



GLPC AGENDA ITEM # 9

OCTOBER 28, 2024

Rezoning Request by Park Hawthorne Development LLC File #: VA-2024-17

Park Hawthorne Development LLC, represented by Jerry Stoker, is requesting to rezone 3.46 acres from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is currently vacant and located at 4506 Inner Perimeter Road. More specifically, it is the southerly landlocked portion of a proposed 10.20 acre parcel that is currently split-zoned R-P and R-15. The applicant is proposing to have all of the property zoned R-P, and develop it as a townhouse residential development with about 75 dwelling units and its primary point of access connecting to East Park Avenue. (see attached conceptual site plan)

The subject property is located within a **Community Activity Center (CAC)** 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 Inner Perimeter Road Corridor Overlay District.

The surrounding zoning patterns in the area are dominated by mostly C-H zoning around the intersection of Inner Perimeter Road and East Park Avenue, as well as R-15 zoning on most of the subject property as well as the abutting large tract of land (185 acres) for Valdosta High School. There is also the existing parcel to the west which was rezoned last year from R-P & R-15 to all R-M (file # VA-2023-05) to allow construction of a high-density single-family subdivision. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, the existing church across the street to the north, the High School to the south, and the developing single-family subdivision to the west.

Given the CAC Character Area in the area and the subject property being part of a yet-unsubdivided "pocket" of land at the corner of East Park Avenue and Inner Perimeter Road (which will grow to a major intersection), development of this property should logically become something between high-density residential >> professional >> commercial. Although commercial zoning and development is preferred here, it should be noted that most of this proposed property for development is already zoned R-P. The applicant's proposal would unify the zoning on the property, and eliminate some more of the R-15 zoning which is non-compliant in the CAC character area.

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:	Park Hawthorne Development LLC (Jerry Stoker)		
Owner:	JN Bray Company		
Request:	Rezone from R-15 to R-P		
Property General Information			
Size & Location:	A 3.46 acre landlocked rear portion of a proposed tract of land comprising about 10.20 acres that is currently split-zoned R-P and R-15. This proposed tract of land is part of a larger portion of the Bray Land parent parcel (JN Bray Co.), that is located at the SW corner of Inner Perimeter Road and East Park Avenue.		
Street Address:	4506 Inner Perimeter Road		
Tax Parcel ID:	Map # 0154 Parcel 001	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P & R-15	Vacant (undeveloped)
	Proposed:	R-P	Residential Townhouses
Adjacent Property:	North:	C-H	Vacant
	South:	R-15	Valdosta High School
	East:	C-H & R-15	Vacant (undeveloped)
	West:	R-M	Single-family subdivision (under construction)
Zoning & Land Use History	This property has been zoned R-15 & R-P ever since the Brayland Property was annexed in 1989. This portion of the Brayland property has never been developed..		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	No known jurisdictional wetlands on the property	
	Flood Hazards	Located well outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services nearby which serve the adjacent Valdosta High School.		
Transportation:	East Park Avenue (minor arterial)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 2.40 miles to the west. The nearest City fire hydrant is along East Park Avenue		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians..

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
<i>Applicant:</i>	Yes, rezoning will bring the property in line with the other portion of the proposed property.
<i>Staff:</i>	Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
<i>Applicant:</i>	Rezoning the proposed property should have no adverse impact on usability of nearby properties.
<i>Staff:</i>	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
<i>Applicant:</i>	The current zoning and the proposed zoning both have the same reasonable economic use.
<i>Staff:</i>	Mostly no. The existing R-P portion of the property is in line with the land use expectations of the CAC Character Area in this location. However, the portion that is zoned R-15 is non-compliant in the CAC Character Area and is far less intensive than what is expected in this area.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?.	
<i>Applicant:</i>	The proposed development will phased in a logical pattern to allow no burden to be added to existing streets, utilities or schools. .
<i>Staff:</i>	No significant adverse impact

