



GLPC AGENDA ITEM # 6

OCTOBER 28, 2024

Rezoning Request by Julian & Norma Cloud File #: VA-2024-14

Julian and Norma Cloud are requesting to rezone two (2) parcels totaling 0.71 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject properties are contiguous, and located at 212 West Park Avenue and 211 Wayne Avenue respectively. This is in the area to the east of North Oak Street, between West Park Avenue and Wayne Avenue. The properties are currently vacant and the applicants are proposing to simply market them for professional office development, in conjunction with their existing landlocked R-P parcel (0.21 acres) that is contiguous to the east. The applicants have submitted two different conceptual layout plans for these properties (see attached), but these are for illustration and marketing purposes only. They are not actual site plans being proposed for development at this time.

The subject properties are located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The southern parcel facing West Park Avenue is also currently located within the local Historic District.

In their application, the applicants state that *“The purpose of the rezoning is to replace the now-defunct DR-10 zoning classification on 2 of our 3 parcels to R-P, which matches the current zoning on the 3rd parcel, thereby giving all 3 parcels a zoning classification of R-P. After owning the property for 40 years, we are now ready to sell it and want to get all 3 parcels zoned the same, so that a prospective purchaser can present a development plan that is permitted under the R-P zoning classification.”*

The subject property is part of mixed-use but relatively low intensity development area that has been trending toward non-residential. The overall surrounding zoning pattern is dominated by R-P zoning, with O-P zoning on the abutting properties to the west, R-15 zoning to the north of Wayne Avenue, and additional DR-10 zoning to the south across West Park Avenue. The surrounding land use pattern is slightly more residential than expected – by virtue of many nearby R-P properties having residential uses instead of offices. However, the only undeveloped properties in the area do belong to the applicant. These are immediately bordered exclusively by either O-P or R-P zoning. Therefore, either R-P or O-P would seem to be the only logical choices for the subject properties in order to facilitate a logical infill development. With the applicant’s adjacent vacant property already being R-P, and from a strictly “zoning map consistency” perspective, R-P seems the more logical choice.

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:	Julian and Norman Cloud		
Request:	Rezone from DR-10 to R-P		
Property General Information			
Size & Location:	Two (2) contiguous parcels of land comprising 0.71 acres, located in the area to the east of North Oak Street, between West Park Avenue and Wayne Avenue.		
Street Address:	212 West Park Avenue & 211 Wayne Avenue		
Tax Parcel ID:	Map # 0113D Parcels 227 & 230	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Vacant lot
	Proposed:	R-P	Office development (for marketing purposes)
Adjacent Property:	North:	R-15	Single-family residential
	South:	DR-10	Residential
	East:	R-P	Single-family residence, vacant land, office
	West:	O-P	Pregnancy Support Clinic
Zoning & Land Use History	This property has been zoned DR-10 for more than 35 years, and has been vacant for most of that time.		
Neighborhood Characteristics			
Historic Resources:	There are no historic resources on the subject property. However, there are known historic resources on the properties to the east – along West Park Avenue – which are part of the local historic district.		
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 West Park Avenue and Wayne Avenue		
Transportation:	West Park Avenue (Minor Arterial) Wayne Avenue (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.1 miles to the west The nearest fire hydrants are along West Park Avenue and Wayne Avenue		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an 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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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..	
Applicant:	Yes..
Staff:	Yes. The proposed zoning change is consistent with the adjacent O-P and R-P zonings, which dominate the boundaries of the subject property...
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It should have no effect.
Staff:	No significant adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No, the DR-10 zoning on two of the three lots is no longer a standard zoning classification.
Staff:	No. The DR-10 zoning is a holdover from previous Zoning regulations and is no longer consistent with the standard development regulations of the City. All efforts should be made to transition this to another currently-recognized zoning classification.
(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.	
Applicant:	There currently is no proposed development. A development plan will have to be submitted for approval by a future purchaser..
Staff:	No adverse impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. R-P zoning is consistent with the TN 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.	
Applicant:	The fact that 2 of our 3 adjoining parcels no longer have a valid zoning classification necessitates these 2 parcels being rezoned to a classification that is compatible with the 3 rd , and both of the adjoining neighborhood properties.
Staff:	Yes. The general redevelopment trend for properties in this immediate area have been for office type development instead of residential – such as the Pregnancy Support Clinic to the west and professional offices to the east..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	None until a specific development use plan is presented by a future purchaser.
Staff:	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.	
Applicant:	No.
Staff:	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

GIS: No comments

Police: < No comments received >

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

Public Works: No comments

Utilities: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- Boundary Survey
- Conceptual Site Plans (2)

