



**GLPC AGENDA ITEM # 11**  
JANUARY 27, 2025

**Rezoning Request by Alexander Wynn**  
**File #: VA-2025-03**

Alexander Wynn and Nicole Richardson are requesting to rezone one (1) parcel comprising 0.33 acres from Single-Family Residential (R-10) to Single-Family Residential (R-6). The subject property is located at 212 Springhill Street, which is along the west side of the road about 650 feet south of River Street. The property is currently vacant, and previously contained a single-family residence before it was demolished in 2023. The applicant is proposing to redevelop the property with a new residential duplex.

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-6 zoning.

The subject property is part of an old remnant residential area that was first developed in the County more than 60 years ago, and then annexed into the City 19 years ago. It is well-situated and ripe for redevelopment of infill residential, but needs some catalyst and encouragement. The surrounding zoning pattern consists of a mixture of R-10, R-6 and R-M zonings. The existing land use pattern of the area is also a mixture of residential densities interspersed with numerous vacant lots. Most notably for the subject property is the abutting large apartment complex (Ashton Park) immediately to the south (zoned R-M), and a large vacant tract across the street to the east (zoned R-6). The applicant's proposal for R-6 zoning and redevelopment of this property as a duplex, fits in very well with both the surrounding zoning and land use patterns. It may also be a catalyst that is needed for future residential redevelopment projects along this street.

**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

<b>Applicant / Owner:</b>	Alexander Wynn and Nicole Richardson		
<b>Request:</b>	Rezone from Single-Family Residential (R-10) to Single-Family Residential (R-6)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel comprising 0.33acres located along the west side of Springhill Street, about 650 feet south of River Street.		
<b>Street Address:</b>	212 Springhill Street		
<b>Tax Parcel ID:</b>	Map # 0119A Parcel: 017	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Vacant lot (formerly: single-family residence)
	Proposed:	R-6	Duplex residential
<b>Adjacent Property:</b>	North:	R-10	Single-family residential
	South:	R-M	Ashton Park Apartments
	East:	R-6	Vacant lots
	West:	R-10	Single-family residential
<b>Zoning &amp; Land Use History</b>	The subject property was part of unincorporated island #67 which was annexed into the City in 2006. This property had R-10 zoning in the County and was given R-10 zoning in the City upon annexation. This street has been developed with residential uses for more than 60 years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	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	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Springhill Street.		
<b>Transportation:</b>	Springhill Street (local street)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 0.9 miles to the west. The nearest fire hydrants are located along Springhill Street, in front of 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:**

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.*

<b>(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.</b>	
<i>Applicant:</i>	Yes, there is an existing duplex at the north end of the street
<i>Staff:</i>	Yes. The proposed use is compatible with the adjacent and nearby residential developments which include single-family, duplex, and multi-family.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	Yes

<i>Staff:</i>	Yes, however the subject property is a little bit larger than most R-10 lots and the established residential density of the surrounding area supports higher than 3 dwellings per acre
<b>(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.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed R-6 zoning is compliant in the TN Character Area and supported by the Goals & Policies of the Comprehensive Plan
<b>(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.</b>	
<i>Applicant:</i>	Making more homes for renters.
<i>Staff:</i>	All of the new development or redevelopment in the immediate area has been for higher density residential
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<i>Applicant:</i>	None.
<i>Staff:</i>	No impact.
<b>(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.</b>	
<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**

