

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, June 26, 2023 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Ron Bythwood, Calvin Graham, Ed Hightower (Chairman), Steve Miller, Chip Wildes, Chris Webb, and Tommy Willis

GLPC Commission Members Absent: Johnny Ball and Vicki Rountree

Staff: Loretta Hylton - South Georgia Regional Commission, Matt Martin - City of Valdosta Planner, Jeff Brammer - City of Valdosta, JD Dillard - County Planner, Lowndes County; Molly Stevenson - Lowndes County Planning Analyst (Clerk) and Jason Davenport - Lowndes County Projects Assistant

VISITORS PRESENT:

(Sign-In sheet available in file.)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Hightower called the meeting to order at 5:30 p.m. Chairman Hightower led the Pledge of Allegiance followed by the Invocation by Commissioner Bailey. Chairman Hightower welcomed everyone to the GLPC meeting and explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairman Hightower then explained the meeting procedures and announced the dates of the public hearings for the local member governments, as listed on the agenda.

Agenda Item #2

Approval of the Meeting Minutes: May 22, 2023

Chairman Hightower called for additions, questions, and corrections of the May 22, 2023, GLPC meeting minutes as amended. There being none, Chairman Hightower called for a motion. Commissioner Bythwood made a motion to approve the May 22, 2023, meeting minutes as amended. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #3

TXT-2023-01, Unified Land Development Code (ULDC) update

Mr. Davenport presented seven (7) amendments to the ULDC. Minor edits were made after the GLPC work session after meeting with the County Attorney. Six public meetings were held which exceeds the requirement.

Commissioner Bailey asked if there were originally nine (9) amendments. Mr. Davenport stated two were withdrawn and deemed not ready yet. Commissioner Willis asked if there are any changes yet to solar

requirements and if there is a decommissioning plan in place. Mr. Davenport explained that solar will be addressed in a future update.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being nothing additional, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in opposition:

- Gretchen Quarterman, 6565 Quarterman Rd.

Mrs. Quarterman's comments focused on a lack of access by the public to the text amendments. Mr. Davenport reiterated that while the requirements for publicizing the public hearing and access were far exceeded, suggestions for reaching the public are welcome.

Commissioner Willis asked if the Board of Commissioners intends to act on the updates at the July 11 Board of Commissioners meeting and asked when the public hearing was posted. Mr. Davenport stated he believes the Board of Commissioners do intend to act on the update request and that the public hearing was advertised on June 18, 2023, it was put on social media sometime that week, and the full text draft as amended had been uploaded onto the County's website on June 26, 2023. No comments from the public have not been addressed. Commissioner Bailey asked if there are any proposed "life altering" changes to which Mr. Davenport answered there are not. Commissioner Willis asked to go on record that he doesn't believe enough time has been given for the public to be aware.

There being no further discussion, Chairman Hightower closed the public hearing portion for the case.

Chairman Hightower called for a motion. Commissioner Bailey made a motion to recommend approval of the ULDC updates as presented. Commissioner Miller second. A vote of three in favor and four opposed (3-4). Motion failed. Commissioner Willis made a motion to recommend Tabling the request for thirty (30) days. Commissioner Bythwood second. A vote of five in favor and two opposed (5-2). Motion carried.

Agenda Item #4

REZ-2023-09 South Georgia Boat & RV Storage, 6153 Inner Perimeter Road, 0164 025A, ~22.0 acres, Current Zoning: I-S (Intensive Services), Proposed Zoning: C-H (Highway Commercial)

Mr. Dillard presented the case in which the applicant is requesting to rezone approximately 22 acres from its current I-S (Intensive Services) zoning district to C-H (Highway Commercial) for semi-speculative commercial purposes.

In 2009, the property was rezoned from E-A to I-S for a biomass fuel plant, with four (4) conditions, with Condition 2 specifying the only use of the subject property be "[for] a forty (40) megawatt biomass electric generating plant."

The subject property is accessed off Inner Perimeter Road, a State Arterial Road and part of the Inner Perimeter Road Corridor Overlay, situated within the Urban Service Area as well as the Transportation/Utilities character area. The property will be served by individual well and septic system for any offices constructed.

Per the applicant's letter, "if approved, the site will be used to construct an RV and boat storage facility initially on only five acres of the property," and "all phases of development intend to follow the ULDC regulations."

