

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-03

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 27, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2023-03 Flannigan, James Rd. & Smith St.
R-1 to P-D, County Utilities ~8.0 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning, for the development of a 144-unit apartment complex and amenities. In 2022, the applicant requested a speculative C-G zoning, to which the GLPC recommended denial. The applicant then requested tabling by the Board of Commissioners, to speak with the opposition and develop an overall site plan, which was produced and reviewed by the TRC. Staff supported the C-G request as the proposed uses were beneficial to the greater community, but ultimately, the request was withdrawn prior to a final hearing by the Board of Commissioners to pursue the residential development.

The subject property is within the Urban Service Area and a Neighborhood Activity Center Character Area according to the Comprehensive Plan Future Development Map, which permits P-D zoning. Access to the subject property is from either James Road, a County maintained major collector on the West, or Smith Street to the North, a County maintained local road, with the proposed main entrance to the complex off of Smith Street to the North, and secondary access off of James Road to the West.

Aspects of this case worthy of consideration include the following: 1. The subject property abuts R-1 zoning to the North and East, R-21 to the South and West, along with C-H and P-D districts further to the East and South respectively.; 2. James Road is a major collector road and designed to support increased traffic activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot. 4. Staff also discussed reducing the height on two to three of the units as a transition into the surrounding community, for a total of 120-128 units.

The TRC reviewed this application and had no objectionable comments. In addition to the Tree and Vegetation Protection standards of Section 4.07.07, if approved, the minimum buffer required between P-D and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED OPTION: 1

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: _____



SITE PLAN INFORMATION

TOTAL SITE ACREAGE- 8.13

GENERAL REQUIREMENTS IN SQUARE FEET

SETBACK REQUIREMENTS- 30'-0"

MINIMUM BUFFER AREA- 30'-0" (CAN OVERLAP WITH SETBACK.)

BUFFER AREA CAN BE CUT BY 50% WITH THE INSTALLATION OF A 6'-0" TO 8'-0" OPAQUE FENCE.

PER 100 LINEAR FEET, THERE MUST BE 4 SHADE TREES AND 25 SHRUBS. WITH FENCE INSTALLED, 2 SHADE TREES AND 13 SHRUBS MUST BE PLANTED.

