



GLPC AGENDA ITEM # 5

MAY 22, 2023

Rezoning Request by Jack Langdale File #: VA-2023-07

Mr. Jack Langdale, on behalf of the property owners (Longleaf Property Management of Valdosta, Inc.) (Val D'Aosta Company), is requesting to rezone three (3) parcels totaling 34.91 acres from Highway Commercial (C-H) to Community Commercial (C-C). The subject property is located at 2101 West Hill Avenue, which is at the SW corner of Exit 16 along I 75. The eastern parcel (11.57 acres) currently contains an existing restaurant (Austins) and a former hotel site (Kinderlou Inn). The small central parcel (1.00 acre) contains an abandoned gasoline station. The western parcel (22.34 acres) is currently vacant. The property owners are proposing to completely redevelop the entire property, and they are contemplating a mixed-use development pattern.

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.

Although it excludes some of the more intensive commercial uses (such as truck stops, auto body shops and mini-warehouses), C-C zoning offers a wider range of potential uses than is allowed under C-H without sacrificing any of the mainstream commercial uses often associated with a fully commercial development. The owners are considering a possible mixed-use overall master plan for the entire property, and might be submitting a Planned Development proposal for consideration later this year. Approval of C-C zoning gives them the ability to consider the maximum range of logical uses for this property.

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.