The TRC reviewed the request and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

There being no questions of staff from the commissioners, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor:

- Mr. Cody Califf, on behalf of the owner/ developer, 2661 Old Statenville Rd., Valdosta, GA

Mr. Califf stated he was present to answer any questions the commissioners might have.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Wildes second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #5

LP-2023-04-28A Cody Califf and John Green, Map & Parcel 0223A 005 (Tract 1), 6.66 acres - Request to rezone from R-15 (Single -Family Residential) to C-H (Highway Commercial).

Mrs. Hylton presented the case in which the applicants are requesting to rezone the 6.66-acre tract known as a portion of Map/Parcel 0223A 005 (Tract 1) of Lowndes County. The applicant requests that the property be rezoned from R-15, Single-Family Residential (15,000 Sq. ft.), to C-H, Highway Commercial. This request is to allow a climate-controlled mini-storage facility.

This property fronts US Highway 41, a major thoroughfare highway. Even though the current Comprehensive Plan shows this property and surrounding property as residential use, commercial establishments are within and adjacent to this property. The property located north has also been rezoned to C-C Community Commercial. An adjoining parcel to the west is zoned C-H, Highway Commercial. There is single-family adjacent to the east, but since the general area already has commercial abutting Highway 41. There is also a railroad tract south and adjacent to this property.

A landscape buffer and oblique fence will be installed adjacent to the residential area.

Staff is recommending approval to the City Council. The applicant shall also abide by The City of Lake Zoning Ordinance Section 3-15a Buffer Yard Specifications.

Speaking in favor:

- Mr. John Green, Prospective buyer, 2302 Memorial Dr., Waycross, GA

Mr. Green stated he was present to answer any questions the commissioners might have.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #6

LP-2023-04-28B Cody Califf and John Green, 0.24 acre (Tract 3) and a portion of Map & Parcel 0223A, 0.29 acre - Request to rezone from R-15 (Single -Family Residential) to C-C (Community Commercial).

Mrs. Hylton presented the case in which the applicants, are requesting to rezone a 0.24-acre, tract 3, and a 0.29- acre tract, also known as a portion of Map/Parcel 0223A, from R-15, Single-Family Residential (15,000 Sq. ft.), to C-C, Community Commercial, for future C-C, Community Commercial Use.

Staff is recommending approval to the City Council.

Speaking in favor:

Mr. John Green, Prospective buyer, 2302 Memorial Dr., Waycross, GA

Mr. Green stated he was present to answer any questions the commissioners might have.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #7

VA-2023-09 Machouse Investment, LLC, 212-216 W. Alden Ave. and 207-209 W. Cranford Ave. Planned Development for a Residential development in R-6 and DR-10 zoning. **** This is a TABLED item from the 5/22 GLPC meeting and the 6/8 City Council meeting. It has been fully readvertised for this month's review cycle. The applicant's proposed master plan has been revised under a slightly different layout which featured one less lot than originally proposed.****

Mr. Martin presented the case in which Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 – 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 10 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence ranging from 1,600 3,200-sf, and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for

historic compatibility. The overall layout plan calls for the 3 lots fronting West Alden Avenue to have houses facing southward toward West Alden, while the remaining new houses will be oriented toward the interior of the development, with access coming from a shared private drive (private 40' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature a 7' high decorative garden wall and fence combination (brick & wood) along the right-of-way lines. Please refer to the attached draft master plan and Letter of Intent for additional development details.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. All of the property is located within the local Historic District, and the two existing houses are also both part of the Brookwood North National Register Historic District.

The applicant presented this Planned Development proposal to the Historic Preservation Commission (HPC) on May 1st and received approval of the overall concept plan, with the condition that the final design of each new individual house be brought back to them for final approval before construction. The HPC did however, approve the renovation of the historic McDonald house at 212 West Alden Avenue, as well as construction of the new larger house (3,186-sf) on the lot to the east. The remainder of the proposed subdivision is the non-conventional portion of the development, with a relatively short listing of proposed Deviations from the standard development codes.

