



GLPC AGENDA ITEM # 7
JUNE 24, 2024

Rezoning Request by Lawrence Thomas
File #: VA-2024-10

Lawrence Thomas is requesting to rezone 0.40 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1611 North Patterson Street, which is along the east side of the road, about 200 feet south of the intersection with East Moore Street. This is also immediately north of the offices of the Greater Valdosta United Way. The property currently contains an existing historic single-family residence, which was acquired by the applicant and fully renovated about one year ago. The applicant is now proposing to convert the residence to a professional office and upgrade the site with a rear yard parking area to accommodate about 11 vehicles for office parking.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of O-P zoning. The property is also located within the City's local "Historic District", as well as the Brookwood North National Register Historic District.

The subject property is part of the Brookwood North neighborhood which contains a mixture of mostly residential uses in a mostly older built-out historic pattern. However, many of the properties fronting North Patterson Street are either institutional uses, or former residences that have been converted to professional offices. The subject property is bordered to the north and to the east by existing residential uses. However, to the south and across the street to the west are existing professional offices in historic buildings with rear yard parking areas. The property is part of the North Patterson Street corridor which is dominated by higher volumes of traffic and the presence of the VSU main campus. Continued single-family residential usage of properties fronting this portion of North Patterson Street is becoming an anomaly and it is contrary to the development trends of the area. In terms of conceptual site plan review, it should be noted that in order to convert this property to an office use, the applicant will need to properly pave the rear parking area with an upgraded driveway connection to North Patterson.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.