



GLPC AGENDA ITEM # 7

OCTOBER 28, 2024

Rezoning Request by Four Bee Development LLC File #: VA-2024-15

Four Bee Development LLC is requesting to rezone 0.29 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1214 Baytree Road, which is along the north side of the road about 150 feet east of the intersection with Green Circle. The property is currently vacant and recently-cleared, and the applicant is proposing to develop this property with a professional office building consisting of about 3,300-sf floor area.

The subject property is located within a **Neighborhood Activity Center (NAC)** 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 University Zone of the "Baytree-University Corridor Overlay District (BUCOD)".

The subject property is part of a mixed office and light commercial corridor along Baytree Road, west of Jerry Jones Drive and immediately across from the City of Remerton. The land use pattern along this portion of the corridor is dominated by professional offices along the north side, and a variety of commercial businesses along the south side. Zoning patterns in the area reflect a very similar pattern with commercial zoning on the south side (Remerton), and mostly all O-P on the north side with a few scattered parcels having C-N or C-C zoning. The subject property is one of only two remaining parcels that still have single-family residential zoning along this portion of the corridor. These are the last remnants of a former residential land use pattern in this part of the corridor that began vanishing 30+ years ago. With this side of Baytree Road being designated an NAC character area and all of the adjacent properties along Baytree already zoned O-P, rezoning this vacant property as infill to O-P for office development is very appropriate.

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:	Four Bee Development LLC		
Request:	Rezone from R-10 to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 0.29 acres, located along the south side of Baytree Road, about 150 feet east of the intersection with Green Circle.		
Street Address:	1214 Baytree Road		
Tax Parcel ID:	Map # 0082D Parcel 062	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lot
	Proposed:	O-P	Professional office
Adjacent Property:	North:	R-10	Single-family residential
	South:	C-C	Bank (in the City of Remerton)
	East:	O-P	Professional office
	West:	O-P	Professional office
Zoning & Land Use History	This property has been zoned R-10 for more than 35 years, and formerly contained a single-family residence --- which was recently demolished.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Cleared land.	
	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 Baytree Road		
Transportation:	Baytree Road (Major Arterial)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.1 miles to the north. The nearest fire hydrants are along Baytree Road near the subject property.		

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

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 zoning and existing development patterns on adjacent properties along Baytree Road.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No adverse effects.
Staff:	No adverse impacts on adjacent properties.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No. Continued use of the subject property as single-family residential is no longer consistent or logical along this portion of Baytree 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.	
Applicant:	No.
Staff:	No 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 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>	Surrounding properties are office/commercial which are not allowed with the current zoning.
<i>Staff:</i>	Yes. All of the former single-family residential type uses along this portion of Baytree Road have long since transitioned to non-residential development.
(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 impact.
<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>	No.
<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

Chapter 210-4 Baytree-University Corridor Overlay District (BUCOD)

Section 210-4 (G)(1)(a) Front Yard Setback: Minimum 15 feet. Maximum 90 feet.

Section 210-4 (H)(1)(b) Parking lots containing more than 10 parking spaces... shall be separated from a public street by a building or a minimum 10' wide landscaped street yard pursuant to LDR Section 328-24(C)(1).