Conventionally under the existing R-6 and DR-10 zonings, the property can be subdivided and developed with either single-family dwellings on individual lots "or" residential duplexes on individual lots, utilizing a wide variety of possible lot configurations. Based on the total lot area of the property, the total amount of street frontage available, and the two existing residential buildings being retained, the MAXIMUM development scenario would be eight (8) duplex lots, for a total of 16 dwelling units, each with their own driveway connecting to the abutting street system. Minimum heated floor area for each of these units would be 800-sf in the R-6 portion, and 1,000 sf in the DR-10 portion. However, in lieu of all of this, the developer is instead proposing a creative subdivision layout that consists of ten (10) single-family residences on individual lots. Each will have more than twice the minimum allowable floor area, and will be arranged around a private internal shared private access drive. Except for the 3 houses facing Alden, all of the houses would face the interior of the property. The development would be governed by an HOA and appropriate deed restrictions, in addition to falling under the HPC's purview for materials and design. This is less dense than what the existing conventional zoning would allow, and certainly less dense than the existing multi-family development to the north. Staff believes that the proposed quality of the development's construction and design, generally exceeds that of much of the surrounding area. With the appropriate level of Conditions of Approval, staff believes this would be a very positive form of infill development for the area.

The packet of materials for this case included a petition signed by neighbors. The preamble of the petition was read aloud into the record. (Petition attached).

Staff finds the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommends approval to the City Council, subject to the following conditions.

(1) Approval shall be granted for a non-conventional single-family residential subdivision with a maximum of 10 detached dwelling units on individual lots, in general accordance with the layout of the submitted master plan, including the depicted minimum building setback distances for each Lot without variance.. Permitted uses in the development shall be limited to only single-family dwellings, private

gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH) without variance. There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional uses allowed.

(2) All new dwellings within the development shall contain at least 1,400-sf heated GFA, with all architectural designs and use of materials for any new construction or exterior physical alterations being specifically approved by the Historic Preservation Commission (HPC). The two (2) existing historic single-family dwellings within the site shall be fully renovated/relocated on Lots 9-10 as approved by the HPC. All accessory buildings and structures within the development shall be approved by the HPC, with all buildings or roofed structures observing the same minimum setback requirements as the principal buildings. All other applicable development standards and permitting requirements shall be followed.

(3) As depicted on the approved master plan, the development shall include an internal shared private "Common Area" which provides vehicular and utilities access to the interior portions of the subdivision. This Common Area shall include a shared private access roadway within a minimum 40' wide path that includes a minimum 22' pavement width, and is built to City standards as approved by the City Engineer. Shared access easements connecting individual shared residential drives to the Common Area, shall be permitted as depicted on the approved master plan with additional shared access drive(s) being permitted onto West Cranford Avenue. The Common Area shall also include a shared mailbox kiosk for the development, guest parking for at least 4 vehicles, and one or more decorative internal streetlights at a pedestrian scale. The use of decorative/pervious pavers for driveways and all parking areas is encouraged. The Common Area shall also include a public utilities easement for water and sewer services, and privately maintained stormwater management facilities for the development, with the final design and boundary layout of these easements and facilities being approved by the City Engineer. Internal walkways or sidewalks within the development shall be considered optional.

(4) Parking shall only be allowed within the designated shared parking spaces of the Common Area, or within the paved private driveways or carports/garages of the individual Lots. There shall be no parking within the travel way of the shared internal private road, nor along the abutting external public streets, nor on any unpaved surfaces. There shall be no outdoor parking or storage of any recreational vehicle or trailer, nor any overnight parking of any commercial vehicle.

(5) Lots 1-7 shall be collectively enclosed by a minimum 7' high decorative opaque wall/fence combination as depicted on the submitted graphics. There shall be no direct access from these Lots to North Oak Street. There shall be no more than two (2) shared/unshared driveways through this wall to West Cranford Avenue via decorative gates. The exterior sides of this wall feature along North Oak Street and West Cranford Avenue shall be landscaped with trees and shrubs, including the use of preserved existing trees and transplanted Camelias or other existing shrubs from the property, as approved by the City Arborist and City Engineer. Maintenance of the vegetation within these abutting public right-of-way portions shall be borne by the individual lot owners or HOA in perpetuity.

(6) All existing City "canopy trees" under the jurisdiction of the City Arborist (within or overhanging public rights of way) shall be preserved and maintained at the discretion of the City Arborist. Specimen Trees within the development shall be determined and designated by the City Arborist, with the preservation of these being encouraged and given special consideration where feasible. Existing significant small trees and large shrubs, including the site's historic camelias, shall also be preserved or relocated at the discretion of the City Arborist.