VA-2024-14 Zoning Location Map



Julian Cloud
Rezoning Request

212 West Park Avenue
Tax Map # 0113D Parcels 227 & 230

Current Zoning = DR-10

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



VA-2024-14 Future Development Map

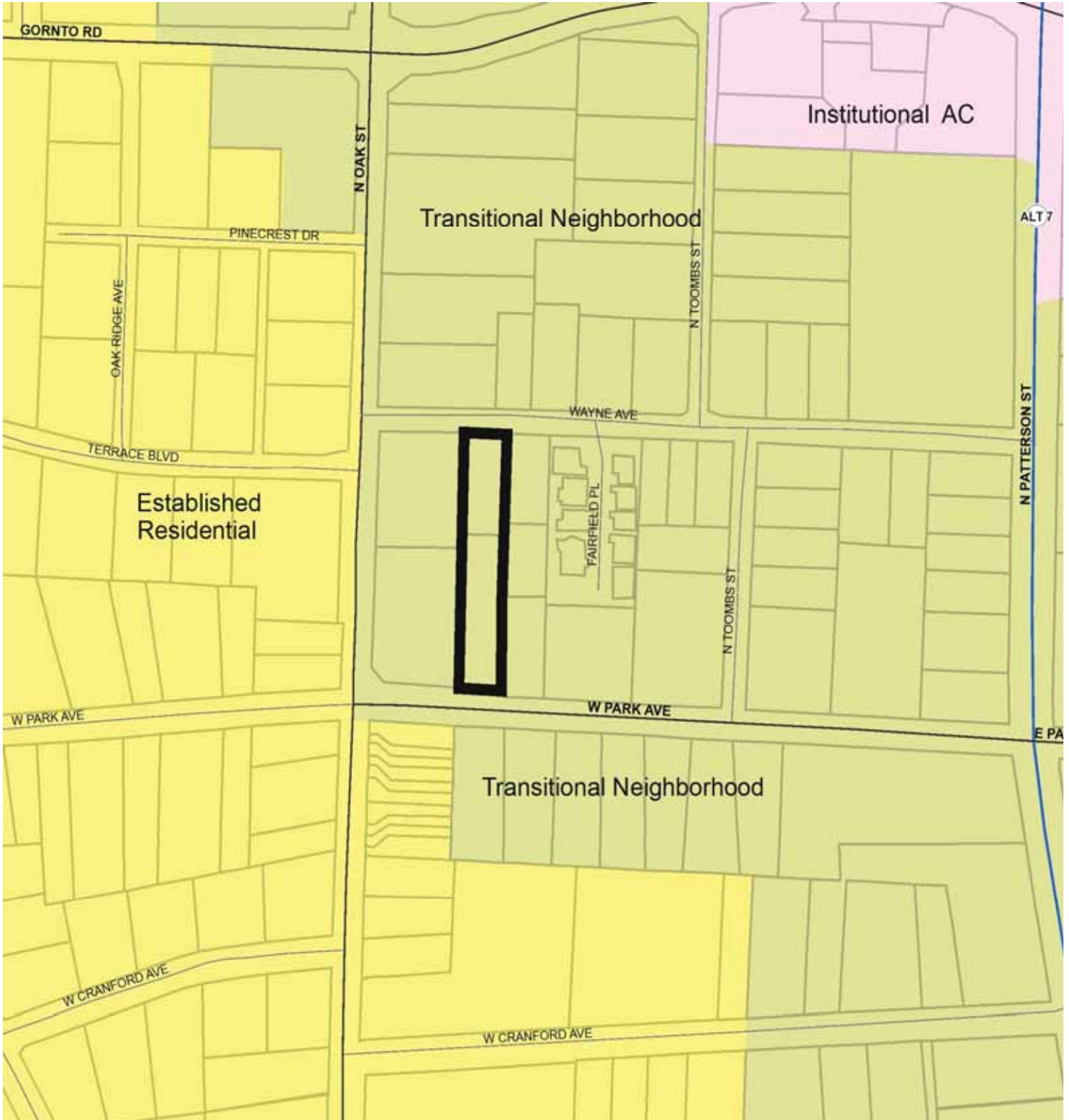


Julian Cloud
Rezoning Request

212 West Park Avenue
Tax Map # 0113D Parcels 227 & 230

Character Area = Transitional Neighborhood

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



VA-2024-14 Aerial Location Map

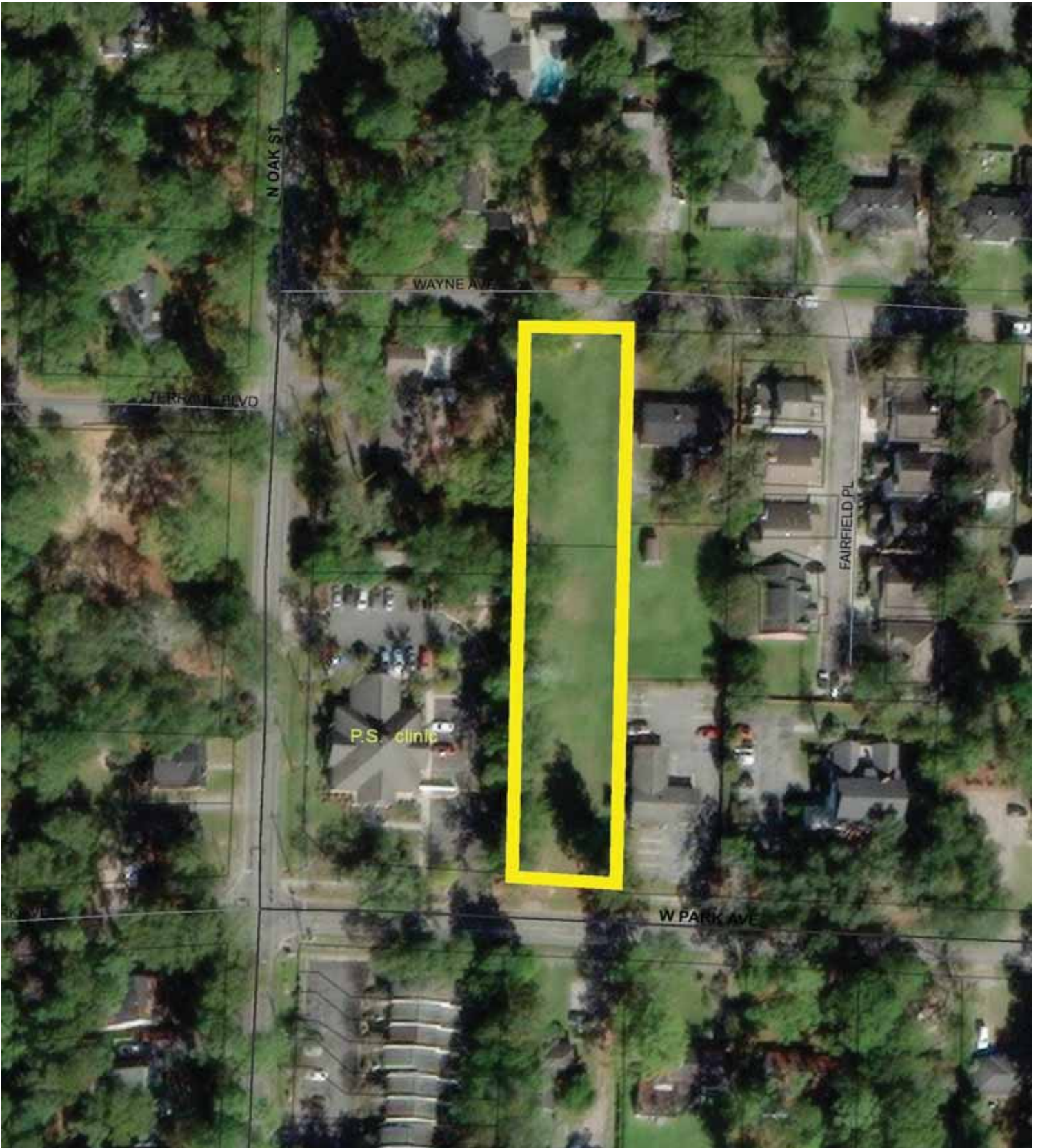


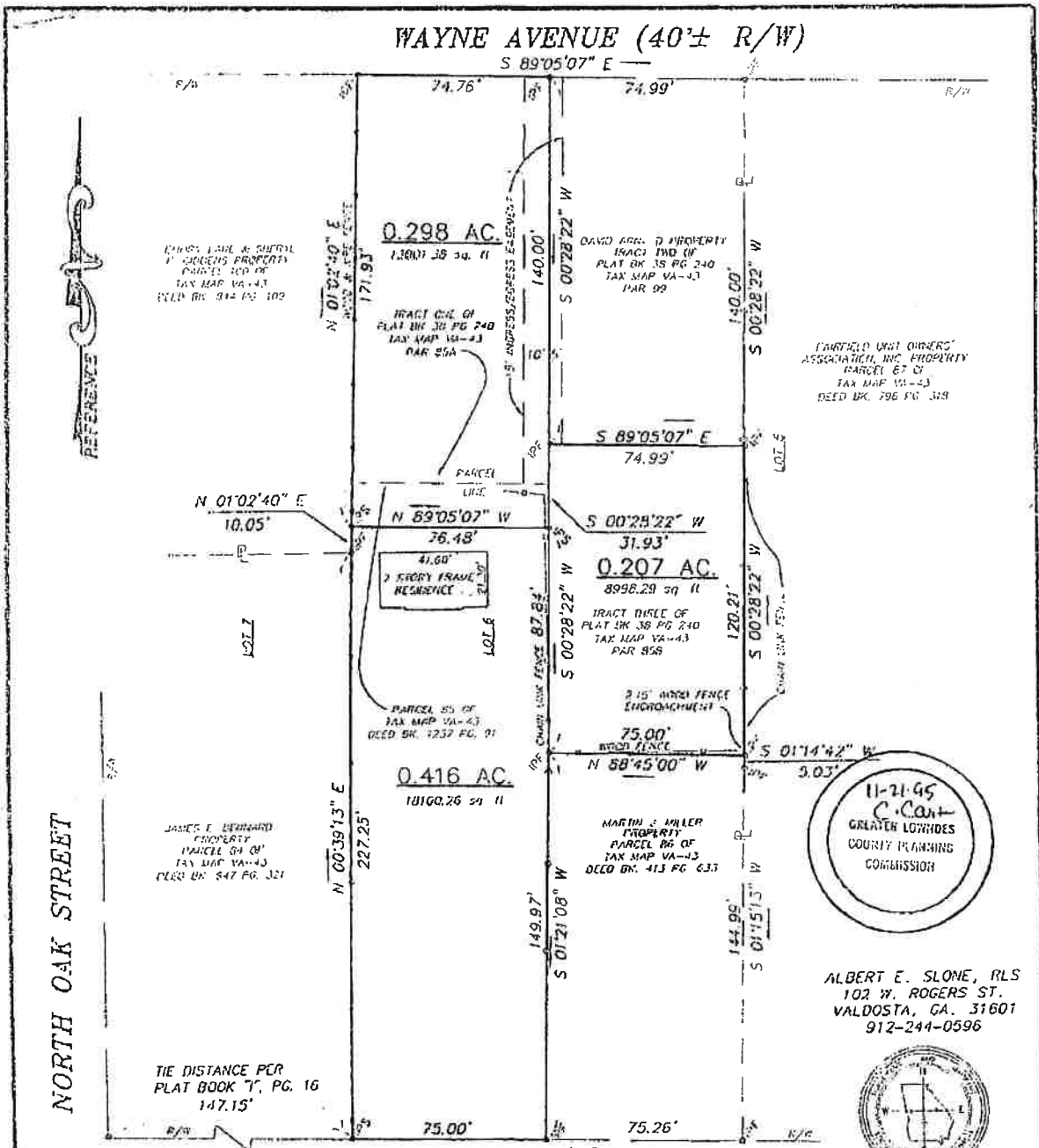
Julian Cloud
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212 West Park Avenue
Tax Map # 0113D Parcels 227 & 230

~ 2022 Aerial Imagery

