



GLPC AGENDA ITEM # 8

OCTOBER 28, 2024

Rezoning Request by Marian Leonard File #: VA-2024-16

Marian Leonard is requesting to rezone 0.23 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 112 West Moore Street, which is along the north side of the street, about 100 feet east of the intersection with Jeanette Street. The property currently contains a 2-story single-family residence (1,820-sf) and a rear year yard detached accessory garage with a small upstairs apartment. The applicant is proposing the R-P zoning in order to make the property eligible (via future CUP request) for a proposed Art Studio in the main building. No physical changes are currently being proposed for the site.

The subject property is 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 property is also located within the local Historic District, as well as the *Brookwood North National Register Historic District*.

The subject property is part of the historic neighborhood area directly to the north of the VSU main campus, whereby most buildings along this street are classified as a “contributing historic resource” to both the local and the Brookwood North NRHP historic districts. Over the past 20+ years, both VSU and the VSU Foundation have been acquiring properties along this street and converting most of them to office type uses. This in addition to the private sector conversion of other properties to offices, has transformed this character of this street from residential to that which is now dominated by offices. However, the zoning pattern along this street is still dominated by DR-10 zoning. This is deceiving in that it does not reflect the current land use pattern, due in part to acquisition by VSU (which is exempt from zoning requirements).

The applicant’s purpose in requesting the zoning change is to make it eligible for a possible “art studio” usage of the existing building, which is something that would be reviewed separately under a future CUP request. In the meantime while only considering just the request for R-P zoning, it should certainly be noted that there is already existing R-P and O-P for some properties along the street and that the surrounding land use pattern has already changed from its prior residential dominance. Choosing R-P instead of O-P will help recognize this transitional land use pattern, while still being consistent with the remaining residential zoning dominance along the street. It will also preserve the possibility of duplex usage, while also keeping out some of the little more intensive uses of O-P such as banks and medical clinics, etc...

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:	Marian E. Leonard (Marian & John Leonard)		
Request:	Rezone from DR-10 to R-P		
Property General Information			
Size & Location:	One parcel of land comprising 0.23 acres, located along the south side of West Moore Street, about 100 feet east of the intersection with Jeanette Street.		
Street Address:	112 West Moore Street		
Tax Parcel ID:	Map # 0115B Parcel 111	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Single-family residence with detached garage/apt
	Proposed:	R-P	Art Studio and rental residence
Adjacent Property:	North:	DR-10	Single-family residential
	South:	DR-10	VSU offices
	East:	DR-10	Single-family residence
	West:	DR-10	Professional office
Zoning & Land Use History	This property has been zoned DR-10 for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	The subject property, as well as most buildings along West Moore Street, are classified as a "contributing historic resource" to both the local and the Brookwood North NRHP historic districts..		
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 West Moore Street		
Transportation:	West Moore Street (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the west. The nearest fire hydrants are along West Moore Street near the subject property.		

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:

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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

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, there are businesses and offices on the street, including next door and across the street.
Staff:	Yes. The proposed zoning change is consistent with the zoning and existing development patterns on adjacent and nearby properties along West Moore Street.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	It will not. Prior to purchasing this house in December 2022, the property had been used for rental apartments & rooms for decades. Using it for studio space will have no negative impact on the surrounding properties..
Staff:	No direct 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, only if we chose to rent out rooms as done by the prior owners. We do not wish to be landlords.
Staff:	Yes, but only as continued residential-only property. The surrounding land use pattern has already changed to more of an office environment.
(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. There is adequate parking for scheduled client appointments. We anticipate no more than 2-3 cars at any time. As owners, we can park in the back. Clients can park in the two driveways and circular drive in front.

<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.
<i>Staff:</i>	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.	
<i>Applicant:</i>	This is already designated a transitional neighborhood.
<i>Staff:</i>	As accelerated by VSU’s acquisition of properties along the street, the character of this street has already changed to one that is dominated by office type uses.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	Should have none.
<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

< 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 > **GIS:** No comments

Landscape: Must comply with LDR Chapter 328 upon redevelopment.