(7) Development entrance signage shall be unlit and only consist of decorative mounted signs on the side pillars of the decorative walls of Lots 6 & 7 where they immediately abut the Common Area roadway,

(8) The development shall include Restrictive Covenants with architectural standards and a Property Owners Association that is responsible for the ownership and proper maintenance of all Common Areas and private drainage/utilities infrastructure in perpetuity. The City shall not be petitioned at any point in the future by the Association nor any property owners within, for the acceptance or maintenance of any private infrastructure. The development's proposed Covenants shall be reviewed for these compliances and approved by the City Engineer, Planning Director and City Attorney before approval and recording of any subdivision plats for the development.

(9) From the date of final City Council approval, construction of the development shall commence within 2 years, with recording of the Covenants and recording of at least a designated Phase 1 final plat portion of the development within 3 years. Otherwise, Planned Development approval shall automatically expire.

Commissioner Bailey asked if there can be more than two driveways off Cranford Ave. Mr. Martin stated consolidating to two shared driveways is more appealing. Further discussion from the commissioners included comments and questions regarding access off Oak St., fire's comments, and signage.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Nijem, Attorney for applicant, 1007 N. Patterson St., Valdosta, GA
- Avery Walden, Applicant, 5167 River North Cir., Hahira, GA
- Susan McDonald Morgan, 96203 Montego Bay, Fernandina Beach, FL

Mr. Nijem stated he has been working with Mr. Avery for approximately nine months and had lived in the Valdosta historic district for over a decade and is excited about the project. The architecture will be in keeping with the historic regulations and it will be great for the area and community as a whole. He said Mr. Avery has won Valdosta Historic Preservation awards.

Mr. Avery spoke of the sensitivity and desire to preserve as many trees as possible and that the city arborist is working alongside them. He confirmed that he had worked closely with the Planning department and is comfortable with the proposed conditions. Commissioner Bythwood asked if there had been conversations with residents in the area regarding the development and Mr. Avery said there had not been but they were willing.

Mrs. Morgan stated she is buying one of the renovated homes which has been in her family for six generations. The family has been in the landscaping business for four generations and local businesses hired them for beautifying their homes, businesses and streetscapes. She stated that several developers had approached the family to purchase the property through the years but Mr. Walden was chosen because of his concern and reputation. There is a family legacy they believe will be maintained.

Chairman Hightower asked if anyone was present to speak in opposition to the request.

Speaking in opposition to the request:

- Nancy Hobby, 707 Smithbriar Dr., Valdosta, GA
- Brad Bergstrom, 2101 Michael Terr., Valdosta, GA
- Lorraine Schmertzling, 2006 N. Oak St., Valdosta, GA

Mrs. Hobby stated concerns about the location of the private road and that when residents leave, their headlights will shine directly into the front windows of the home she owns across Alden Ave. She also has concerns about the increased traffic.

Mr. Bergstrom stated he had signed the petition and is concerned about the tree canopy and density and that the character of the neighborhood will be damaged. Mr. Bergstrom further stated that the number of lots proposed is below the code requirements.

Ms. Schmertzling stated she is concerned about the view she has enjoyed for the past twenty years will change. She also stated the tree map provided is not accurate.

Commissioner Willis asked Mr. Martin to address Mr. Berstrom's concerns about the number of lots being below code requirements. Mr. Martin stated that the current zonings already allow for greater density with smaller houses and duplexes, and staff had considered it. Additionally, the R-P zoned multi-family development across Cranford Ave. contains eighteen units/acre. This will be four units/acre. Planned development allows for deviations but compliance with the intent of the code.

Commissioner Bailey verified that Mr. Walden currently owns the property. Mr. Nijem confirmed.

There being no further citizens wishing to be heard, Chairman Hightower called for a motion. Based on the work done in conjunction with the Historical Society, Commissioner Willis made a motion to recommend approval of the request with the conditions as amended. Commissioner Miller second. Six voted in favor, one opposed (6-1). Motion carried.

Commissioner Wildes reiterated that as the zoning currently exists, eight duplexes could be erected which would be a much higher density.

Agenda Item #8

VA-2023-10, Cole Livingston, 2510 E. Park Ave. & 4595 Inner Perimeter Rd., Rezone 31.26 acres from C-C to R-M

Mr. Martin presented the case in which the applicant is requesting to rezone 31.26 acres from Community Commercial (C-C) to Multi-Family Residential (R-M). The subject property is a portion of a larger parcel of land (75.75 acres) that is currently split zoned C-C and R-M. It is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The property is currently undeveloped and forested. The applicant is proposing to rezone all but 7 acres of the total property to R-M for purposes of developing this as a residential subdivision with lots for approximately 200 single-family homes. The remaining 7 acres will consist of the frontage along Inner Perimeter Road, it will remain zoned C-C, and it will be held in reserve for possible commercial development.

