

Speaking in favor of the request:

- Mac McCall – 3308 Country Club Rd., Valdosta, GA

Mr. McCall stated he is the architect of record for the applicant and stated he was available to answer any questions the commissioners might have. He reiterated that the proposed use is compatible with FLUSE (Future Land Use), utilities are already in place, and he is supportive of the proposed project as the area is a growing and changing neighborhood.

Commissioner Bailey asked Mr. McCall about potential height flexibility to which Mr. McCall stated it would be cost prohibitive but there are plans to maintain and create an even greater tree line buffer. Mr. McCall also stated that going higher than 3 stories would increase the costs exponentially. Commissioner Willis asked about the ingress and egress to the property. Mr. McCall stated that the main access would be via Smith Street and fully fenced and gated with a turnaround on Smith Street. The secondary access would be off James Road and accessible by tenants and fire only. Commissioner Graham pointed out that Smith Street is a narrow, two-lane road and asked about the potential of a traffic light being installed. A traffic study is under review to address any potential traffic issues.

Speaking against the request:

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

Pastor Morgan stated that 130 signatures representing opposition to the request had been gathered, with many people being concerned about safety issues, particularly for the elementary school nearby. Additionally, with the proximity to single-family residences, there are environmental concerns regarding the affect on individual wells, and the existing wildlife being displaced.

Commissioner Bailey and Commissioner Miller asked Pastor Morgan what he would like to see on the property with regard to development to which Pastor Morgan answered he'd like to see single family homes.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Willis to recommend denial of the request on the basis that three-story structures would be out of character for the area, and added traffic would impact both Smith Street and James Road. Commissioner Graham second. Six in favor of the Motion to Recommend Denial of the request, and two opposed (Commissioners Rountree and Miller). Motion carried (6-2).