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

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Map
- VSU & Office Usage Patterns Map
- Boundary Survey
- Site Sketch

VA-2024-16 Zoning Location Map



Marian Leonard
Rezoning Request

112 West Moore Street
Tax Map # 0115B Parcel 111

Current Zoning = DR-10

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



VA-2024-16 Future Development Map



Marian Leonard
Rezoning Request

112 West Moore Street
Tax Map # 0115B Parcel 111

Character Area = Transitional Neighborhood

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



VA-2024-16 Aerial Location Map

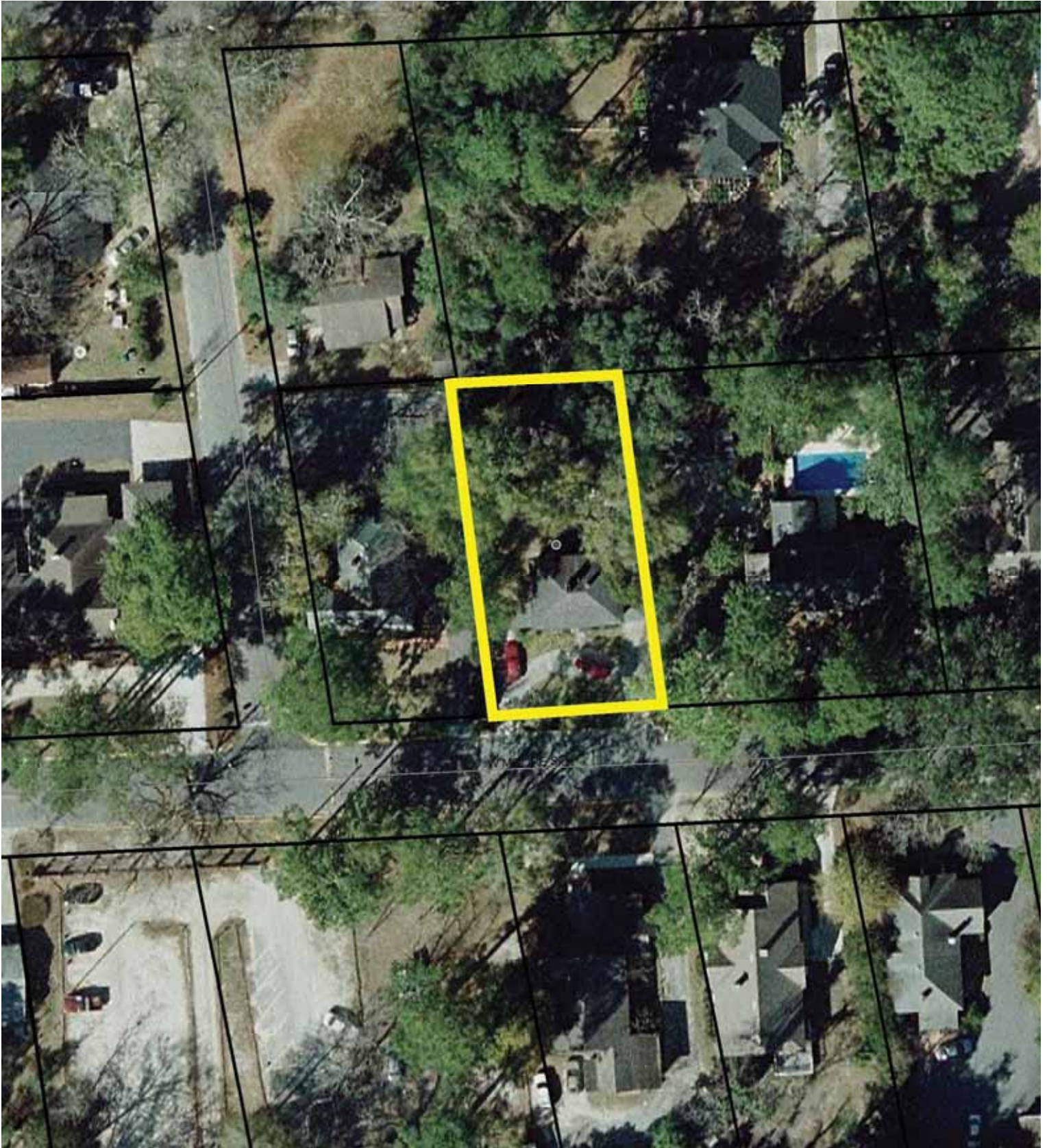


**Marian Leonard
Rezoning Request**

112 West Moore Street
Tax Map # 0115B Parcel 111

2007 Aerial Imagery

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



VA-2024-16

VSU & Office Usage Patterns



Marian Leonard
Rezoning Request

112 West Moore Street
Tax Map # 0115B Parcel 111

** ownership by VSU / VSU foundation
or usage as Professional Office

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



MEREDITH LEIGH STATION
PROPERTY
D.B. 4405 PG. 218
P.C. "A" PG. 472

JEANNETTE STREET 60' R/W

N/F
SEVILLE PROPERTIES, LLC
PROPERTY
D.B. 4854 PG. 289

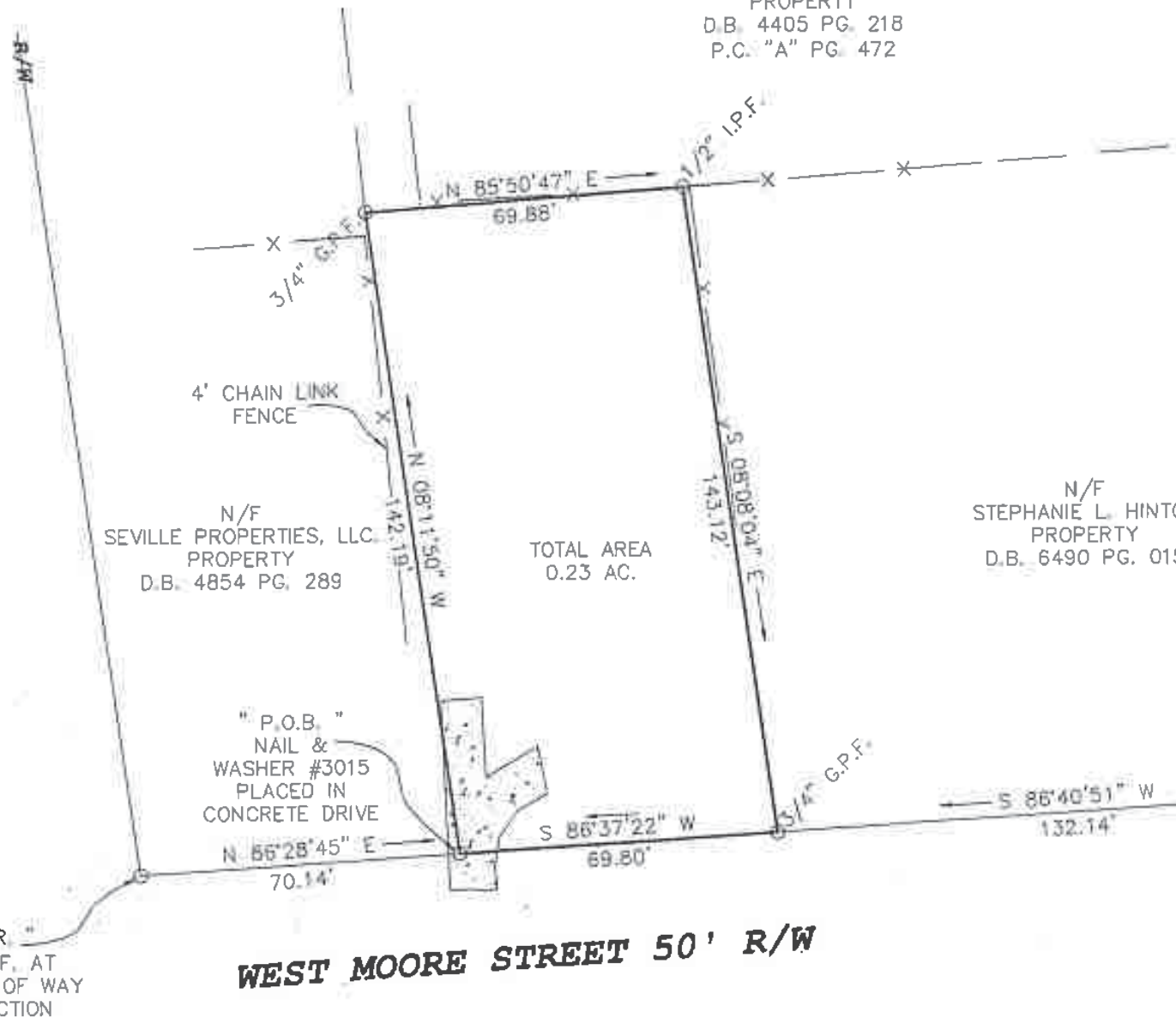
TOTAL AREA
0.23 AC.