15% OF SITE MUST BE GREENSPACE-
REQUIRED-53,121 SF ACTUAL- 131,469 SF

MAX. 25% OF THE REQUIRED 15% GREENSPACE CAN BE FOR STORMWATER
MAXIMUM ALLOWED- 13,068 SF ACTUAL- 20,909 SF

5% GREENSPACE IS REQUIRED FOR CIVIC, PUBLIC, RECREATIONAL USE
REQUIRED- 17,707 SF ACTUAL- 19,089 SF

IMPERVIOUS AREA TOTAL
MAXIMUM ALLOWED- 298,471.55 SF ACTUAL- 199,270 SF

HARD SURFACE (SIDEWALK, ASPHALT)- 122,887 SF

SPACE TAKEN BY STRUCTURES- 75,351 SF

TOTAL RESIDENTIAL UNITS- 144

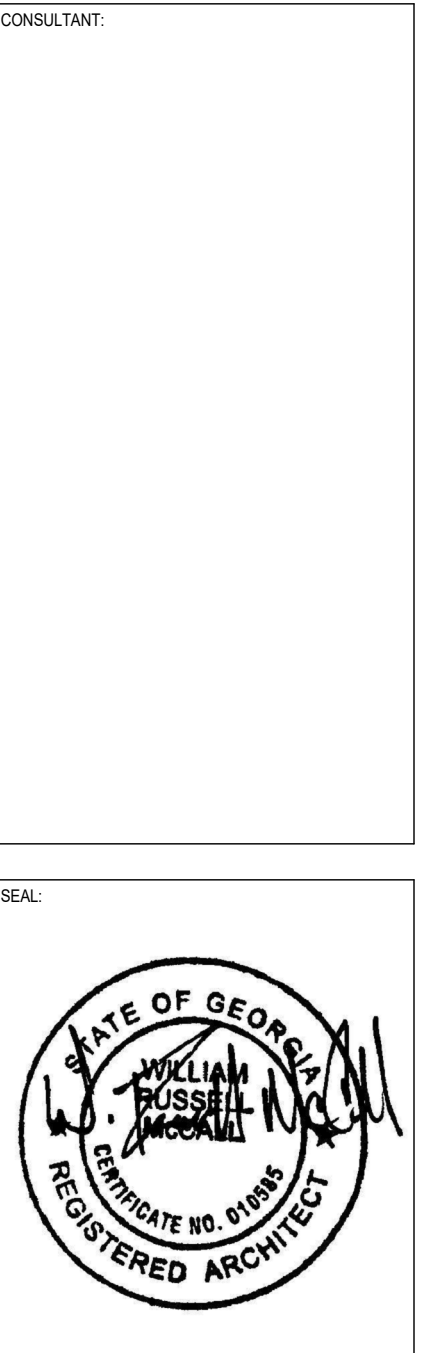
PARKING SPACES
REQUIRED- 2 PER UNIT (288) ACTUAL- 312

TREE LINE FOR HIDING COMPLEX FROM ROAD. MAINTAIN AS MANY EXISTING TREES AS POSSIBLE.

JAMES RD

SMITH ST

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McCall ARCHITECTURE

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PROJECT TITLE:
JAMES ROAD DEVELOPMENT

SHEET TITLE: SITE PLAN	
DATE: 01-12-2023	
SHEET TYPE: SCHEMATIC DESIGN	
#	NAME DATE
SCALE: AS SHOWN	
DRAWN: ACT	
APPROVED: JMM	
PROJECT NO: XXXXXX	
FILE NO: XXXXXX A100	
SHEET NO: A100	

January 30, 2023



Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

John M. McCall, Vice President
McCall Architecture
3308 Country Club Rd.
Valdosta GA 31605
229-242-2551
johnm@mccallinc.com

**Re: Re-zoning of 7.862 Acres located at the intersection of James Rd.
and Smith Street for Felix A. Flannigan
(Tax Parcels 0087-163 & 0087-165, to be combined)**

Dear Commissioners,

On Behalf of Mr. Felix A. Flannigan, McCall Architecture submits this letter of intent to rezone 7.862 Acres of land from R-1 to P-D (Planned Development) for the intent of a multi-family development.

Mr. Flannigan's property is:

1. Located in the Urban Service Area;
2. In a "Neighborhood Activity Center" Character Area;
3. On James Road, a collector roadway, where infrastructure has been improved for the purposes of supporting a concentration of activities.

Per the Greater Lowndes 2021 Comprehensive Plan, a Neighborhood Activity Center is intended to be:

"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 space uses easily accessible by pedestrians and bicycles."

Additionally, it defines among the listed permitted Zoning types:

1. Planned Development (P-D)
2. Multi-family Residential (R-M)

In summary, I feel that Mr. Flannigan's proposed P-D Zoning will be compatible with the James Road area as defined by the Lowndes Comprehensive Plan.

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Lowndes County Board of Commissioners
January 30, 2023
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Please find attached with this letter the following:

1. Completed re-zoning application.
2. Copy of the most recently recorded property deed
3. List of adjacent property owners consistent with ULDC 10.02.05(A)(5)
4. Boundary Plat Survey consistent with ULDC 10.02.01(A)(4)
5. Site Plan of the proposed development of the property if Re-zoned to P-D

Thank you for your consideration.