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 Plan

VA-2024-15 Zoning Location Map

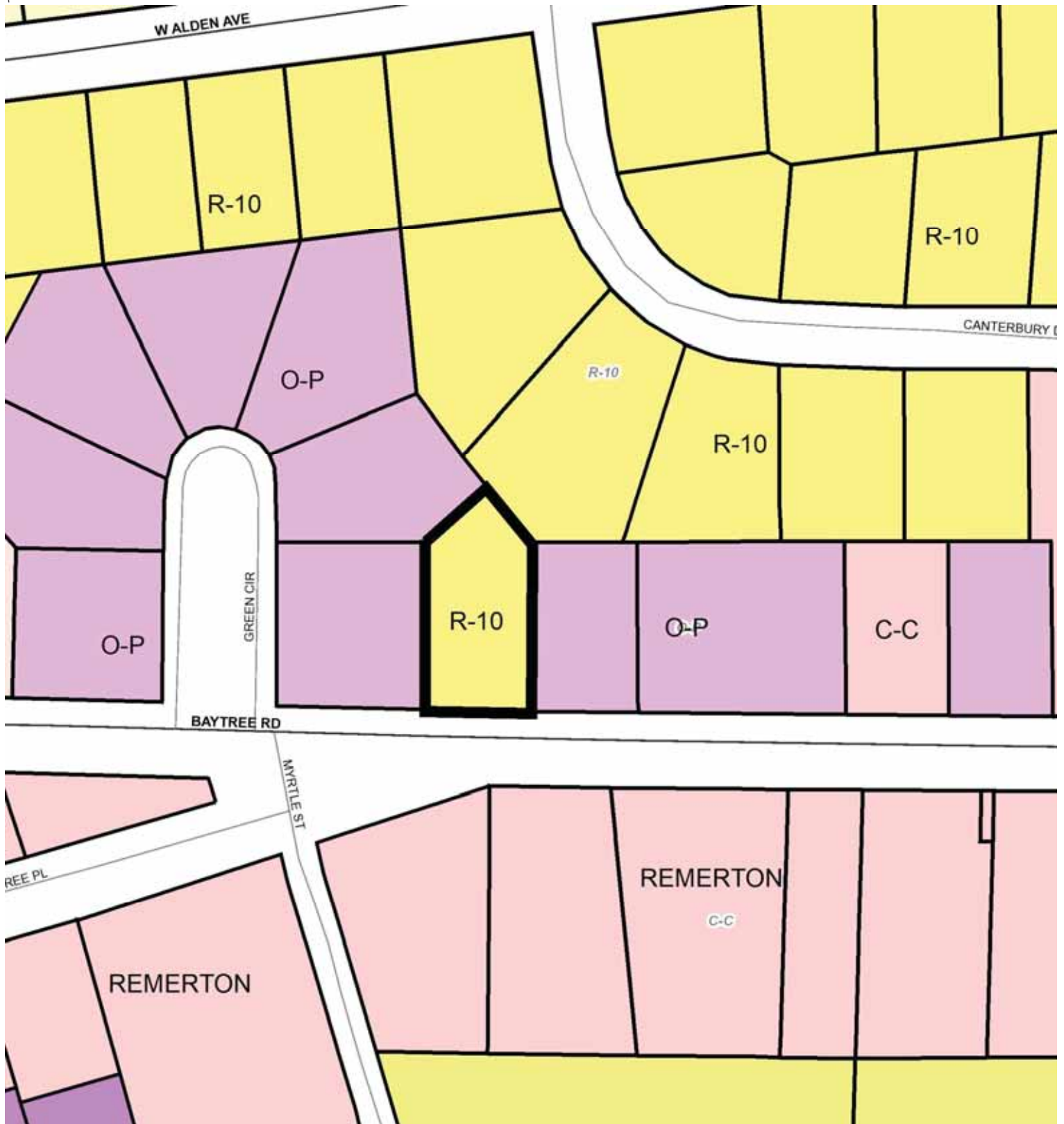


Four Bee Development
Rezoning Request

1214 Baytree Road
Tax Map # 0082D Parcel 062

Current Zoning = R-10

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



VA-2024-15

Future Development Map



Four Bee Development
Rezoning Request

1214 Baytree Road
Tax Map # 0082D Parcel 062

Character Area = Neighborhood AC

