

he does not. Commissioner James Miller asked for clarification that historical use is the only reason for the request. Mr. Nijem affirmed, also stating it is not feasible to demolish an 11,000 sq ft building that is not in disrepair.

Mr. Martin stated the request could be argued either way. The current zoning is very limiting and C-C offers a broader range of possibilities.

Commissioner Bythwood asked if anyone from the adjacent church has voiced any opposition. Neither Mr. Martin nor Mr. Nijem have received any calls or contact from anyone. Commissioner Hightower stated maintaining the status quo is not acceptable.

No one spoke in opposition to the request.

Commissioner Willis stated if we do nothing, it will only get worse. Commissioner Wildes offered that the location will limit the use so there is no need to dictate or condition what cannot go in.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Wildes to recommend approval of the request. Commissioner Hightower second. All in favor, no one opposed. Motion carried. (9-0)

Agenda Item #10

VA-2025-02 Courlley LLC (1021 West Gordon Street)
Rezone 2.06 acres from R-6 to R-M

Mr. Martin presented the case in which the applicant 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