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	The proposed development falls under the CAC character area where R-P is a permitted zoning.
<i>Staff:</i>	Yes, R-P zoning is allowable in the Community Activity Center (CAC) character area.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
<i>Applicant:</i>	The subject property has single-family residential and highway commercial to the east and west. It is justified for zoning to R-P, and it is still remaining as residential for the area with increasing density needs of families.
<i>Staff:</i>	There are no existing or changing conditions that support disapproval of the proposed rezoning.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
<i>Applicant:</i>	The proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
<i>Staff:</i>	No adverse impacts.
(8) Will the proposed change 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 any special privilege.
<i>Staff:</i>	The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Section 218-13(W) Dwelling, Single-Family Attached (Townhouses)

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.

Engineering: No specific comments at this time; there are ongoing discussions with the applicant regarding the overall layout plan of the development.

Landscaping: Must comply with landscape requirements as outlined in LDR Chapter 328 at the time of development.

Building Plan Review: No comments or concerns regarding these requests at this time.

Fire: The Fire Dept has no comments or concerns at this time

Police: < No comments received >

Public Works: No comments received

Utilities: < No comments received >.

Attachments:

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey
- Conceptual layout plan

VA-2024-17

JN Bray Co
c/o Margaret Bracey
109 E Pinetree Blvd.
Thomasville, GA 31792

August 15, 2024

City of Valdosta Planning and Zoning Division
300 North Lee Street, Room #111
Valdosta, GA 31601
Subject: *Letter of Authorization – Villas at Brayfield*

To whom it may concern,

I, JN Bray Co, as Owner of the subject property hereby authorize Jerry Stoker to act on my behalf in matters relating to the rezoning of parcel no. 0154 001, located on E. Park Ave, near the intersection of Inner Perimeter and E. Park Ave.

Signed by:

J. Daniel Chert,
Counsel for JN Bray Co.

JN Bray Co
Property Owner

Notarization For Owners Signature

Jordan Weaver

Signature of Notary

Date: 8/15/2024

Commission Expires: 8/1/2026



VA-2024-17

Zoning Location Map



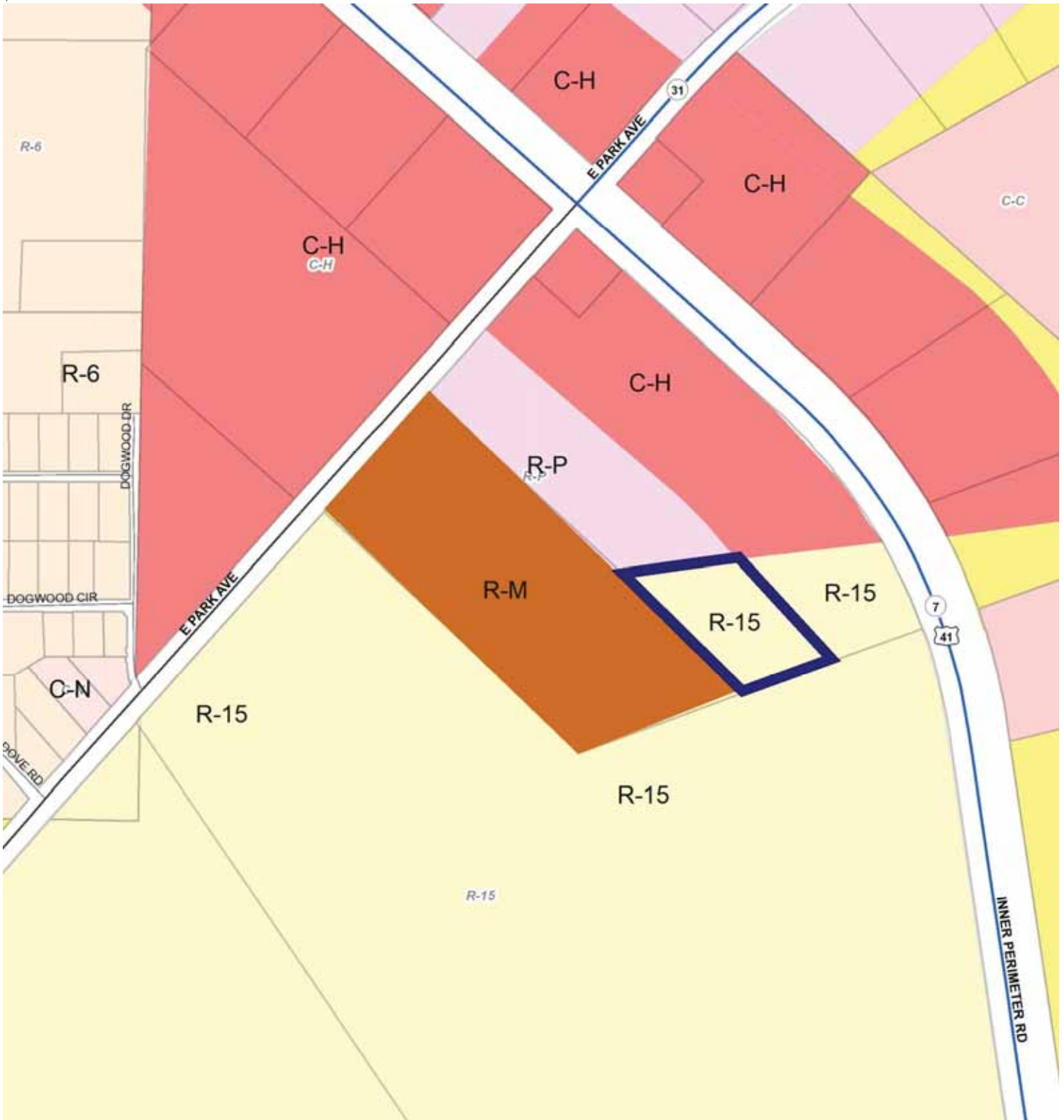
Park Hawthorne Development LLC
Rezoning Request