N/F
STEPHANIE L. HINTO
PROPERTY
D.B. 6490 PG. 015

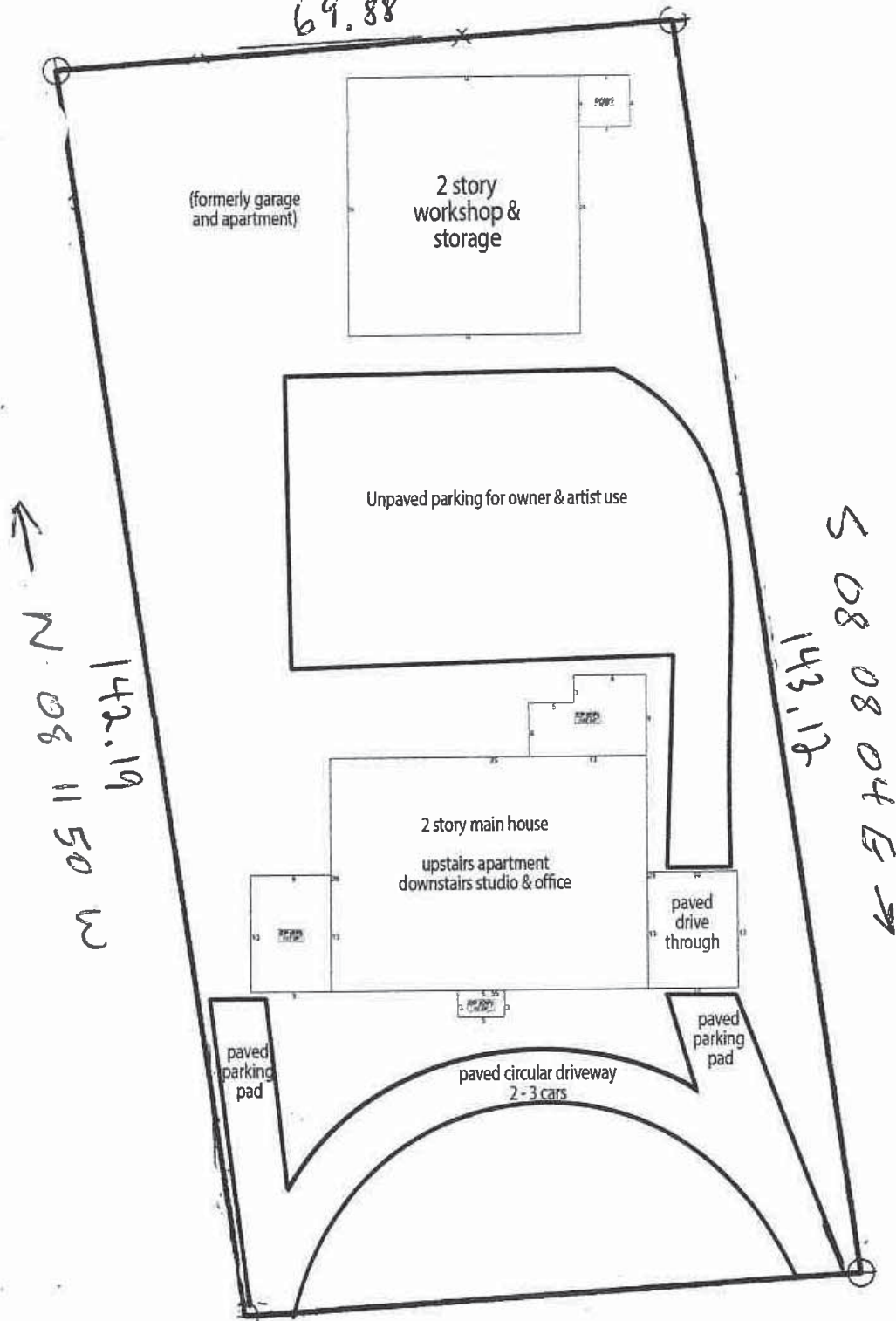
" P.O.B. "
NAIL &
WASHER #3015
PLACED IN
CONCRETE DRIVE

" P.O.R. "
1/2" I.P.F. AT
THE RIGHT OF WAY
INTERSECTION

WEST MOORE STREET 50' R/W



N 85 50 47 E →
69.88



(formerly garage and apartment)

2 story workshop & storage

Unpaved parking for owner & artist use

2 story main house
upstairs apartment
downstairs studio & office

paved drive through

paved parking pad

paved circular driveway
2-3 cars

paved parking pad

← N 08 11 50 W
142.19

S 08 08 04 E →
143.12

69.80
← S 86 37 22 W