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



VA-2024-15 Aerial Location Map



Four Bee Development
Rezoning Request

1214 Baytree Road
Tax Map # 0082D Parcel 062

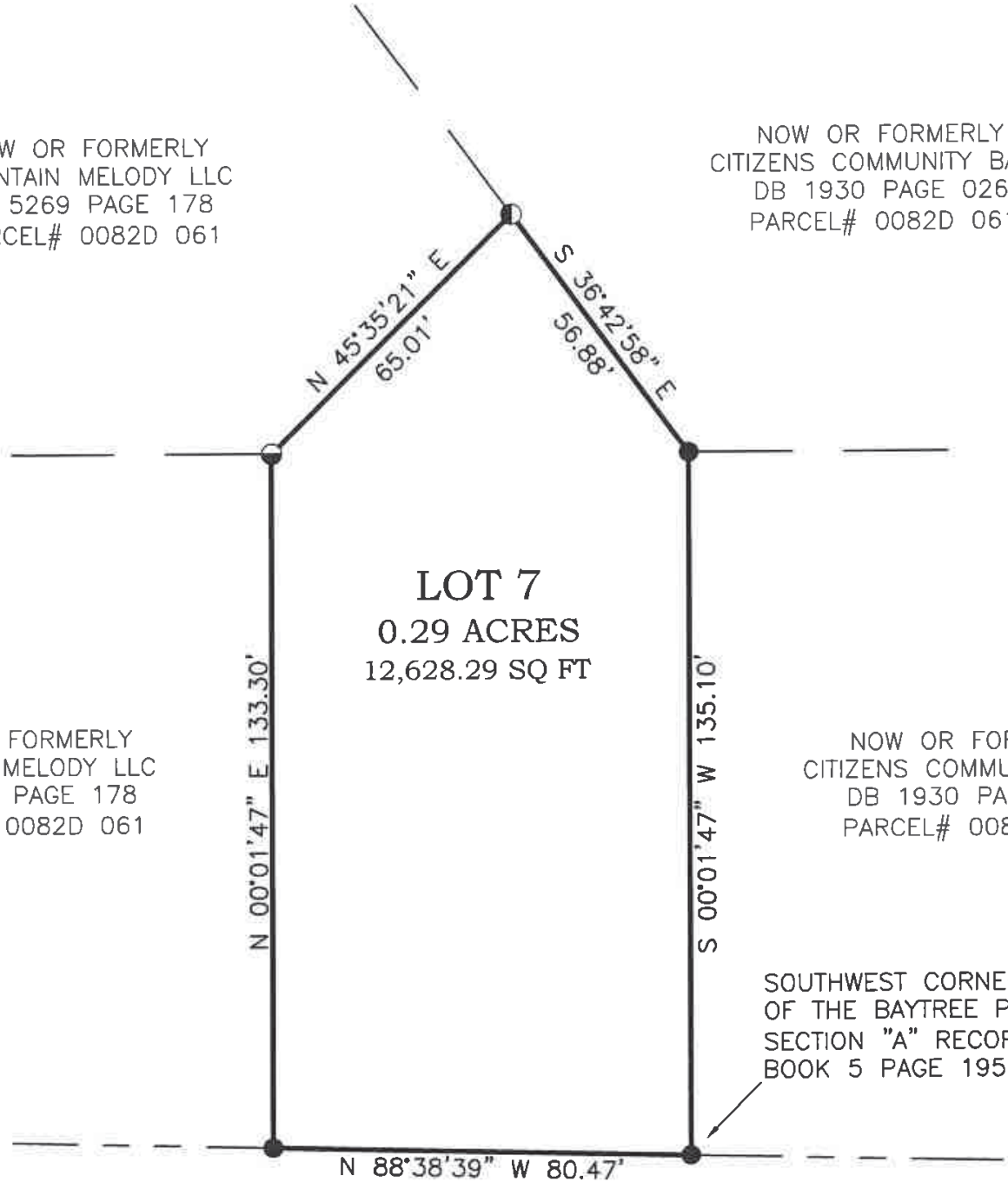
2007 Aerial Imagery

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



NOW OR FORMERLY
MOUNTAIN MELODY LLC
DB 5269 PAGE 178
PARCEL# 0082D 061

NOW OR FORMERLY
CITIZENS COMMUNITY BANK
DB 1930 PAGE 026
