

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Mr. Anthony Tong, Applicant - 307 E. Jane St.

Mr. Tong inquired about the type of signage that would be allowed. Mr. Martin stated that the type of signage allowed in R-P Zoning would be permitted. Mr. Tong stated that the operating hours at his current location are 11am - 8pm and he would like proposed Condition #2 to be changed to closing at 8pm.

Commissioner Bailey asked if a client could walk in at 7pm begin the tattoo process to which Mr. Tong answered no.

Commissioner Bythwood asked if tenants in the area had been approached about the proposal before now. Mr. Martin said staff had received a letter in opposition. Commissioner Bailey asked if there had been opposition for the previous rezoning.

Chairman Hightower asked if anyone was present to speak in opposition to the request. There being none, Chairman Hightower closed the public hearing portion for the case.

Following further discussion among the commissioners regarding hours of operation, Chairman Hightower called for a motion. Commissioner Bailey made a motion to recommend approval of the request with 4 conditions, but that Condition #2 be amended to:

- 2) Hours of operation shall be limited to within the hours of 11am – 8pm daily.

Commissioner Miller second. All voted in favor, no one opposed (5-0). Motion carried.

Agenda Item #4

VA-2023-06 Jack Langdale, 106 West Northside Drive, 0.81 acres - Request to rezone from Office Professional (O-P) to Community Commercial (C C).

Mr. Martin presented the case in which the applicant, 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 acres 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.