



GLPC AGENDA ITEM # 11

OCTOBER 28, 2024

Conditional Use Request by Abner Smith

File #: CU-2024-07

Mr. Abner Smith is requesting a Conditional Use Permit (CUP) for a Church in a Single-Family Residential (R-6) zoning district. The subject property is located at 503 East Savannah Avenue, which is at the SE corner of East Savannah Avenue and Holliday Street. The property is currently vacant and the applicant is proposing to construct a church facility on the property which will include a 3,900-sf building and a parking lot with 16+ parking spaces. The proposed floor plan indicates the church sanctuary will have a seating capacity of about 60 persons.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District, which means that any new construction will need to obtain a Certificate of Appropriateness (COA) approval from the Historic Preservation Commission (HPC).

The subject property is part of a relatively isolated 6-block area to the southeast of downtown, between East Savannah Avenue and the railroad tracks. This was once a vibrant residential area full of single-family homes many decades ago, but it later fell victim to intrusion of commercial and warehouse uses, but has now become mostly vacant land. Less than ¼ of the total area is still developed with houses. There are still some old storage buildings along the perimeter area, as well as the Mt Pisgah Baptist Church properties in the western portion. The only new development that has occurred here is the Habitat For Humanity "Sweet 16" housing development from about 23 years ago. It was hoped at that time that such a development would be a catalyst for additional new development in the area, but it has yet to materialize.

The applicant has been discussing his development proposal for this property for 13+ years with City staff. Although the proposal is for an institutional type use instead of being the preferred residential use, the church is relatively small in scope and is deemed by staff to be compatible with the surrounding land use pattern. It is also hoped that as "new development" it will serve as a catalyst for more new development in this area --- which is also a hope and desire of the applicant. Given the small size of the property and the slow-changing development trend of the area, there is no need for special conditions on this CUP approval other than a long-term expiration date.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following condition:

- (1) Conditional Use approval shall expire ten (10) years from the date of approval if the proposed use is not fully constructed and operational by that date.

Planning Analysis & Property Information

Applicant / Owner:	Abner Smith		
Request:	Conditional Use Permit for a Church in R-6 zoning		
Property General Information			
Size & Location:	Three (3) parcels of land totaling 0.84 acres located at the SE corner of East Savannah Avenue and Holliday Street.		
Street Address:	503 East Savannah Avenue		
Tax Parcel ID:	Tax Map 0120B Parcel 463, Tax Map 0118D Parcels 054&055	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Vacant land
	Proposed:	R-6	Church
Adjacent Property:	North:	C-H	SG Pecan, commercial
	South:	R-6	Single-family residence
	East:	C-H	Vacant
	West:	R-6	Vacant land
Zoning & Land Use History:	This parcel has been zoned R-6 for more than 40 years, and it once contained single-family homes.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Grass, scattered trees	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located 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 area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along East Savannah Avenue, Holliday Street, and East Crane Avenue.		
Transportation:	East Savannah Avenue (collector street). Holliday Street (local street), East Crane Avenue (local street)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 0.6 miles to the west The nearest fire hydrant is at the corner of Holliday Street and East Crane Avenue		

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 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

POLICY 2.5 – The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.

Objective 2.5.4 – Promote adaptive reuse and infill development.

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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?
<i>Applicant:</i> Yes.
<i>Staff:</i> Yes, all standard development requirements of R-6 zoning will be followed.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?
<i>Applicant:</i> Yes.
<i>Staff:</i> Yes, the proposed use is generally consistent with the surrounding land use pattern.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?
<i>Applicant:</i> Yes.
<i>Staff:</i> Yes. The subject property fronts on 3 adjacent streets and has excellent access.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?
<i>Applicant:</i> No. We will have to install a detention pond.
<i>Staff:</i> Public facilities are adequate to support the proposed use.

(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?	
Applicant:	No...
Staff:	No adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No.
Staff:	No adverse impact.

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 Inspections: Inspections has no comments on these cases

Fire: The Fire Dept has no comments at this time

Police: < No comments received >

Engineering: No comments that can't be resolved during Plan Review.

