

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #5

CU-2024-01 Fairway Independent Mortgage Corp. (201 Woodrow Wilson Drive)
CUP for a Financial Institution in R-P zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for a proposed Financial Institution in the form of a mortgage-origination services office, in a Residential Professional (R P) zoning district. The subject property consists of 0.41 acres located at 201 Woodrow Wilson Drive, which is at the SE corner of Woodrow Wilson Drive and Slater Street. The property contains an existing professional office building (2,922 sf) that is already occupied by a financial consulting firm (Legacy Partners). The applicant is proposing to simply co-occupy the building with their own office, with only very minor interior renovations. There are no significant changes proposed for the exterior of the building or the site. The applicant's business license application is currently pending.

The subject property is located within an Institutional Activity Center (IAC) Character Area which is associated with the South Georgia Medical Center (SGMC) across the street to the north. The existing R-P zoning is compliant with this Character Area designation.

The subject property is part of the well-established office institutional corridor along Woodrow Wilson Drive that is associated with South Georgia Medical Center (SGMC). All of these properties along the south side of Woodrow Wilson consist of offices, many of them medical-related. Despite all of the properties being zoned R P, there are virtually no residential uses along this corridor. Based on this land use pattern, this is really more of an O-P type corridor than R-P. If the subject property were zoned O-P instead, the proposed mortgage services office would be a "permitted use" and no CUP would be required. In this particular case with the subject property, it was a simple choice of either requesting the CUP or rezoning the property to O-P (slightly higher fees but the same public hearing process). Because there is no existing O-P zoning anywhere else in the area, it was recommended the CUP be requested instead.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

1. Approval shall be granted for any form of a financial-related office such as a brokerage or other financial planning/consulting firm where such professional services are rendered.
2. Conditional Use approval shall expire 2 years from the date of approval if no Business License application for this kind of use has been submitted by that date.