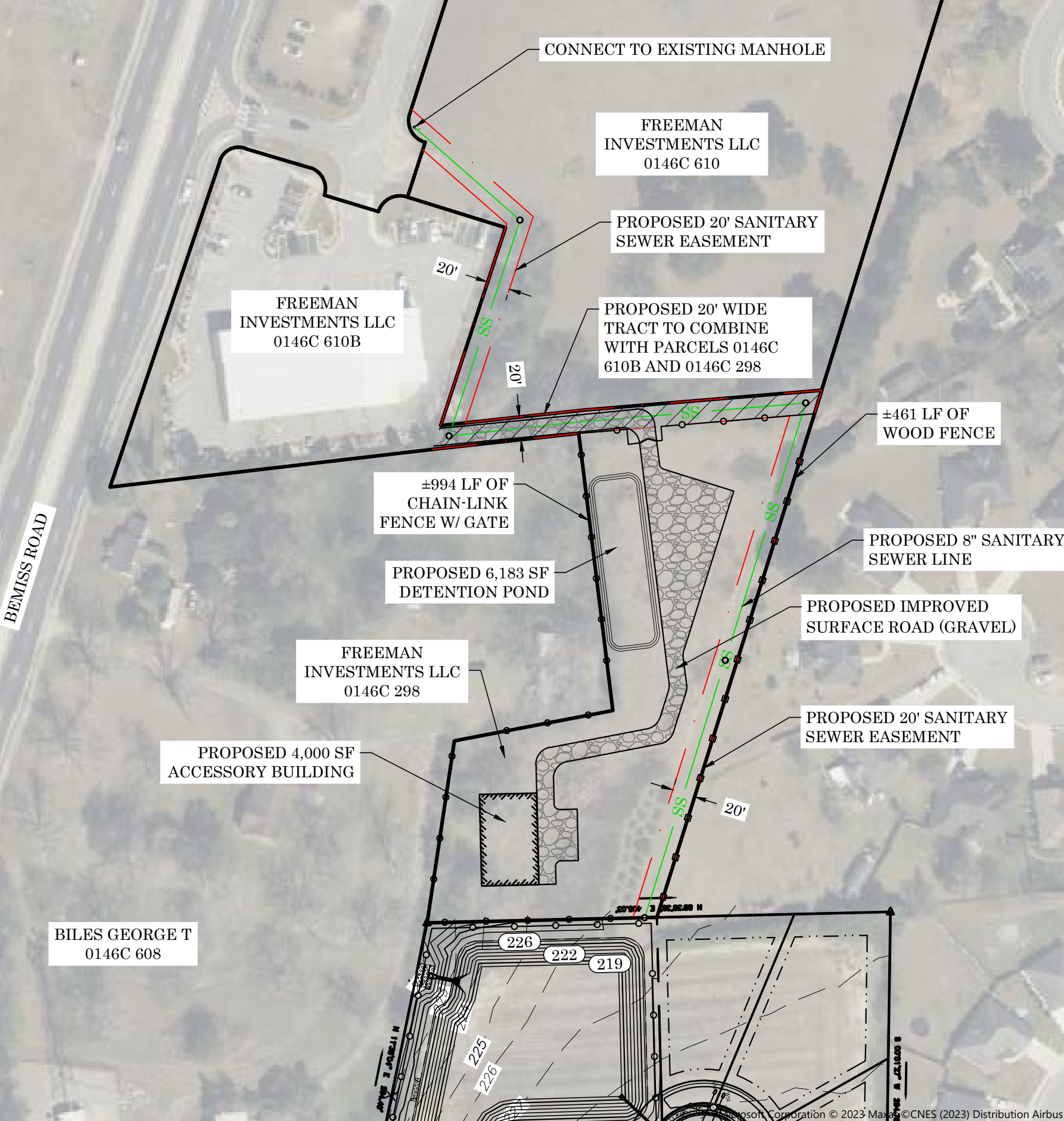
S 17°32'56" W
146.77'

S 17°06'15" W
186.03'

S 17°02'38" W
107.70'

LOT 78

LOT 79



CONNECT TO EXISTING MANHOLE

FREEMAN INVESTMENTS LLC
0146C 610

PROPOSED 20' SANITARY SEWER EASEMENT

FREEMAN INVESTMENTS LLC
0146C 610B

PROPOSED 20' WIDE TRACT TO COMBINE WITH PARCELS 0146C 610B AND 0146C 298

±461 LF OF WOOD FENCE

±994 LF OF CHAIN-LINK FENCE W/ GATE

PROPOSED 8" SANITARY SEWER LINE

PROPOSED 6,183 SF DETENTION POND

PROPOSED IMPROVED SURFACE ROAD (GRAVEL)

FREEMAN INVESTMENTS LLC
0146C 298

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED 4,000 SF ACCESSORY BUILDING

BILES GEORGE T
0146C 608

226

222

219

225

226