Landscape: Must comply with landscape requirements as outlined in LDR Chapter 328

Public Works: No comments from Public Works

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Survey
- Site Plan
- Building Elevations
- Floor Plan

CU-2024-07 Zoning Location Map



Abner Smith
CUP Request

503 East Savannah Avenue
Tax Parcels # 0120B-463, # 0118D-054, # 0118D-055

Current Zoning = R-6

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



CU-2024-07 Future Development Map



Abner Smith
CUP Request

503 East Savannah Avenue
Tax Parcels # 0120B-463, # 0118D-054, # 0118D-055

Character Area = Established Residential

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



CU-2024-07 Aerial Location Map



**Abner Smith
CUP Request**

503 East Savannah Avenue
Tax Parcels # 0120B-463, # 0118D-054, # 0118D-055

~ 2022 Aerial Imagery

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





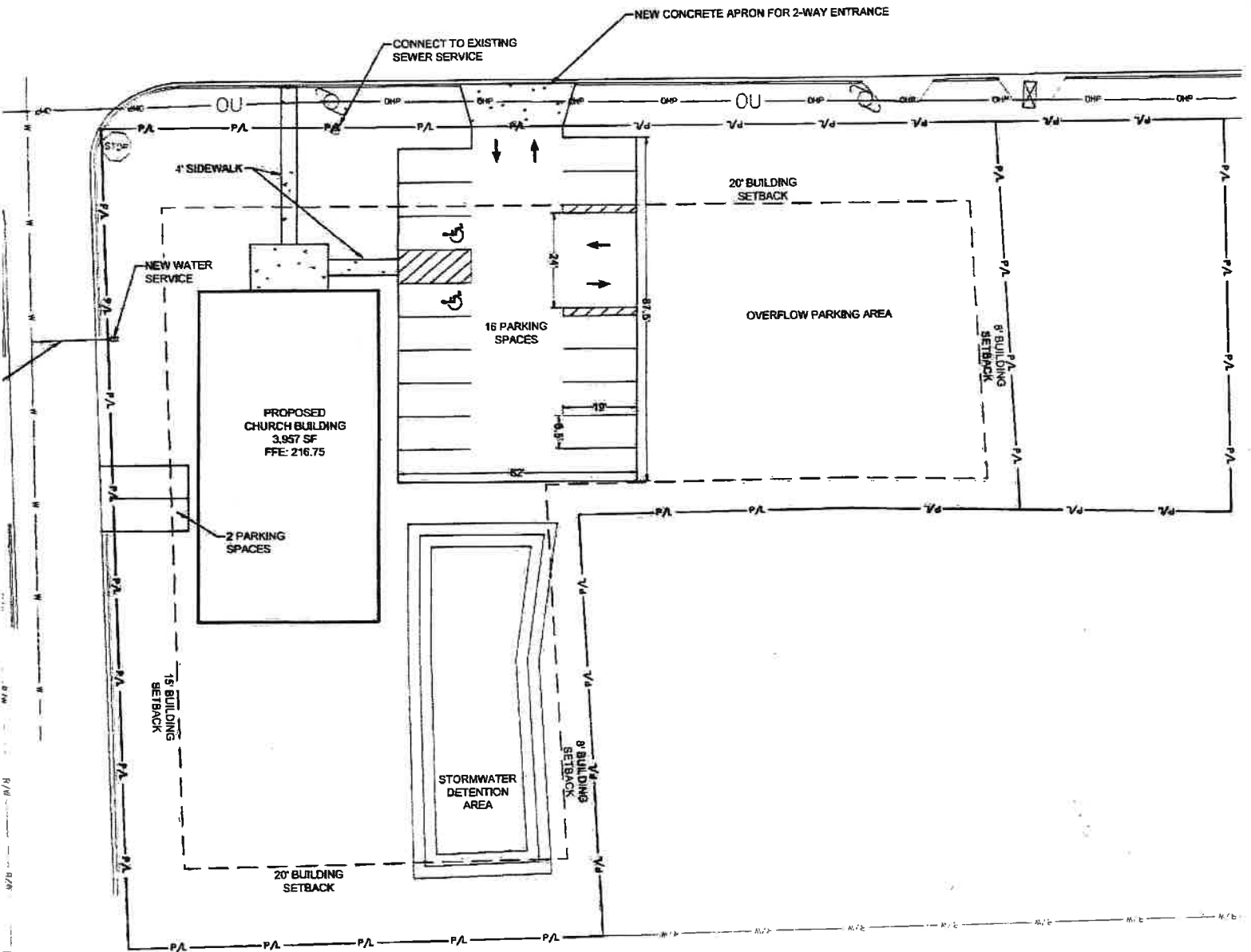
SAVANNAH AVENUE (VARIABLE R/W)