4506 Inner Perimeter Road
Tax Map # 0154 Parcel 001

Current Zoning = R-15

** Map NOT to scale

Map Data Source: VALOR GIS August 2024



VA-2024-17

Future Development Map



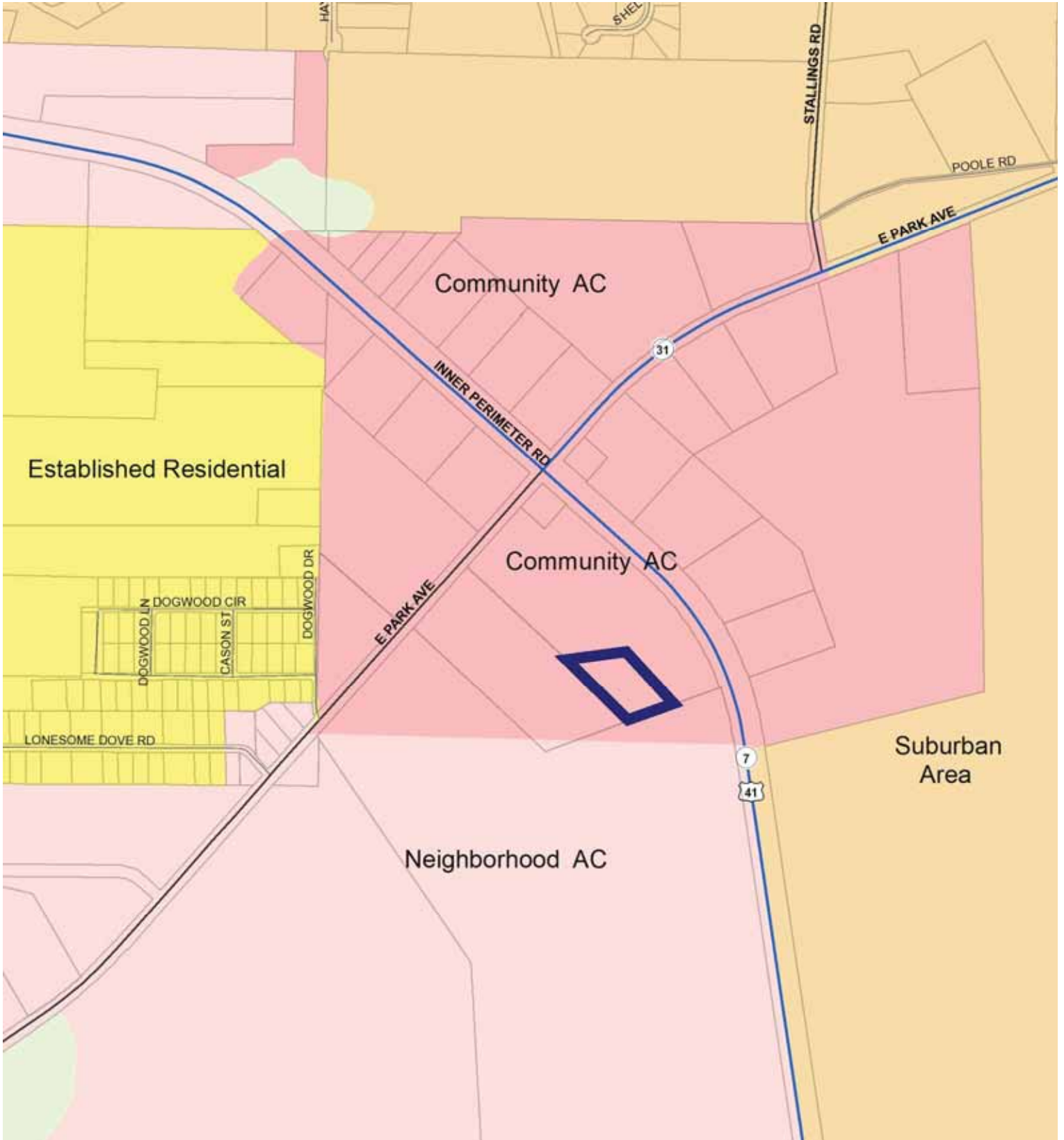
Park Hawthorne Development LLC
Rezoning Request

4506 Inner Perimeter Road
Tax Map # 0154 Parcel 001

Character Area = CAC

** Map NOT to scale

Map Data Source: VALOR GIS August 2024



VA-2024-17

Aerial Location Map



Park Hawthorne Development LLC
Rezoning Request

4506 Inner Perimeter Road
Tax Map # 0154 Parcel 001

~ 2022 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS August 2024

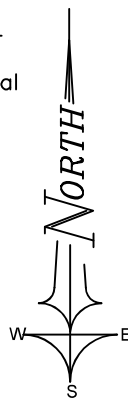


SURVEY DATA

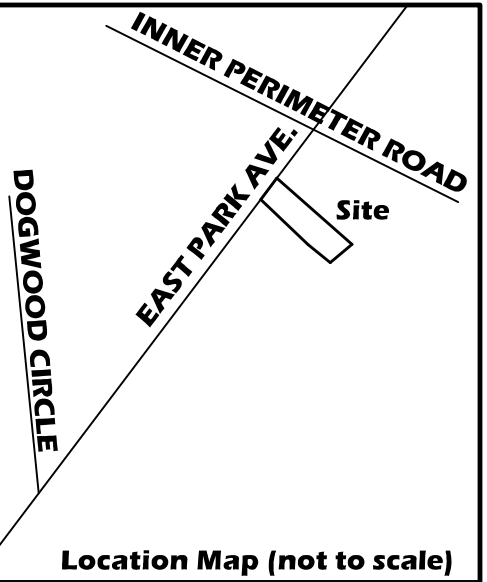
Error of closure (plat): 1 in 50,000+
 Error of closure (field): Relative Positional Precision 0.05'
 Field work started on: 02-14-2023
 Field work completed on: 02-16-2023

LEGEND

- = Iron Pin Found
- = Iron Pin Set (1/2" rebar)
- = Concrete Marker Found
- = Concrete Marker Set
- △ = Corner NOT monumented



Grid North - GA State Plane (West Zone)



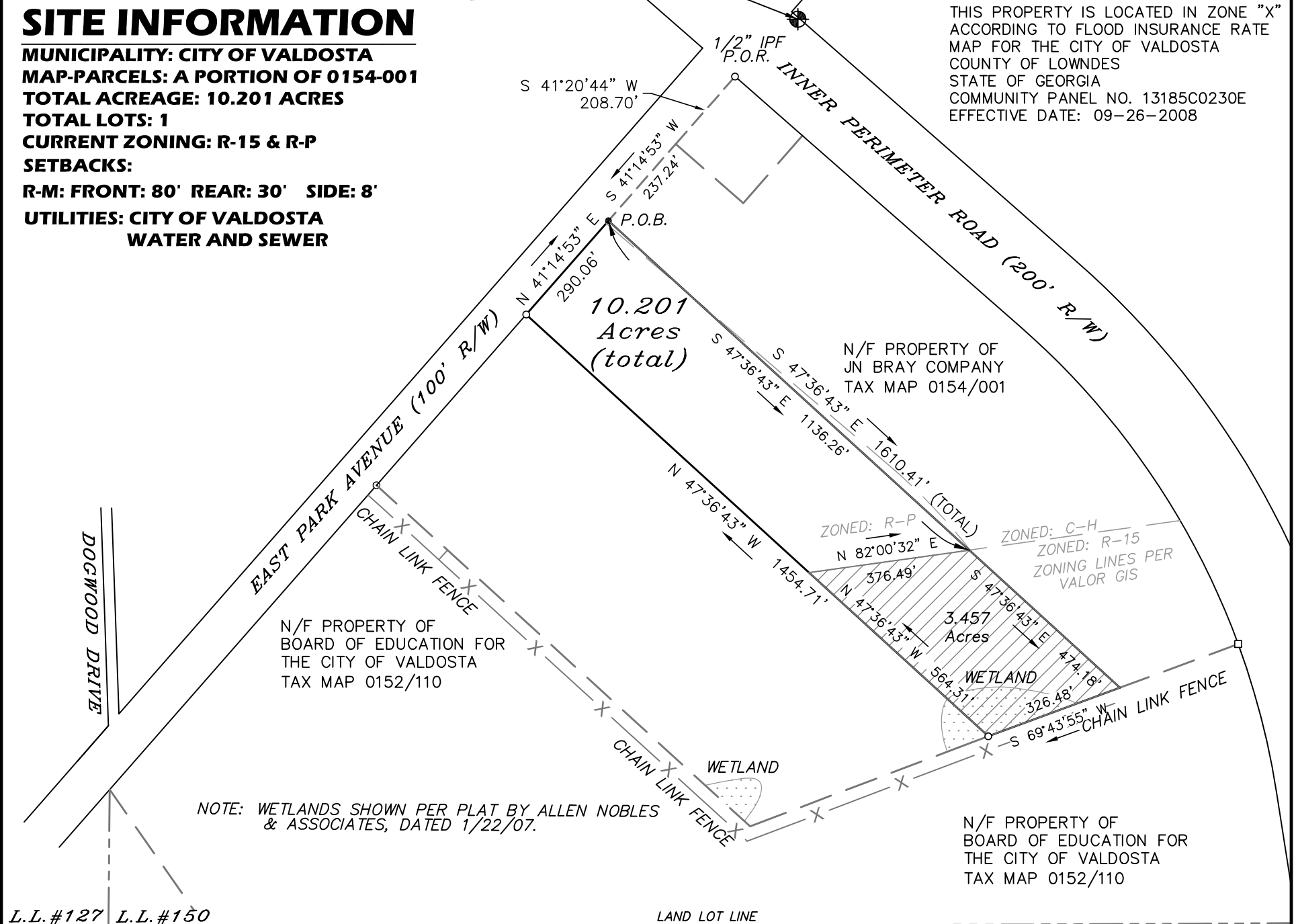
Location Map (not to scale)