< 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:** No comments

**Utilities:** < No comments received >

**Fire:** No comments or concerns from the Fire Dept

**Engineering:** No comments or concerns

**Landscape:** No comments relating to Landscape review.

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

**Police:** < No comments received >

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary survey
- Site Sketch

# VA-2025-03 Zoning Location Map

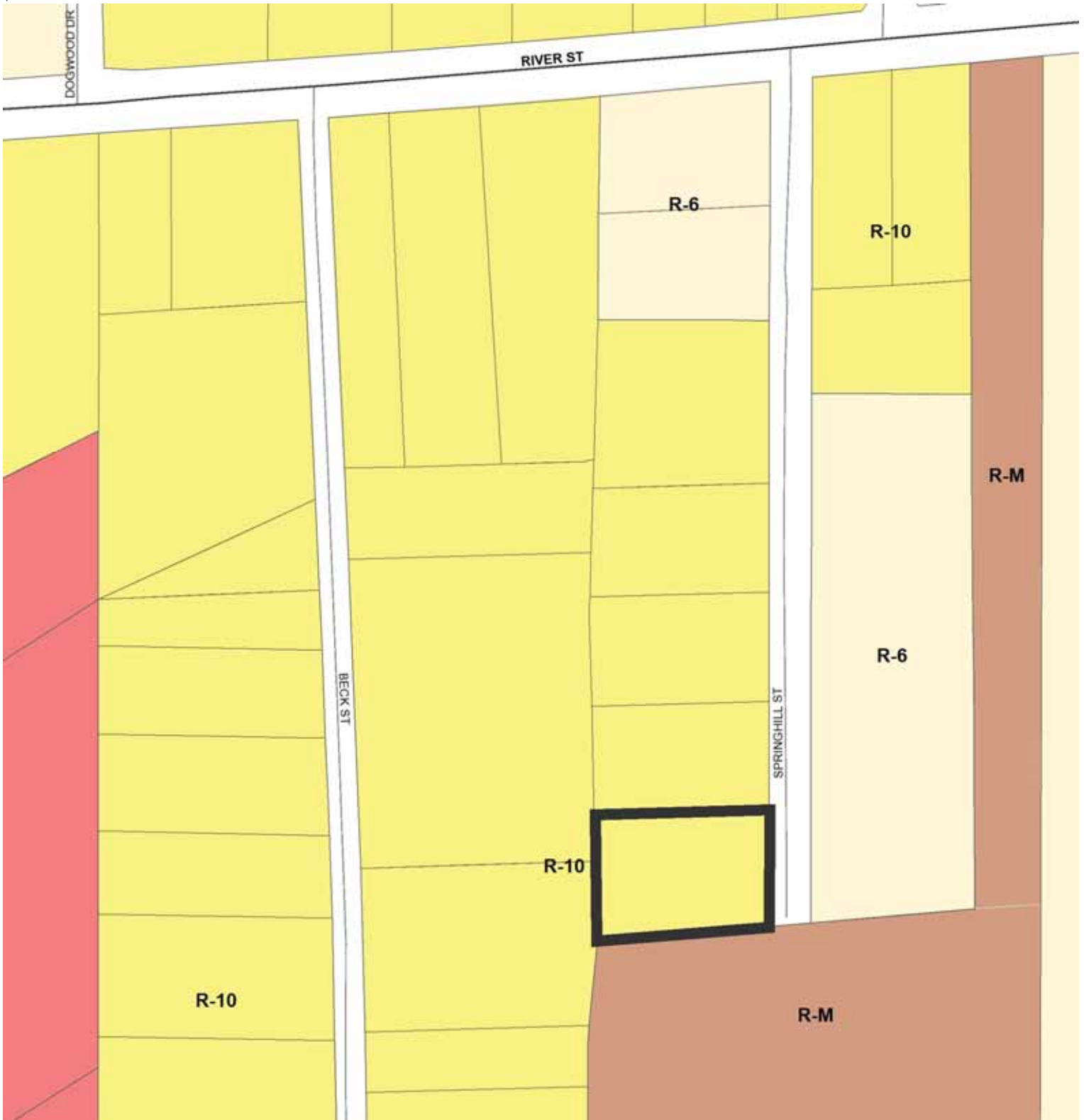


Alexander Wynn  
Rezoning Request

212 Springhill Street  
Tax Map # 0119A Parcel # 017

Current Zoning = R-10

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



VA-2025-03

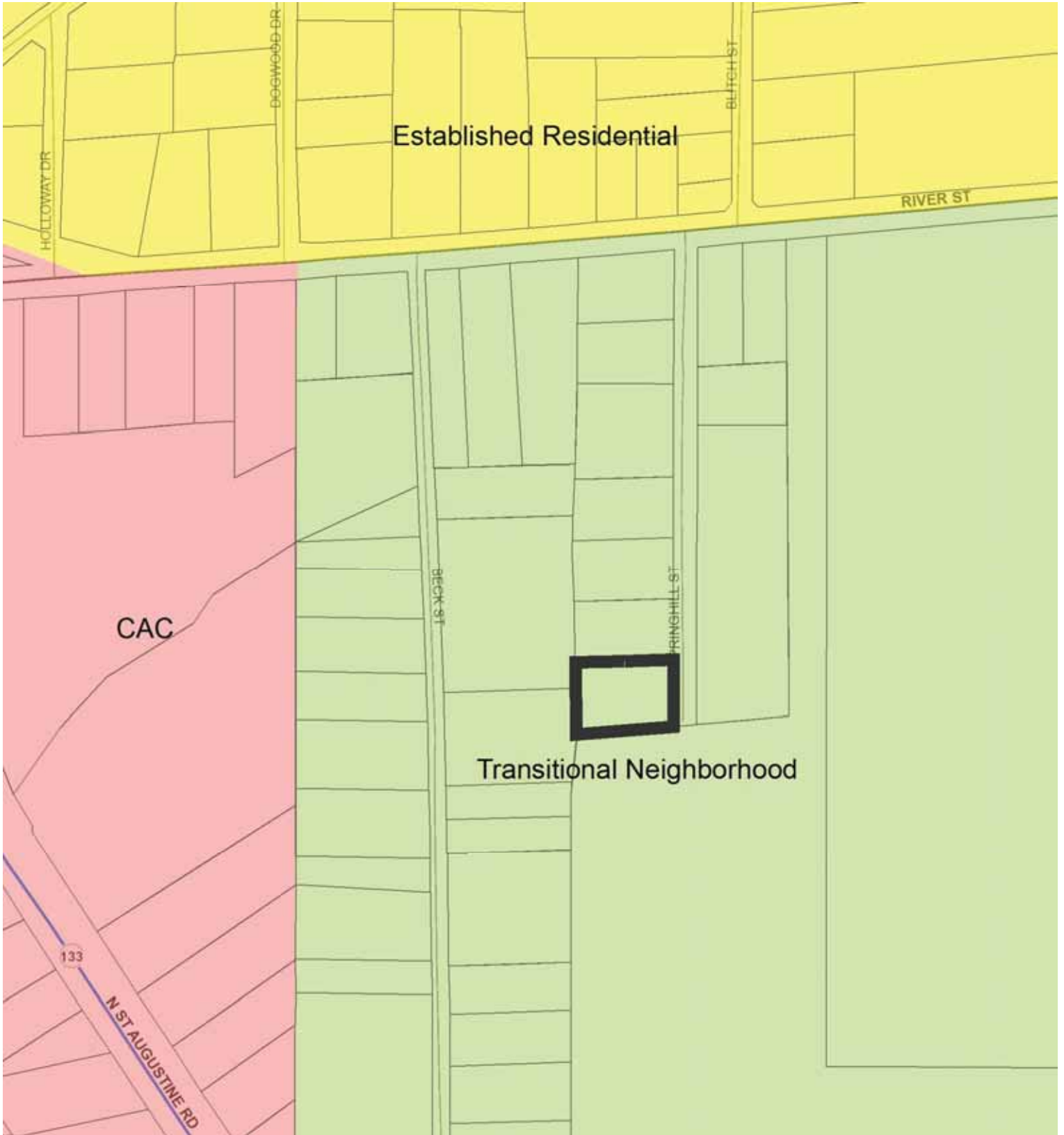
# Future Development Map



Alexander Wynn  
Rezoning Request

