

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-H zoning. This property is also located within the Inner Perimeter Road Corridor Overlay District (IPRCOD).

The subject property is currently split-zoned C-H, R-P, and R-10. This application request concerns only the R P and R-10 portions located in the eastern part of the property. The overall property was part of the very large Bray Land annexation in 1989, which established much of the current zoning pattern of the area. However, many parcels were later subdivided without regard to the original zoning boundaries, and this has resulted in them having a split-zoning situation – such as with the subject property.

Being in the CAC Character Area and located at the intersection of two major roadways, commercial zoning is very logical and appropriate here. Rezoning these remnant portions to C-H establishes a clear and logical pattern to facilitate future commercial development. Staff believes the intersection of Inner Perimeter Road and East Park Avenue has great potential as a robust future commercial node, and establishing a consistent zoning pattern is an important first step.

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..

Speaking in favor of the request:

- Thomas Rowell, Applicant – 1303 4th St. SW, Moultrie

Mr. Rowell explained his intent is to clean up the zoning on the property in order to market the property.

No one spoke in opposition to the request.

There being no other discussion, Chairman Hightower called for a motion. Motion by Vice-Chair Miller to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #7

VA-2024-06 Park-Hawthorne LLC (North Forrest Street Extension)
Rezone 6.34 acres from R-6(c) to R-M

Mr. Martin presented the case in which the applicant is requesting to rezone 6.34 acres from conditional Single-Family Residential (R-6)(c) to Multi Family Residential (R-M). The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. This property last received Planned Development approval on 4-20-2023 for a 42-unit non-conventional townhouse style development in R 6(c) zoning (file # VA-2023-04). The applicant is now proposing a more conventional multi-family