

A **MOTION** by Councilman Carroll, seconded by Councilman Gibbs, was unanimously adopted (6-0) to enact Ordinance No. 2022-9, an Ordinance to rezone 1.04 acres from Heavy Industrial (M-2) to a Highway-Commercial (C-H) Zoning District for property located at 104 Hemlock Street as requested by Trevor Shaw, the complete text of which will be found in Ordinance Book XIV.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Tim Carroll, Councilman - District 5  
**SECONDER:** Andy Gibbs, Councilman - District 6  
**AYES:** Miller-Cody, Tooley, Howard, Carroll, Gibbs, Norton

**ORDINANCE NO. 2022-10 Consideration of an Ordinance to rezone 2.0 acres from Residential-Professional (R-P) to a Community-Commercial (C-C) Zoning District as requested by True North Companies (File No. VA-2022-08). The property is located at 2320 North Patterson Street. The Planning Commission reviewed this at their April 25, 2022 Regular Meeting and recommended approval (9-0 Vote).**

True North Companies, LLC is requesting to rezone 2.0 acres from Residential-Professional (R-P) to Community-Commercial (C-C). The property is currently vacant and is located at 2320 North Patterson Street. This is at the southwest corner of North Patterson Street and Roosevelt Drive, and is directly west across the street from the Valdosta State University (VSU) North Campus as well as the South Georgia Medical Center (SGRC). The property is part of a larger tract of land containing 6.67 acres overall, with the balance of the tract to remain as either R-P or R-P(c) Zoning. As an initial phase, the applicant is still proposing to develop a majority of the property as a 100+ unit apartment complex utilizing one, four-story building; however, there is also additional room on the property for other development such as professional offices, particularly those that are medical-related. The applicant is also contemplating a mixed-use form of development that would be later proposed as a Planned Development Master Plan. The 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 R-P Zoning. The property is also located within the City’s Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards. The details of the applicant’s proposed Planned Development proposal are still in the design phase; however, in this design process, the applicant is also contemplating the addition of one or more smaller light commercial uses, and also the possibility of increasing the overall residential unit density beyond that which is allowed under R-P Zoning. Both of these scenarios under a Planned Development proposal would require at least some small measure of C-C Zoning on the property to accommodate this range of uses. Staff is generally supportive of the applicant’s initial concept for the Planned Development thus far and is supportive of adding the 2 acres of C-C Zoning to the background mixture of zoning for the development. As configured, and under a regular conventional development scenario, this proposed 2.0 acres would not allow a very intensive (large) form of commercial development at this corner which could otherwise be considered incompatible with the surrounding institutional and residential environments. However, as a small portion of the proposed overall development, it does add a lot of potential flexibility for the mixed-use proposal. Staff found the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and

Minutes Acceptance: Minutes of May 5, 2022 5:30 PM (Minutes Approval)