212 Springhill Street    **Character Area = Transitional Neighborhood**  
Tax Map # 0119A    Parcel # 017

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



VA-2025-03

# Aerial Location Map

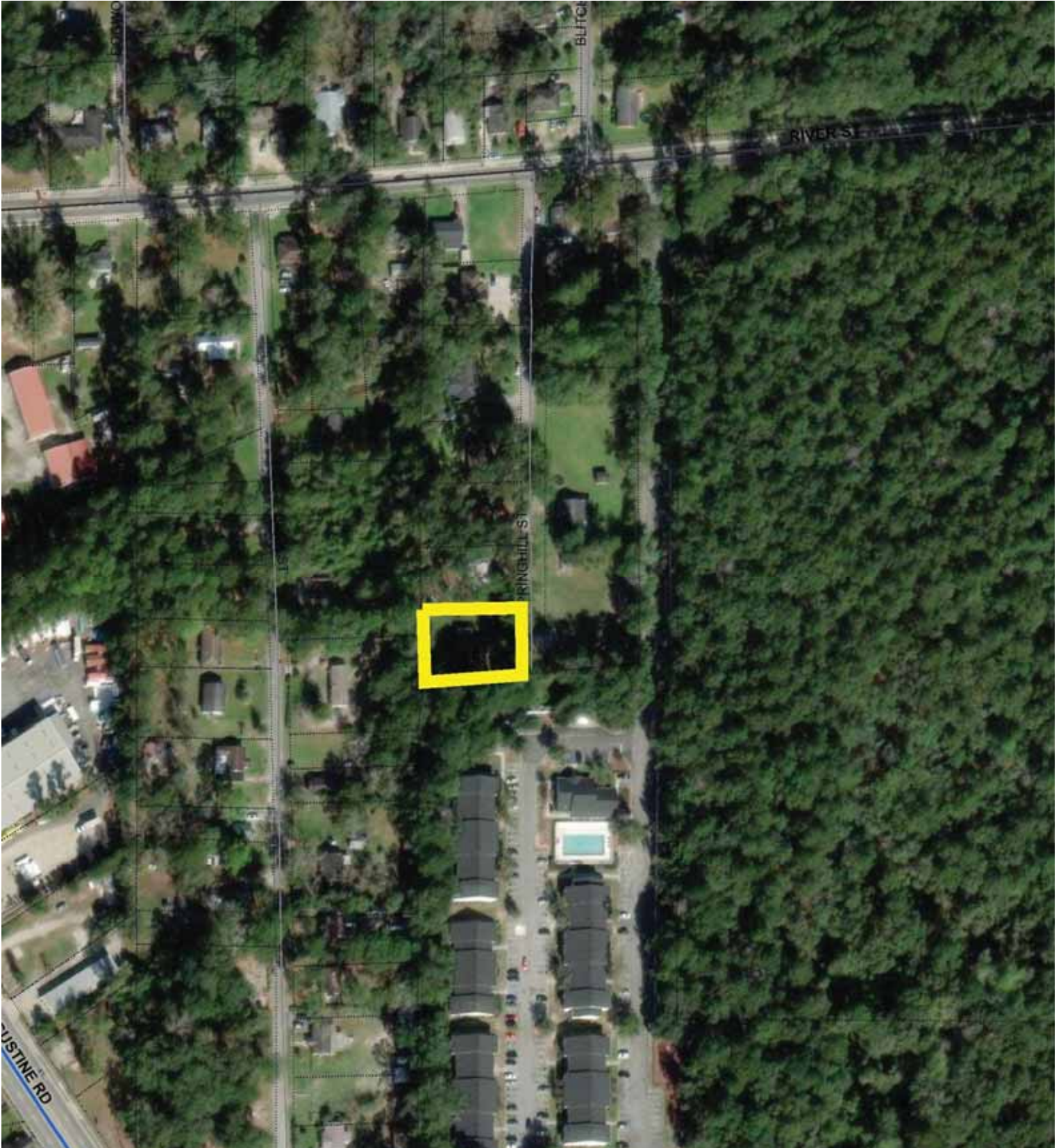


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~ 2022 Aerial Imagery

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



RIVER STREET

A

1" IRON PIPE FOUND

1" IRON PIPE FOUND

S01°05'17"E 110.04'