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-M zoning. The property is also located within the Inner Perimeter Road Corridor Overlay District (IPR-COD).

The surrounding zoning designations in the area are dominated by an erratic pattern of C-C, C-H, R-M, and R 10 zoning to the east and south of the intersection of Inner Perimeter Road with East Park Avenue. 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, and existing church facilities to the northeast. Despite the applicant's proposal to develop this property as a single-family subdivision at R-10 density, R-10 zoning is not eligible here due to the CAC Character Area. It is not intensive enough. Therefore, any such residential development should be in R M zoning, which is compliant in the CAC, and allows residential development at all densities (houses, duplexes, apartments). A large portion of this property is already zoned R-M, and the applicant is simply expanding this area for consistency purposes – and at the request of City planning staff. The intent here is to avoid having a single-family residential subdivision that is split-zoned residential/commercial.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Bailey asked if there are currently public utilities, how long the signs have been posted and if there had been any calls from concerned citizens. Mr. Martin stated there are no public utilities yet but there are plans to extend city water/sewer. The signs have been posted for fifteen days and only one call has been received. Mr. Martin added that the current zoning allows for apartments. Commissioner Willis asked if the property would be serviced by a septic system. Mr. Martin replied no – water and sewer.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Larry Sanders, Project Engineer, 6490 River Run, Naylor, GA
- Cole Livingston, Applicant, 1357 Teeterville Rd., Lakeland, GA

Mr. Sanders stated the property could be developed at a much denser rate with smaller lots sizes but they had chosen not to.

Mr. Livingston listed some of the proposed amenities: Wet Pond, Swimming Pool and Community Center.

Commissioner Miller inquired as to the house sizes and price point. Mr. Livingston said the houses would be 1550 – 1750 sq ft and would list between \$229.9k and \$269.9k

Chairman Hightower asked if anyone was present to speak in opposition to the request.

Speaking in opposition to the request:

- Hope Cajigas, 2982 Cotton Bay Crossing, Valdosta, GA

Ms. Cajigas stated she lives in the Cottonwood SD across Lakeland Hwy from the proposed development and is concerned that additional residences will be detrimental to traffic and multi-family homes will decrease property values.

Commissioner Miller clarified that under the current zoning, apartments could be built and that the request was actually considered down zoning. Mr. Martin confirmed.

Chairman Hightower called for a motion. Based on the fact that consideration has been given to provide a better product, Commissioner Wildes made a Motion to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #8

VA-2023-11, Park Avenue Church, 100 E. Park Ave. Rezone 6.32 acres from DR-10 to R-P

Mr. Brammer presented the case in which the applicant is requesting to rezone 6.32 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 100 East Park Avenue, which is along the north side of the street between North Patterson and Slater Streets. The property contains an existing church campus facility and several buildings, with associated parking lots and open space. The overall property comprises six (6) parcels totaling 7.23 acres, of which 0.91 acres is already zoned R-P. The applicant is proposing to have all of their property under the terms of R-P zoning in order to better facilitate future church expansions.

The subject property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The property is also partially located within the Local Historic District.

The surrounding zoning patterns in the area are dominated by R-P zoning to the west, across North Patterson Street, and to the north, along Woodrow Wilson Drive. Meanwhile, the immediate area to the south, across East Park Avenue, and to the east, across Slater Street, are dominated by DR-10 zoning. The surrounding land use pattern includes a mix of residential, professional, and light commercial. This reflects a graduated scale of intensity in this part of the city as the surrounding blocks have transitioned from mostly residential to include business and institutional uses. Here, the applicant's proposal to expand R-P zoning to accommodate already existing church uses rectifies an outdated zoning classification. Therefore, rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

There being no questions from the commissioners, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Brad Folsom, 2611 N. Patterson St., Valdosta, GA

Mr. Folsom stated, "God is in favor of this request."


No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Willis to recommend approval of the request as presented. Commissioner Graham second. All voted in favor, no one opposed (7-0). Motion carried.

Other Business:

Mr. Martin presented a plaque to outgoing commissioner, Calvin Graham.

There being no other business, Chairman Hightower adjourned the meeting at 7:30 p.m.