ASA # 23
 NORTHING: 319584.606
 EASTING: 2588400.221
 ELEV: 219.05'

SITE INFORMATION

MUNICIPALITY: CITY OF VALDOSTA
MAP-PARCELS: A PORTION OF 0154-001
TOTAL ACREAGE: 10.201 ACRES
TOTAL LOTS: 1
CURRENT ZONING: R-15 & R-P
SETBACKS:
R-M: FRONT: 80' REAR: 30' SIDE: 8'
UTILITIES: CITY OF VALDOSTA
WATER AND SEWER

THIS PROPERTY IS LOCATED IN ZONE "X"
 ACCORDING TO FLOOD INSURANCE RATE
 MAP FOR THE CITY OF VALDOSTA
 COUNTY OF LOWNDES
 STATE OF GEORGIA
 COMMUNITY PANEL NO. 13185C0230E
 EFFECTIVE DATE: 09-26-2008



L.L. #127 L.L. #150
 L.L. #126 L.L. #151

NOTE: WETLANDS SHOWN PER PLAT BY ALLEN NOBLES & ASSOCIATES, DATED 1/22/07.

Rezoning Map for:
Stoker Development, LLC
 Land Lot # 150, 11th L.D.,
 City of Valdosta
 Lowndes County, Georgia.
 Scale: 1" = 300'
 August 19, 2024

