

Commissioner Miller clarified that under the current zoning, apartments could be built and that the request was actually considered down zoning. Mr. Martin confirmed.

Chairman Hightower called for a motion. Based on the fact that consideration has been given to provide a better product, Commissioner Wildes made a Motion to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #8

VA-2023-11, Park Avenue Church, 100 E. Park Ave. Rezone 6.32 acres from DR-10 to R-P

Mr. Brammer presented the case in which the applicant is requesting to rezone 6.32 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 100 East Park Avenue, which is along the north side of the street between North Patterson and Slater Streets. The property contains an existing church campus facility and several buildings, with associated parking lots and open space. The overall property comprises six (6) parcels totaling 7.23 acres, of which 0.91 acres is already zoned R-P. The applicant is proposing to have all of their property under the terms of R-P zoning in order to better facilitate future church expansions.

The subject property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The property is also partially located within the Local Historic District.

The surrounding zoning patterns in the area are dominated by R-P zoning to the west, across North Patterson Street, and to the north, along Woodrow Wilson Drive. Meanwhile, the immediate area to the south, across East Park Avenue, and to the east, across Slater Street, are dominated by DR-10 zoning. The surrounding land use pattern includes a mix of residential, professional, and light commercial. This reflects a graduated scale of intensity in this part of the city as the surrounding blocks have transitioned from mostly residential to include business and institutional uses. Here, the applicant's proposal to expand R-P zoning to accommodate already existing church uses rectifies an outdated zoning classification. Therefore, rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns.

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.

There being no questions from the commissioners, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Brad Folsom, 2611 N. Patterson St., Valdosta, GA

Mr. Folsom stated, "God is in favor of this request."

No one spoke against the request.