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





NORTH OAK STREET

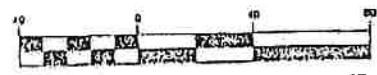
REFERENCE

PARK AVENUE (56± R/W)

GEORGIA, LOWNDES COUNTY
 RECORDED
 This 21 day Nov, 1995 9:35 AM
 Plat Book 32 Page 253
 Clerk Superior Court

PLAT OF SURVEY FOR:
**JULIAN CLOUD &
 NORMA CLOUD**
 BEING A PORTION OF LOT No. 6 OF
 JOHN LANE SUBDIVISION - DEED BK. "Y" PG. 361
 LOCATED IN LAND LOT 60
 OF THE 111th LAND DISTRICT
 VALDOSTA, LOWNDES COUNTY, GEORGIA

DATE: OCTOBER 30, 1995



LEGEND	
I.P.S.	- IRON PIN SET - 5/8" REDAR
I.P.F.	- IRON PIN FOUND
G.P.S.	- GALVANIZED PIPE SET
G.P.F.	- GALVANIZED PIPE FOUND
C.M.S.	- CONCRETE MORTMENT SET
C.M.F.	- CONCRETE MORTMENT FOUND
R/W	- RIGHT OF WAY
C/L	- CENTERLINE
-	- NOT TO SCALE
-	- FENCE
EQUIPMENT USED:	LEVEL SET IN "TOTAL STATION"
FIELD CLOSURE:	N/A
ANGLE ERROR:	N/A
METHOD OF ADJUSTMENT:	NONE
PLAT CLOSURE:	1/8" ±
DIMENSIONS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO PLAT BOOK "S" PAGE 16.	

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THIS PROPERTY IS LOCATED IN A "C" ZONE, WHICH IS DESIGNATED AS "AN AREA OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 130200-0000 DATED 8-15-83

Albert E. Slone
 ALBERT E. SLONE, GA. RLS #2406



WAYNE AVENUE (40± R/W)



66 REGULAR PARKING SPACES
 4 HANDICAP PARKING SPACES
 70 TOTAL PARKING SPACES

ROAD PAVEMENT
 ALK AND CURB/GUTTER

PARK AVENUE (56± R/W)

WAYNE AVENUE (40± R/W)



PARK AVENUE (56± R/W)