



GLPC AGENDA ITEM # 10

JANUARY 27, 2025

Rezoning Request by Courlley LLC File #: VA-2025-02

Courlley LLC, represented by John Courson and Tripp Talley, is requesting to rezone two (2) parcels totaling 2.06 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are located at 1021 West Gordon Street, which is along the south side of the street between the intersections with Hutto Street and Diana Place to the north. The properties are currently developed with an abandoned single-family residence on the larger parcel, while the smaller parcel is vacant. The applicant is proposing to demolish the existing residence and redevelop the entire property with an apartment complex consisting of up to 36 dwelling units.

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 R-M zoning.

The subject properties are part of a mostly high-density residential and institutional neighborhood along West Gordon Street corridor. Significant uses along this corridor include the SL Mason Elementary School and several small churches a few blocks to the east, the Craig Center facility, public housing complex for the Valdosta Housing Authority (VHA), and several private sector multi-family developments adjacent or in proximity to the subject property. Adjacent to the corridor along the many side streets are established single-family residential areas of various development densities. Some of the properties have been going through redevelopment and these trends have been mostly for multi-family development. All of this is broadly supported by the NAC and Transitional Neighborhood (TN) Character Area designations along the corridor. Vehicular access through the corridor is centered on West Gordon Street which has a "Major Collector" classification and is designed/planned to carry a moderate volume of traffic.

However, most notably in all of this is that the subject property sits directly between an existing new apartment complex to the west (already on R-M property), and a proposed complex to the east (on C-C property) which is being developed by the applicant and is already in the plan review process. If this rezoning process is approved, the applicant is proposing to maybe link these two complexes together in order to facilitate a better site design for both. (see attached site sketch) In terms of architectural style, the applicant is proposing to emulate the design of the existing complex to the west (see attached photos). There is also R-M density development on some of the properties across the street to the north, as well as R-M zoning on vacant properties across the railroad track to the rear of the subject property. All these things together make the applicant's proposed rezoning very logical and consistent with surrounding patterns.

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:	Courlley LLC (John Courson & Tripp Talley)		
Owner:	James Sutton -- heir [estate of Albert & Wilma Sutton]		
Request:	Rezone from Single-Family Residential (R-6) to Multi-Family Residential (R-M) ** Applicant's written proposal: "Develop new construction multi-family buildings to match and/or blend well with existing multi-family property located at 1023 West Gordon Street (immediately to the west)"		
Property General Information			
Size & Location:	Two parcels totaling 2.06 acres located along the south side of West Gordon Street, between the intersections with Hutto Street and Diana Place to the north.		
Street Address:	1021 West Gordon Street		
Tax Parcel ID:	Map # 0117A Parcels: 007-008	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Abandoned single-family residence
	Proposed:	R-M	Apartment complex (max. 36 dwellings)
Adjacent Property:	North:	R-M, R-6	Residential: V Housing Authority, other
	South:	R-M	Norfolk-Southern railroad, vacant beyond
	East:	C-C	Apartment complex (proposed)
	West:	R-M	Apartment complex (newly-finished)
Zoning & Land Use History	The subject property has been zoned R-6 and developed as residential for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	There are no NWI wetlands within or near the subject 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 on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along W Gordon Street.		
Transportation:	W Gordon Street (major collector)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.6 miles to the north. The nearest fire hydrants are located along W Gordon Street, in front of 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 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

POLICY 3.1 – The growing need for workforce and affordable housing shall be addressed through public-private partnerships.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods

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 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.

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 will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
<i>Applicant:</i>	Yes, it is consistent with the adjacent multi-family zoning. Yes, we have adjacent property under control with C-C zoning (to the east).
<i>Staff:</i>	Yes. The proposed use is compatible with the adjacent residential developments – existing and proposed.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	It will not.
<i>Staff:</i>	No adverse impacts; as most of these properties are also developed/planned for multi-family development.

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes, but not much new construction for single-family development occurring on W Gordon St
<i>Staff:</i>	No. Logical buildout with R-6 zoning would be a new subdivision for either single-family homes or duplexes (or mixture of both) on individual lots. The only way to achieve this is to create a connecting or cul-de-sac street down the middle of the property, which would be cost-prohibitive with the small number of lots that are achievable
(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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes, we believe so.
<i>Staff:</i>	Yes. The proposed R-M zoning is compliant in the NAC Character Area and supported by the Goals & Policies of the Comprehensive Plan
(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>	The existing home was crushed by a tree (from Hurricanes Idalia/Helene). Multi-family zoning is adjacent and across the street. C-C zoning is also adjacent – which also allows multi-family development.
<i>Staff:</i>	Yes, the recent development trend for all of these adjacent/nearby properties has been for multi-family development
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None.
<i>Staff:</i>	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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.

- (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

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: No comments	Utilities: < No comments received >
Fire: No comments or concerns from the Fire Dept	Engineering: No comments or concerns
Landscape: Development must comply with applicable regulations of LDR Chapter 328.	
Public Works: < No comments received >.	Police: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Authorization
- Boundary survey
- Site Plan
- Building Elevations (2 pages)

VA-2025-02 Zoning Location Map

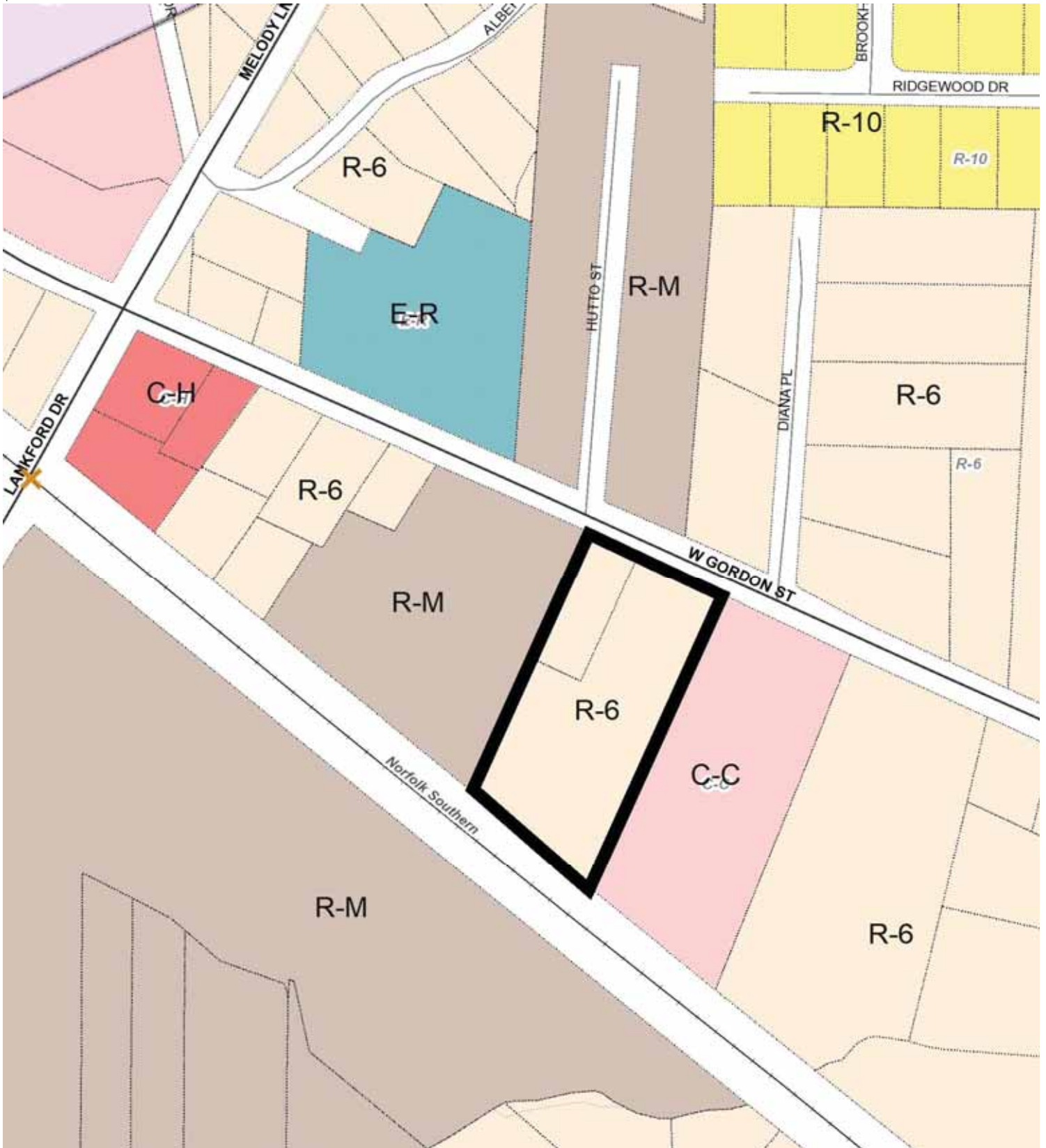


Courley LLC
Rezoning Request

1021 West Gordon Street
Tax Map # 0117A Parcels # 007-008

Current Zoning = R-6

** Map NOT to scale Map Data Source: VALOR GIS January 2025



VA-2025-02

Future Development Map

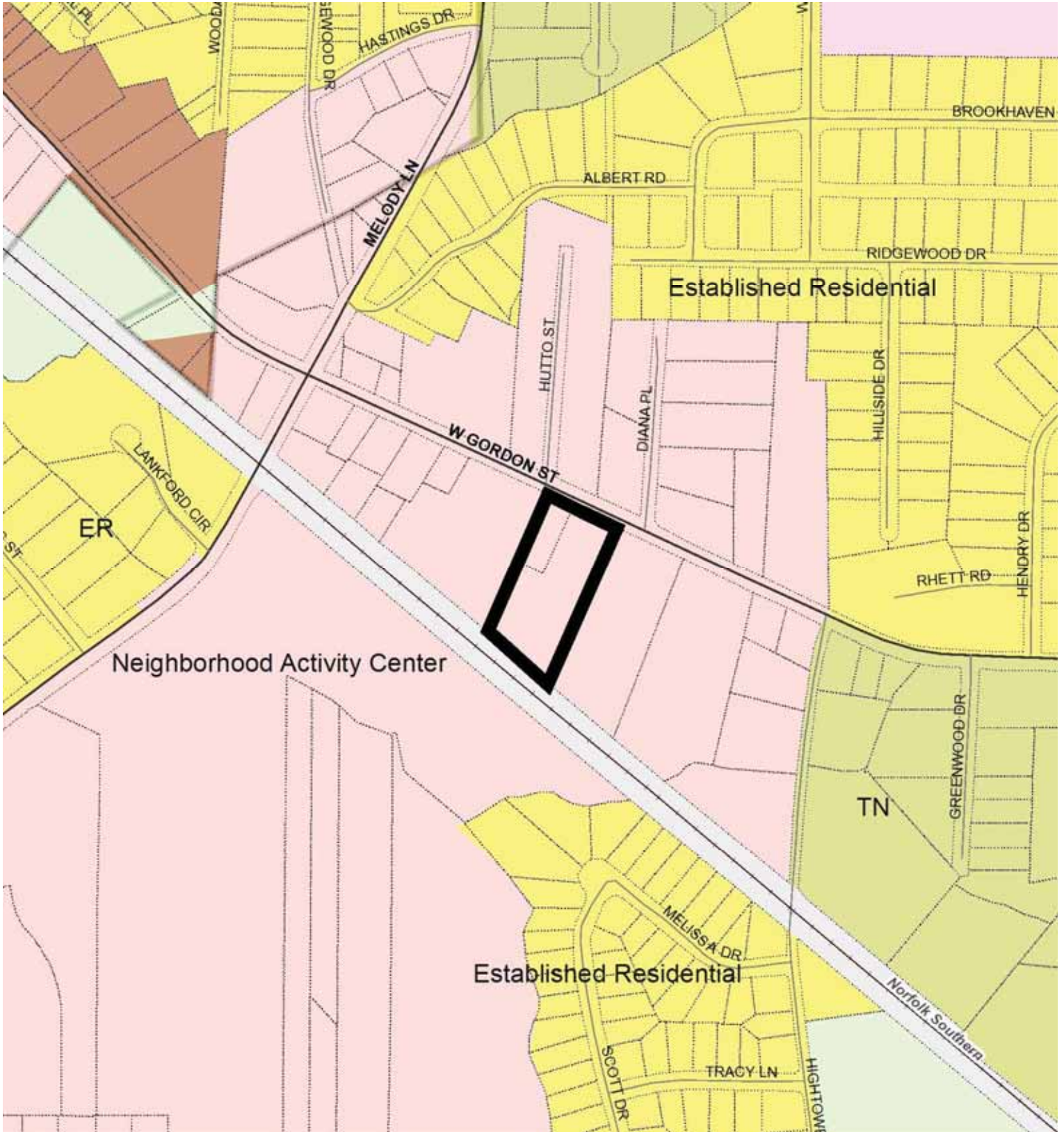


Courley LLC
Rezoning Request

1021 West Gordon Street
Tax Map # 0117A Parcels # 007-008

Character Area = NAC

** Map NOT to scale Map Data Source: VALOR GIS January 2025



VA-2025-02

Aerial Location Map



Courley LLC
Rezoning Request

1021 West Gordon Street
Tax Map # 0117A Parcels # 007-008

~ 2022 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS January 2025



Letter of Authorization

11/15/2024

VA-2025-02

RE: Rezoning Application – Courlley, LLC.

To Whom it May Concern:

Please accept this letter as my authorization to allow Courlley, LLC proceed in attempt to rezone the 2 parcels I own listed below to a R-M / P-D or other zoning designation to allow for multi-family development.

1021 W Gordon Street – Tax Map 0117A Parcel 008