Sincerely,

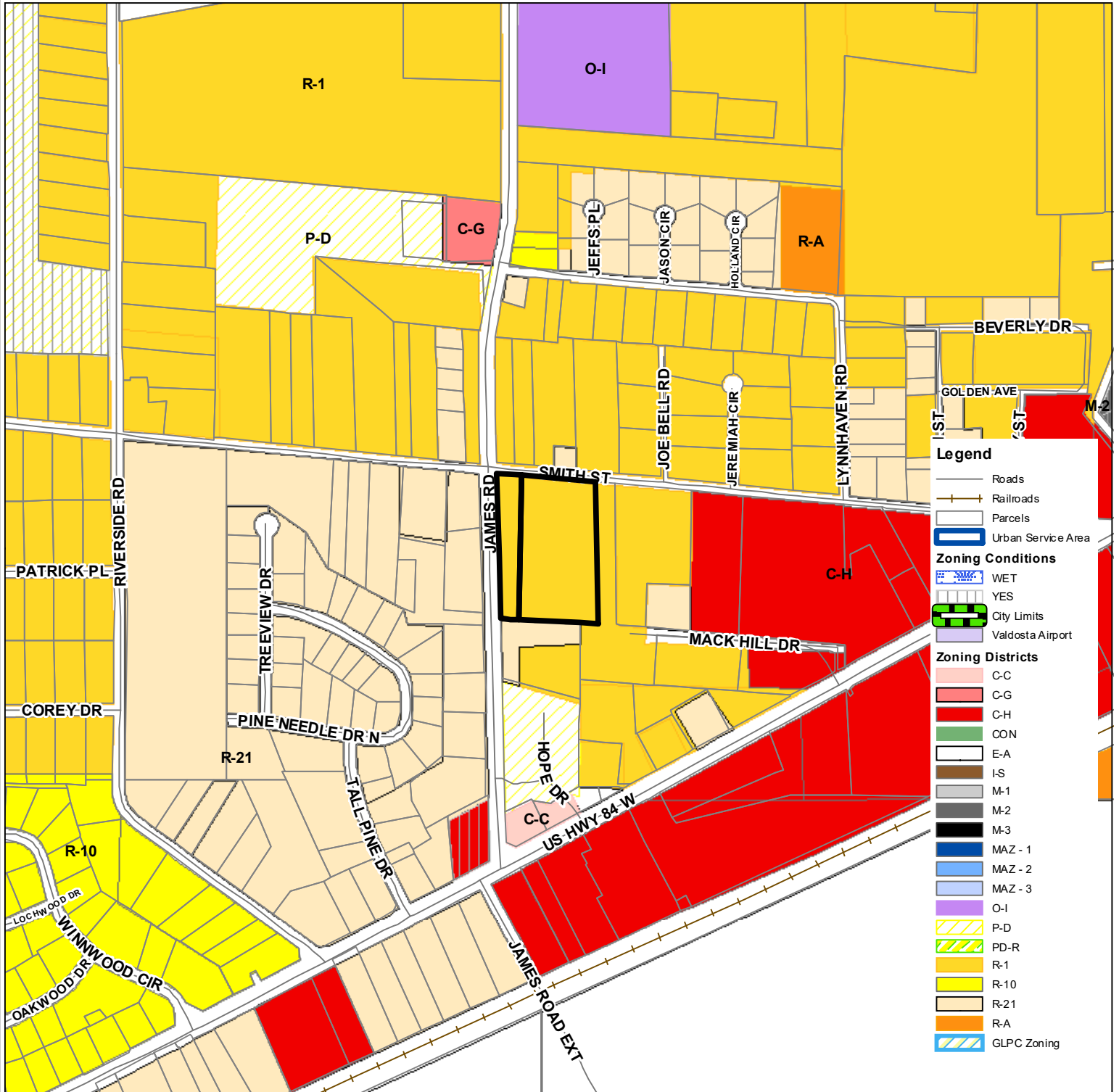
John M. "Mac" McCall

REZ-2023-03

Zoning Location Map

Flannigan
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: P-D



Legend

- Roads
- Railroads
- Parcels
- Urban Service Area

Zoning Conditions

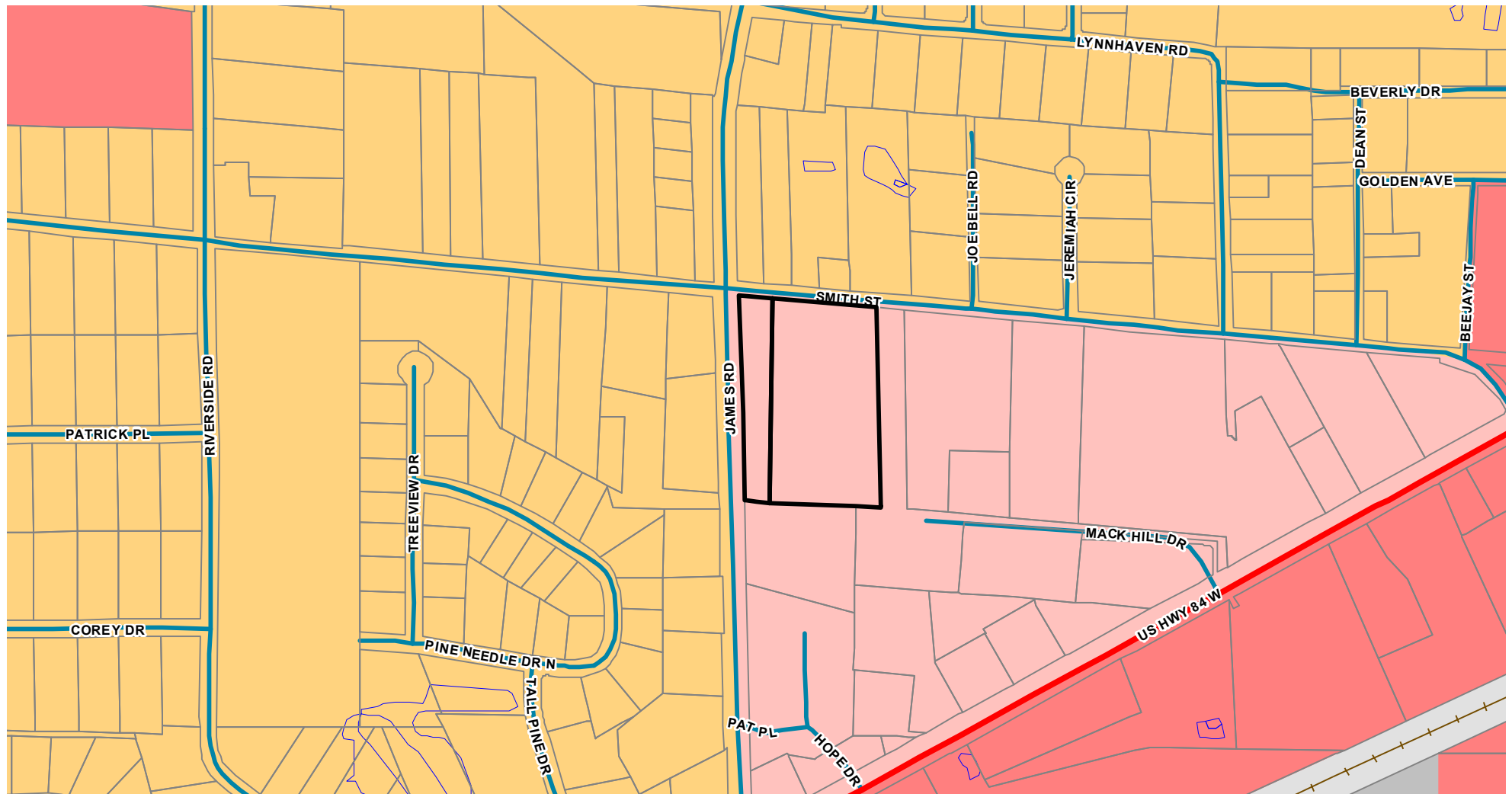
- WET
- YES
- City Limits
- Valdosta Airport

Zoning Districts

- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



Flannigan Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

City Limits

Parcels

Open Water
















- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



REZ-2023-03

WRPDO Site Map

Legend

-  Roads
-  Railroads
-  Park
-  City Limits
-  Crashzone
-  Crashzone West
-  Urban Service Area
-  Open Water
-  Valdosta Airport
-  Wetlands
-  100 Yr Flood
-  Hydrology
-  Drastic
-  Recharge Areas
-  Parcels

Flannigan Rezoning Request

