

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend approval of the request as presented with conditions, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #10

VA-2022-21 T. W. Paine, Map/Parcel #0083A 001 (Riverside Road), Rezone 48.16 acres from PMD to R-6

Mr. Martin presented the case in which T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 48.16 acres from Planned Mixed-Use District (PMD) to Single Family Residential (R-6) zoning. The subject property is currently undeveloped and located approximately 1,000 feet west of Riverside Road, south of the James Road intersection. This property is in addition to, and immediately to the west of, the property that was rezoned for the applicant back in June (58.73 acres rezoned to R-6 and 8.14 acres rezoned to C-N, file # VA-2022-09). As with the previous request, the applicant is proposing to develop the R-6 areas as a conventional single-family residential subdivision. This proposed additional phase of the subdivision will have approximately 130 lots.

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-6 zoning.

This property is part of the northern "James Road corridor" in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning) but never got built, nor even started. The subject property consists of a little less than 1/3 of the total PMD acreage and is part of the least intensive portion, planned for residential development. Just as with the previous request, the applicant's proposal is less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a "down-zoning". And just as before, staff still finds the applicant's conventional layout design to be very non-creative and unimaginative. Staff is reluctantly supportive of this current request but finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval of R-6 zoning to the City Council.

The topic of discussion between staff and the commissioners primarily involved traffic issues and concerns.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matt Inman – 515 St. Augustine Rd., Suite E, Valdosta, GA