**Ed Hightower, Chairman
Greater Lowndes Planning Commission**

047/31
8-10-2023
Date

VA-2023-09

(A)

TO: Valdosta-Lowndes Planning Commission
City of Valdosta Mayor and Council
Planning Staff

23 May 2023

* Received 6-14-2023

We, the undersigned homeowners residing in and adjacent to the Brookwood North Historic District, ask that the following concerns and requests of ours be carefully considered and be read into the record at each public meeting in consideration of the proposed Machouse planned development bounded by N. Oak St., W. Alden Ave., and W. Cranford Ave. This property has for many decades been a rare example of an urban greenspace surrounded by a historic neighborhood, and it has many tall canopy trees that are important to the character of our neighborhood.

We ask that sensitivity be shown toward the goal of preserving as many of these specimen canopy trees as possible during both planning and construction. Exact placement and alignment of buildings, driveways, etc. should be decided *after* the locations of specimen canopy trees are precisely determined, so that whatever adjustments might be made in footprints will be made in preservation of important trees. We believe this will constitute added value to many prospective homeowners and future neighbors, just as many of us bought our homes, in part, because they were in a wooded neighborhood. We also urge the owner and developer to meet with us to discuss this issue more specifically.

Name	Signature	Address
1. MICHAEL BRIGHT		217 W Alden Ave
2. PATRICK MYERS		1906 N. OAK ST
3. Alexis Johnson		2001 Michael Ter.
4. Corey Nawotki		2110 Michael Ter
5. Jennifer Royle		306 W. Cranford Ave.
6. Deborah Robinson		307 W. Cranford Ave
7. MARGARET BERGSTROM		2101 Michael Ter
8. Dana Hunt		309 W Cranford Ave.
9. Marty Ellison		2100 Michael Terrace
10. Larry Stephenson		305 W. Cranford Ave.
11. Lynne Wilson		206 W. Alden Ave.
12. Brenda Anderson		114 W. Alden Ave

(B)

VA-2023-09

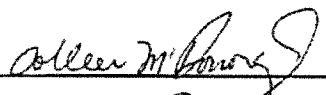

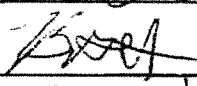
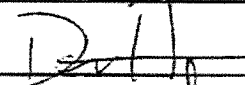

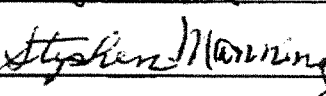

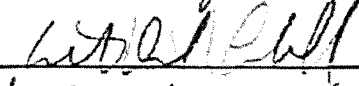
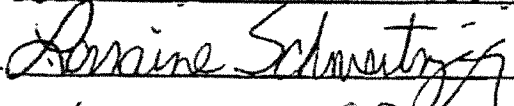

TO: Valdosta-Lowndes Planning Commission
City of Valdosta Mayor and Council
Planning Staff

23 May 2023

* Received 6-14-2023

We, the undersigned homeowners residing in and adjacent to the Brookwood North Historic District, ask that the following concerns and requests of ours be carefully considered and be read into the record at each public meeting in consideration of the proposed Machouse planned development bounded by N. Oak St., W. Alden Ave., and W. Cranford Ave. This property has for many decades been a rare example of an urban greenspace surrounded by a historic neighborhood, and it has many tall canopy trees that are important to the character of our neighborhood.

We ask that sensitivity be shown toward the goal of preserving as many of these specimen canopy trees as possible during both planning and construction. Exact placement and alignment of buildings, driveways, etc. should be decided after the locations of specimen canopy trees are precisely determined, so that whatever adjustments might be made in footprints will be made in preservation of important trees. We believe this will constitute added value to many prospective homeowners and future neighbors, just as many of us bought our homes, in part, because they were in a wooded neighborhood. We also urge the owner and developer to meet with us to discuss this issue more specifically.

Name	Signature	Address
1. Colleen McDonough		1631 Boone Dr. VALDOSTA, GA 31602
2. Sarah Bartholomew		1622 Boone Drive Valdosta, GA 31602
3. Brenda Griffin		1118 Boone Drive Valdosta 31602
4. Darrell Hill		1606 Boone Dr. Valdosta 31602
5. Vickie Everette		307 Georgia Ave, Valdosta, Ga 31602
6. Stephen Manning		1614 Boone Dr. Valdosta 31602
7. Brad Bergstrom		2101 Michael Ter 31602
8. David Van Arsdale		111 West Alden Ave
9. Lorraine Schmetzing		2006 N. Oak St.
10. Katherine P. Rode		5005 ...
11.		
12.		