



GLPC AGENDA ITEM # 10
JANUARY 27, 2025

Rezoning Request by Courlley LLC
File #: VA-2025-02

Courlley LLC, represented by John Courson and Tripp Talley, is requesting to rezone two (2) parcels totaling 2.06 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are located at 1021 West Gordon Street, which is along the south side of the street between the intersections with Hutto Street and Diana Place to the north. The properties are currently developed with an abandoned single-family residence on the larger parcel, while the smaller parcel is vacant. The applicant is proposing to demolish the existing residence and redevelop the entire property with an apartment complex consisting of up to 36 dwelling units.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M zoning.

The subject properties are part of a mostly high-density residential and institutional neighborhood along West Gordon Street corridor. Significant uses along this corridor include the SL Mason Elementary School and several small churches a few blocks to the east, the Craig Center facility, public housing complex for the Valdosta Housing Authority (VHA), and several private sector multi-family developments adjacent or in proximity to the subject property. Adjacent to the corridor along the many side streets are established single-family residential areas of various development densities. Some of the properties have been going through redevelopment and these trends have been mostly for multi-family development. All of this is broadly supported by the NAC and Transitional Neighborhood (TN) Character Area designations along the corridor. Vehicular access through the corridor is centered on West Gordon Street which has a "Major Collector" classification and is designed/planned to carry a moderate volume of traffic.

However, most notably in all of this is that the subject property sits directly between an existing new apartment complex to the west (already on R-M property), and a proposed complex to the east (on C-C property) which is being developed by the applicant and is already in the plan review process. If this rezoning process is approved, the applicant is proposing to maybe link these two complexes together in order to facilitate a better site design for both. (see attached site sketch) In terms of architectural style, the applicant is proposing to emulate the design of the existing complex to the west (see attached photos). There is also R-M density development on some of the properties across the street to the north, as well as R-M zoning on vacant properties across the railroad track to the rear of the subject property. All these things together make the applicant's proposed rezoning very logical and consistent with surrounding patterns.

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.