S. BARACK OBAMA BLVD.
F.K.A. SOUTH FORREST ST.

#CY-2024-07

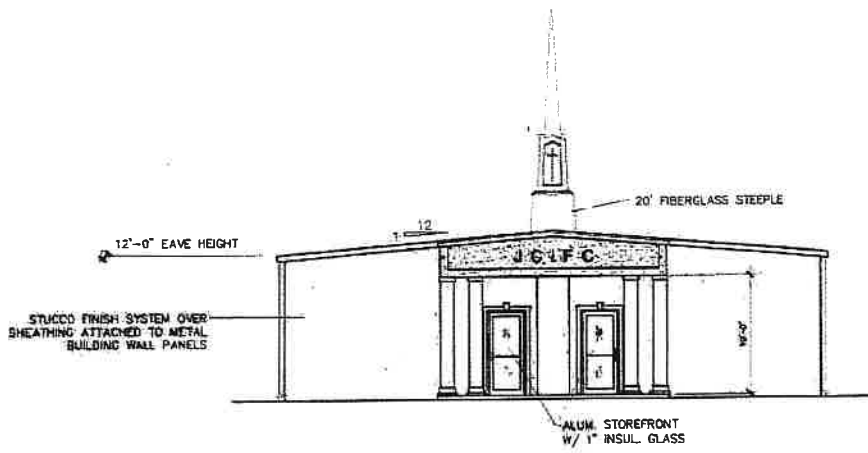
SAVANNAH AVENUE (VARIABLE R/W)



