



GLPC AGENDA ITEM # 9

OCTOBER 28, 2024

Rezoning Request by Park Hawthorne Development LLC File #: VA-2024-17

Park Hawthorne Development LLC, represented by Jerry Stoker, is requesting to rezone 3.46 acres from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is currently vacant and located at 4506 Inner Perimeter Road. More specifically, it is the southerly landlocked portion of a proposed 10.20 acre parcel that is currently split-zoned R-P and R-15. The applicant is proposing to have all of the property zoned R-P, and develop it as a townhouse residential development with about 75 dwelling units and its primary point of access connecting to East Park Avenue. (see attached conceptual site plan)

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 R-P zoning. The property is also located within the Inner Perimeter Road Corridor Overlay District.

The surrounding zoning patterns in the area are dominated by mostly C-H zoning around the intersection of Inner Perimeter Road and East Park Avenue, as well as R-15 zoning on most of the subject property as well as the abutting large tract of land (185 acres) for Valdosta High School. There is also the existing parcel to the west which was rezoned last year from R-P & R-15 to all R-M (file # VA-2023-05) to allow construction of a high-density single-family subdivision. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, the existing church across the street to the north, the High School to the south, and the developing single-family subdivision to the west.

Given the CAC Character Area in the area and the subject property being part of a yet-unsubdivided "pocket" of land at the corner of East Park Avenue and Inner Perimeter Road (which will grow to a major intersection), development of this property should logically become something between high-density residential >> professional >> commercial. Although commercial zoning and development is preferred here, it should be noted that most of this proposed property for development is already zoned R-P. The applicant's proposal would unify the zoning on the property, and eliminate some more of the R-15 zoning which is non-compliant in the CAC character area.

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.