



**GLPC AGENDA ITEM # 4**  
MAY 22, 2023

**Rezoning Request by Jack Langdale**  
**File #: VA-2023-06**

Mr. Jack Langdale, on behalf of the property owner (The Credit Shelter Trust – via Estate of Dr. Jerry Purvis) is requesting to rezone 0.81 acers from Office Professional (O-P) to Community Commercial (C C). The subject property is located at 106 West Northside Drive, which is along the north side of the street about half way between North Oak Street and North Patterson Street. The property contains an existing professional office building (2,788-sf) and it is being proposed for occupancy as an off-site expansion of Valdosta Animal Hospital (located at 111 East Northside Drive). There are currently no physical changes to the site being proposed.

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 C-C zoning. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD).

The surrounding zoning patterns in the area are dominated by mostly C-C zoning in this area between North Oak and North Patterson Street, with R-P zoning for some of the medical offices across the street. To the east across North Patterson there is mostly C-H zoning which is reflective of a more intensive commercial area. To the west of the intersection with North Oak Street, there is R-P and O-P zoning, with residential zoning farther westward. The surrounding land use pattern generally mimics the zoning pattern and consists of mainly light commercial and professional office type uses. All of this reflects an apparent graduated scale of intensity across these three different blocks of Northside Drive. However, another defining characteristic is the roadway itself; which is a 4-lane “Minor Arterial” with center turn lane in the portion in front of the subject property, and running eastward. Here, the commercial zoning pattern coincides with increased traffic counts. Therefore, allowing the possible conversion of this property to a commercial use is consistent with all of these patterns of the area, and likely facilitate the logical reuse of this property after it has been sitting vacant for more than 13 years.

**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.