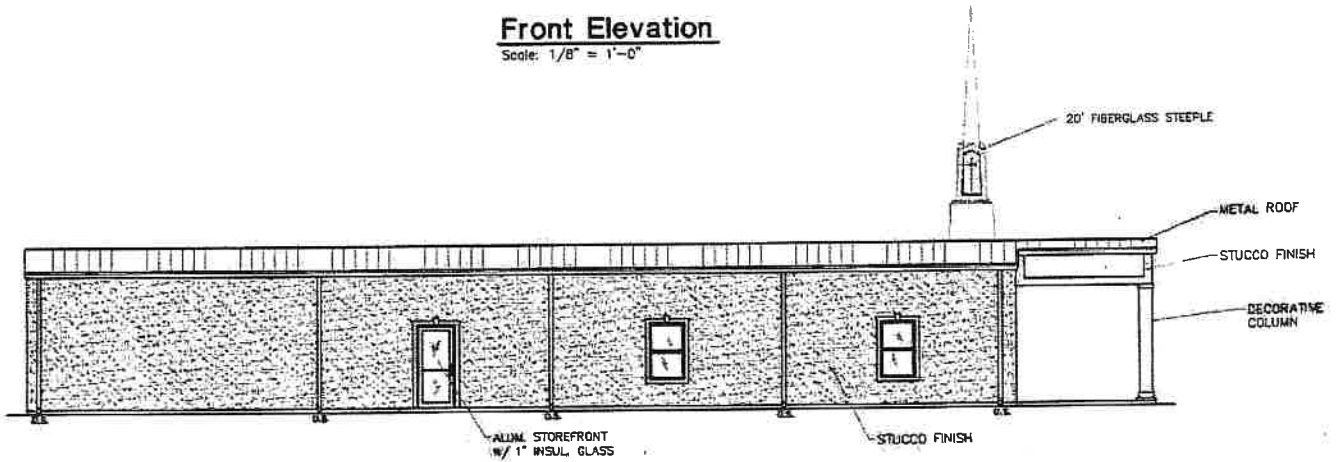
E. CRANE AVE

Site
Plan

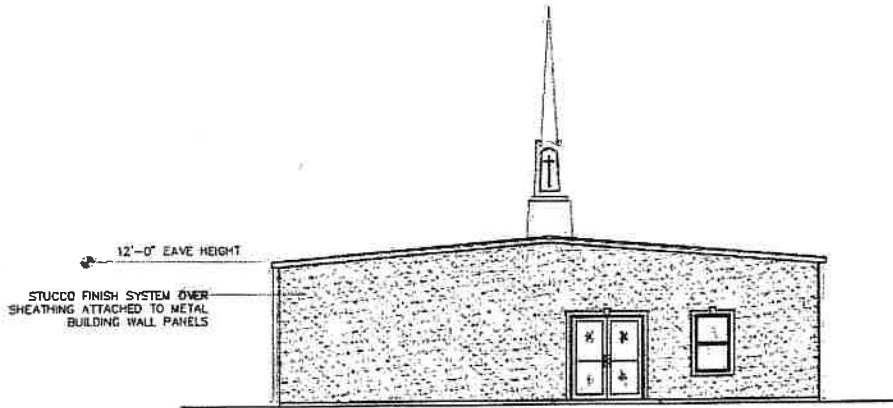
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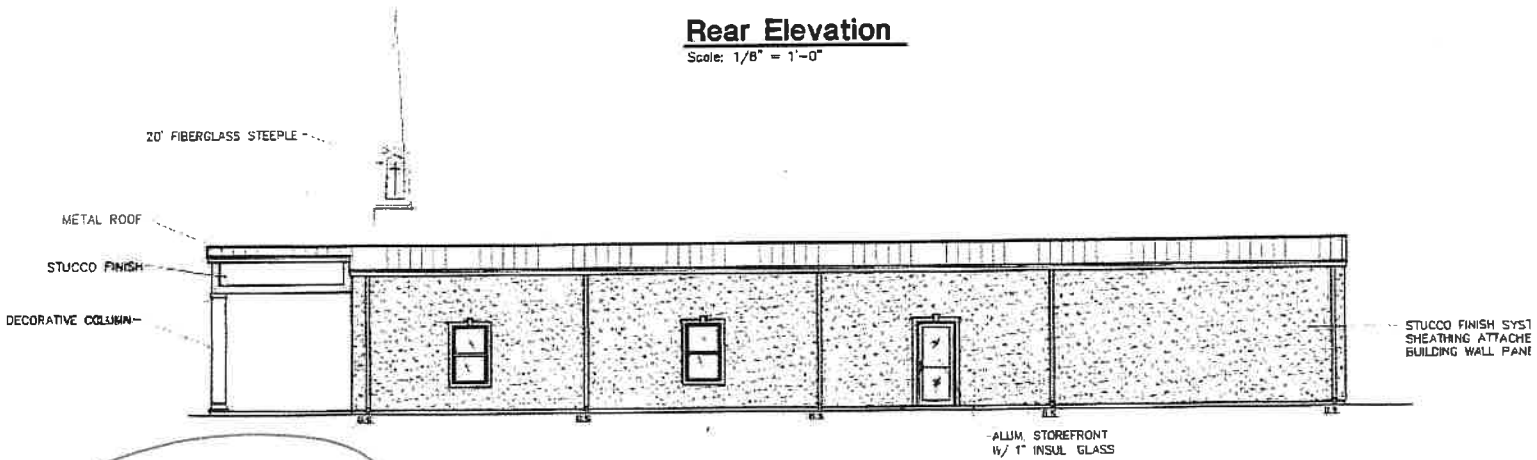
Front Elevation
Scale: 1/8" = 1'-0"



Left Side Elevation
Scale: 1/8" = 1'-0"