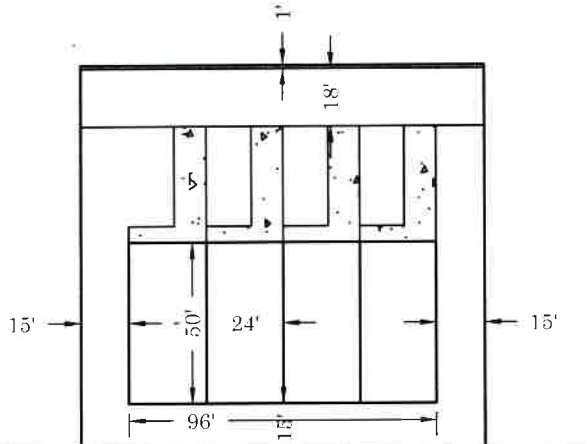
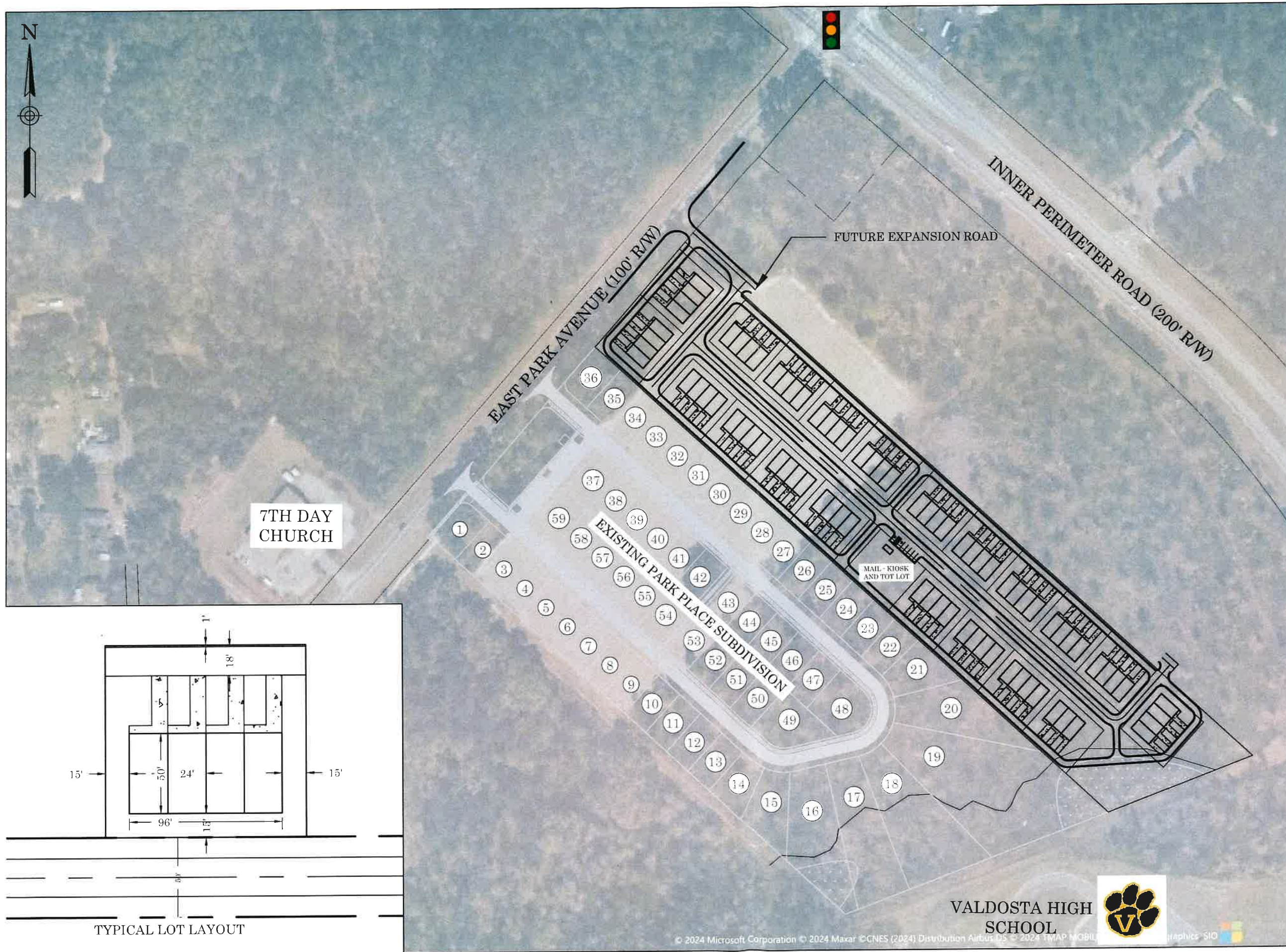
As required by sub-section (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Carter Surveying, L.L.C.
 246 McCrea Road
 Willacoochee, Georgia 31650
 Established 2004



Job # 0071-20	Plat # 0071-20
Tax Map / parcel(s) A portion of 0154-001	
Ph. 912.534.5065 email gmcsurveying@gmail.com	

Z:\Shared\AES, LLC\Projects\2024\62046\00 Stoker - Villas at Brayfield Valdosta, GA\DWG\62046C_Concept 7.22.24.dwg - 8/8/2024 11:12 AM



TYPICAL LOT LAYOUT



Advanced Engineering Services, LLC

ALBANY VALDOSTA
1741 PHILEMA RD 4560 E VALNORTH DR
WARNER ROBINS
110 A TOMMY STALNAKER DR
(800) 416-8136

AES PROJECT NUMBER

62046

DATE OF PLANS

7/22/2024

VILLAS AT BRAYFIELD

JERRY STOKER

SITE LAYOUT CONCEPT



GRAPHIC SCALE 1" = 200'

VALDOSTA, LOWNDES
COUNTY, GA

SHEET

---- OF ----

VALDOSTA HIGH
SCHOOL



Graphics - SIO

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