1021 ½ W Gordon Street – Tax Map 0117A Parcel 007

Per the rezoning application requirement – my address and phone number is listed below.

Sincerely,

James M. Sutton

James M Sutton

164 Candleglow Trail / Valdosta, GA 31602 / 229-375-3682

State of Georgia / County of Lowndes

This instrument was acknowledged before me this 15 day of November (month), 2024 (year),
by Emily W. Austen (name of officer or agent, title or officer or agent) of _____ (name of
corporation acknowledging) a _____ (state or place of incorporation) corporation, on behalf of the
corporation; Personally Known Produced Identification Type and # of ID _____

(Seal) _____ (Signature Notary) *[Signature]*

Name of Notary (Typed, Stamped or Printed) Notary Public, State of Georgia

NORFOLK SOUTHERN CORP. RAILROAD (100' R/W)

N 50°28'44" W 212.51'

N 22°29'42" E 408.66'

PARCEL 0017A 007 IS NOT
A LEGAL LOT OF RECORD

PARCEL 0017A 007
PARCEL 0017A 008

TRACT 1
±2.06 Acres
CURRENT ZONING R-6
PROPOSED ZONING R-M

S 65°07'48" E 209.54'

WEST GORDON STREET (45' R/W)

S 23°15'34" W 462.24'

N 65°26'09" W 600.00'

HIGHTOWER ST

SCALE 1" = 50'



- REAR:25'
- THERE ARE NO WETLANDS PRESENT ON THIS PARCEL (0117A 009) PER NWI
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWANDES COUNTY, GA. MAP #131950300E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PARKING DATA:
 REQUIRED = 48
 PROVIDED = 54

NORFOLK SOUTHERN CORP. RAILROAD (100' R/W)

WEST GORDON STREET (45' R/W)

RDON STREET (45' R/W)

DIANA DR