PARCEL# 0082D 061



NOW OR FORMERLY
MOUNTAIN MELODY LLC
DB 5269 PAGE 178
PARCEL# 0082D 061

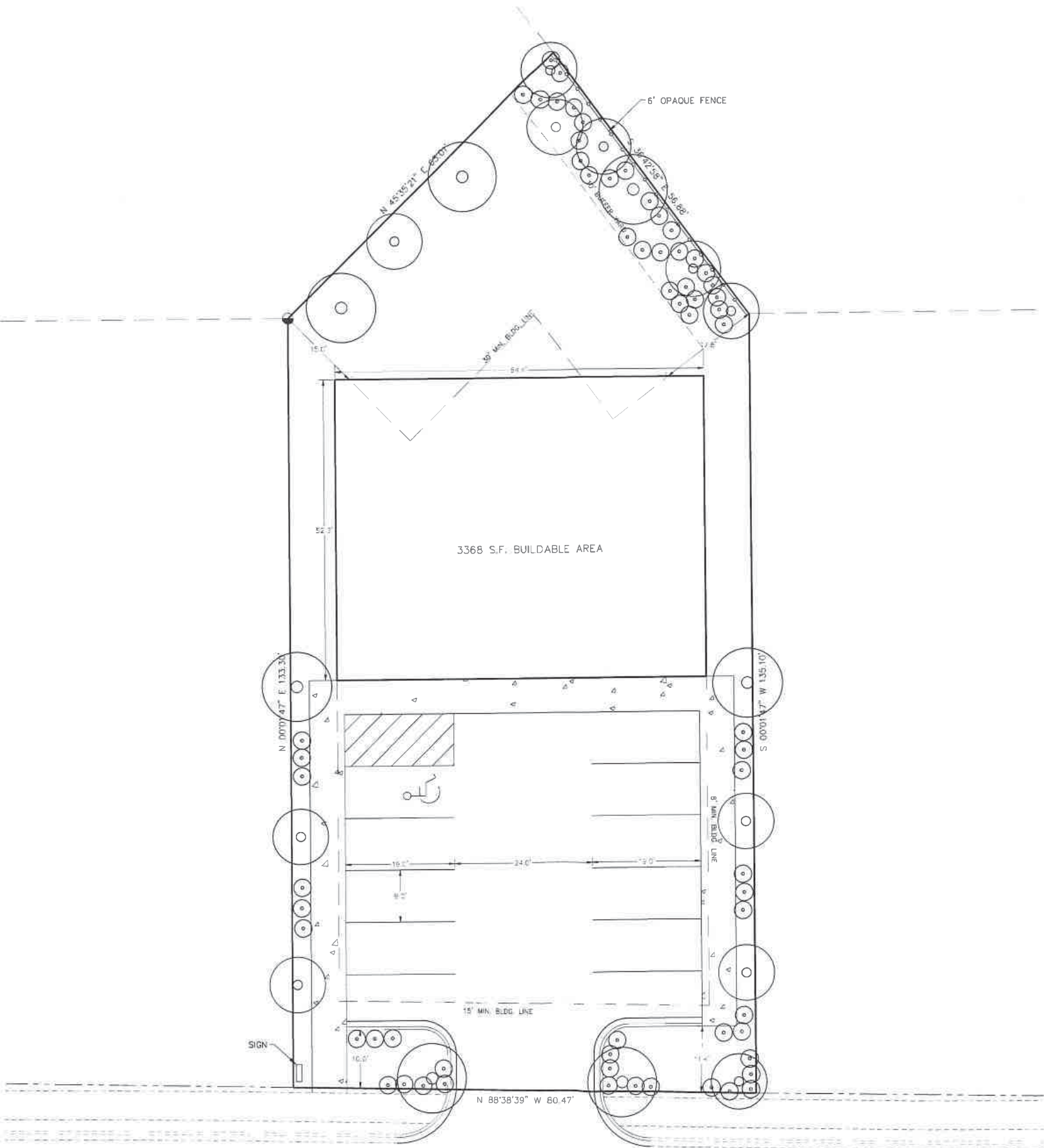
NOW OR FORMERLY
CITIZENS COMMUNITY BANK
DB 1930 PAGE 026
PARCEL# 0082D 061

SOUTHWEST CORNER OF TRACT 6
OF THE BAYTREE PARK SD
SECTION "A" RECORDED IN PLAT
BOOK 5 PAGE 195

BAYTREE ROAD (68' R/W)

LEGEND

- 5/8" REBAR PL
- ⊖ 5/8" REBAR FO
- ⊙ 1" OPEN TOP P
- DB DEED BOOK
- PG PAGE



BAYTREE ROAD (68' R/W)