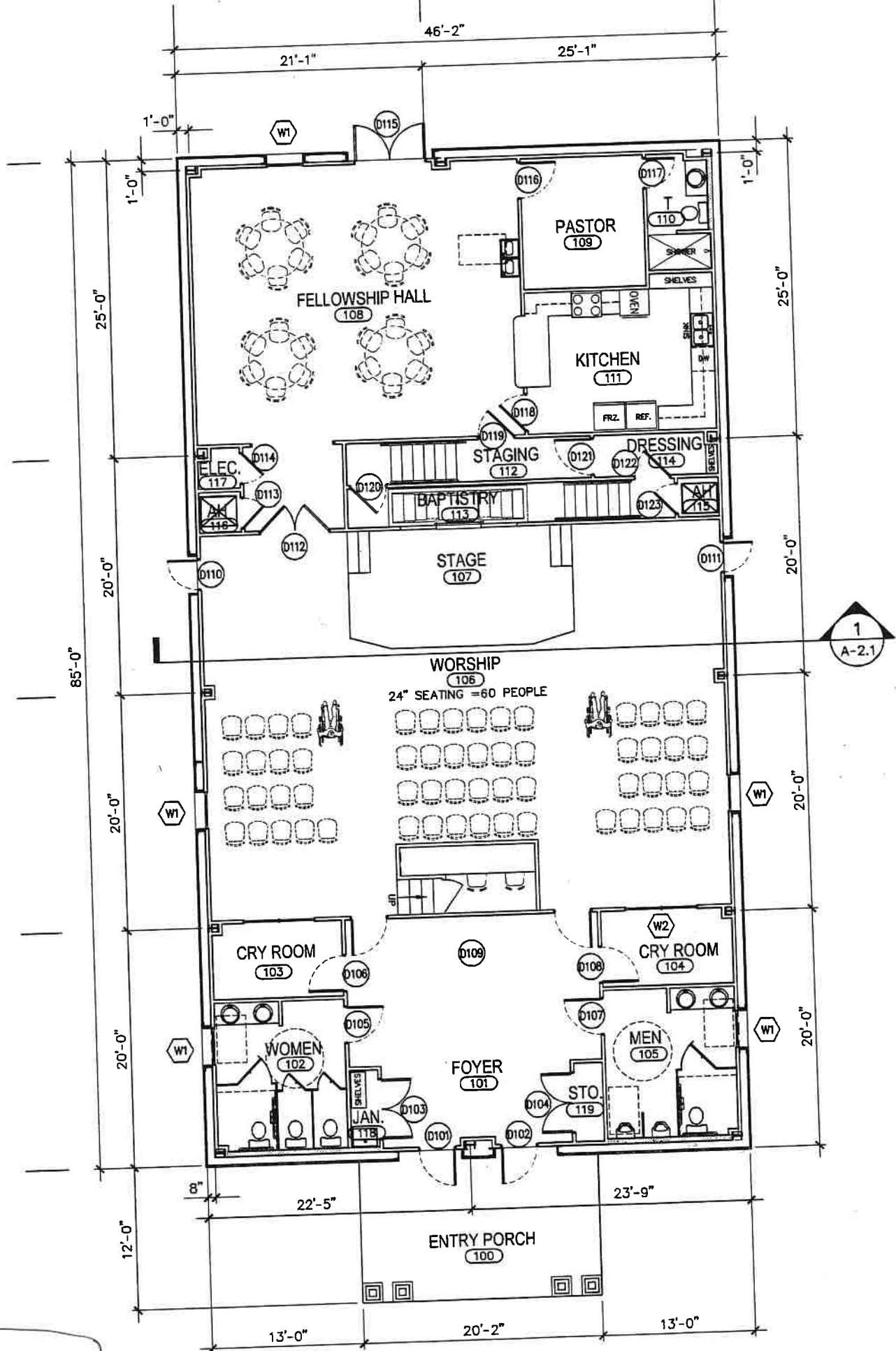


Rear Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"

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Floor Plan

Scale: 1/8" = 1'-0"