85.07'

SPRINGHILL STREET - 35' R/W

(REFERENCE BEARING "A" - "B")  
(RECORD PLAT = 696.5')  
S02°08'00"E 696.34'

0.75" IRON PIPE FOUND

600.07'  
S02°10'23"E

26.40'  
S02°07'14"E

0.5" IRON PIPE FOUND

449.58'  
S02°07'14"E

(RECORD PLAT = 450.0')

NOW OR FORMERLY  
T.E. CONNELL PROPERTY  
DB. 89 PG. 165  
LOT 7 - BLOCK "B"  
SPRINGHILL SD.  
PB 4 PG. 214

N87°53'02"E 143.40'

0.75" IRON PIPE FOUND

182.50'

END OF SPRINGHILL STREET

LOT 8 - BLOCK "B"  
0.33 ACRES  
14,218 SQUARE FEET

TAX PARCEL 0119A 017  
212 SPRINGHILL STREET  
DEED BOOK 7106 PAGES 534-537

S01°53'08"E 96.27'

N84°34'36"E 172.65'

B

0.75" IRON PIPE FOUND WITH #5 REBAR INSIDE

N03°52'38"W 104.51'

S84°31'48"W 140.04'

0.5" IRON PIPE FOUND

NOW OR FORMERLY  
SUNDIAL APARTMENTS, LP  
DB. 1482 PG. 213

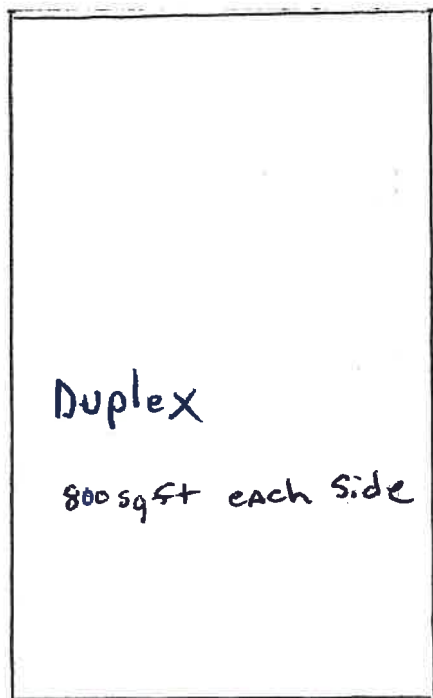
NOW OR FORMERLY  
CELANDRA SMITH  
DB. 6221 PG. 208  
PB. 3 PG. 78

NOW OR FORMERLY  
BETTY DAVIS  
DB. 1409 PAGE 256  
PB. 3 PG. 78

THIS PLAT IS A RETRACEMENT OF A  
SUBDIVIDE OR CREATE A NEW PARC



43' - 9"

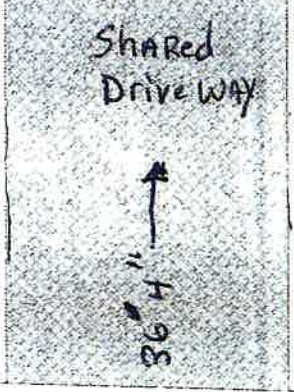


Duplex

800 sq ft each side



Porch



Shared Drive Way

28' 4" ←



→ 37' 10"



36' 4"

Spring hill street

SCALE: 1" = 10'  
DRAWN BY: [illegible]  
DATE: [illegible]  
PERIOD: [illegible]