

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 subject property is situated within a residential community characterized by a variety of land uses. Along Woodrow Wilson Drive, properties are zoned Residential Professional (R-P), whereas numerous offices line this corridor. To the west of the subject property is a vacant lot that is zoned Residential Professional (R-P). Across from and to the south of the subject property are single-family residences, but in DR-10 zoning which allows single-family or duplex dwellings. To the north of this neighborhood, the land use pattern is dominated by South Georgia Medical Center (SGMC) and related professional/medical offices along Woodrow Wilson Drive.

The proposed use of the subject property as a professional office is not expected to create any nuisance for the surrounding properties. The intended office use is associated with mental health related counseling and many of the appointments are held online or otherwise off-site. As such, the office will primarily function as a space for administrative tasks and client meetings scheduled by appointment, rather than as a high-traffic or noisy office.

Given the property's proximity to Woodrow Wilson Drive and the Residential Professional (R-P) uses located throughout the community, as well as the broader pattern of mixed-use development in the area, this rezoning request is consistent with the established Transitional Neighborhood (TN) development strategy. The proposal represents a compatible land use transition that supports the overall development character of the surrounding area.

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.

Chairman Miller asked if the Comprehensive Plan update will maintain that DR-10 classification. Mr. Martin stated the updates won't automatically change that. It is two different maps.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Clarissa Alderman, Applicant – 2204 Williams St.

Dr. Alderman explained the parking lot has been repaved and there are 5-6 or fewer staff members.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented by staff. Commissioner Bythwood second. All voted in favor, no one opposed (7-0). Motion carried.