

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 finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Bailey asked if rezoning will relax/allow for more uses and verified that the lots on both sides are vacant.

Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor:

- Mr. Jack Langdale, Attorney for the applicant, 701 N. Patterson St.

Mr. Langdale explained that the intent is to expand the existing veterinarian clinic for exams and surgeries. No boarding will be done at that location. The other facility will be maintained.

Commissioner Bailey clarified that rezoning is necessary because the proposed use will be a medical facility for animals which is categorized differently than a medical facility for humans.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Ball to recommend approval of the request as presented. Commissioner Graham second. All voted in favor, no one opposed (5-0). Motion carried.

Agenda Item #5

VA-2023-07 Jack Langdale, 2101 West Hill Ave., 34.91 acres - Request to rezone from Highway Commercial (C-H) to Community Commercial (C-C).

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