

Existing development trends along West Hill Avenue have favored new commercial development for the past several decades. This remaining industrial zoning is simply a remnant from the distant past when this entire area between West Hill Avenue and the CSX railroad yard was originally planned as an industrial park – but never materialized. The ongoing industrial zoning on the subject property does not fit the overall surrounding commercial pattern and it has sometimes hampered the applicant from marketing the property to a wide range of commercial tenants. Therefore, this zoning should be changed to better reflect the surrounding corridor patterns.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-H zoning to the City Council.

Speaking in favor of the request:

- Lawton White

Mr. White stated he is the property owner and would like to see the property appropriately zoned for commercial use.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend approval of the request as presented, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #13

VA-2022-08 True North Companies, 2320 North Patterson Street, 0113B 096, 2.0 acres, Residential-Professional (R-P) to Community Commercial (C-C)

True North Companies LLC is requesting to rezone 2.00 acres from Residential Professional (R-P) to Community Commercial (C-C). The subject property is currently vacant and is located at 2320 North Patterson Street. This is at the SW corner of North Patterson Street and Roosevelt Drive, and is directly west across the street from the VSU North Campus as well as the South Georgia Medical Center (SGRC). The subject property is part of a larger tract of land containing 6.67 acres overall, with the balance of the tract to remain as either R-P or R-P(c) zoning. As an initial phase, the applicant is still proposing to develop a majority of the property as a 100+ unit apartment complex utilizing one 4-story building. However, there is also additional room on the property for other development such as professional offices, particularly those that are medical-related. The applicant is also contemplating a “mixed use” form of development that would be later proposed as a Planned Development master plan.