

Mr. Inman stated he is the engineer for the project. Water and Sewer services will be provided by the City of Valdosta and the property remnant that is located on the flood plain will have an access easement provided.

Speaking in opposition to the request:

- Pastor Wm. C. Morgan – 2181 Smith St. Valdosta, GA

Pastor Morgan stated he is not opposed to the development but would like the dwellings to be owner occupied and that none be rental properties for 20-25 years. Commissioner Willis stated that the House and Senate would have to dictate something like that.

There being no further discussion, Chairperson Rountree called for a motion. Commissioner Miller recused himself. Motion by Commissioner Willis to recommend approval of the request as presented. Commissioner Graham second. Seven in favor, one recusal. Motion carried.

### **Agenda Item #11**

VA-2022-22 Stoker Utilities, LLC, North Forrest St. Ext., Planned Development approval for a "single-family attached" development (townhouses) in an R-6 zoning district.

Presented by Mr. Martin, the applicant is requesting a Planned Development approval for a "single-family attached" residential development (townhouses) in an R-6 zoning district. The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. The subject property consists of 6.34 acres and is depicted as Tract 1 on the survey plat. (Tract 2 is planned to be a future phase of the Biles single-family residential subdivision, and is not part of this PD request.) The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property with 42 townhouse-style dwelling units divided among 7 different buildings. Each unit will be 2-story and contain a 2-car garage with its own driveway for parking. The complex will utilize a shared internal access drive, with clusters of shared visitor parking, mailboxes, playgrounds, dumpsters, general open space, as well as 25' landscaped buffer along its east boundary line. (all or part of Tax Parcel 0146C-305).

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan.

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: