

of land, it is therefore classified by definition as "multi-family" development, and hence the need for R-M zoning. The applicant's site plan includes all the required parking and interior access features. The perimeter area will include a 6' opaque privacy fence and a full buffer yard in accordance with LDR requirements. The buildings themselves will exceed the minimum size requirements for floor area, have pitched roofs, and maintain a house/duplex kind of appearance.

There has been very little development or redevelopment in the immediate area in recent years. The applicant's proposal maintains the overall density and land use character of the area, and will hopefully serve as a positive catalyst for future redevelopment proposals.

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.

A question was asked as to whether the development would be considered apartments or duplexes to which Mr. Martin answered the development would be apartments with 2 dwelling units. Commissioner Willis asked about the entrance which Mr. Martin stated lines up with Lamar St. and a turnaround is already factored in. Commissioner Bythwood asked about fencing. Mr. Martin explained that a fence would be installed as a buffer and would not be used for the entrance.

Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Anthony Payton, CA Payton & Associates – 2415 Patrick Pl., Valdosta, GA
- Albert Edmonds – 5005 Ken St., Stockbridge, GA

Mr. Payton stated he is the project architect and is available to answer any questions the commissioners might have.

There being no questions for Mr. Payton, Chairman Hightower invited anyone else in favor of the request to come forward.

Mr. Edmonds stated he is the applicant and property owner and his intent is to improve the appearance of the neighborhood.

There being no questions for Mr. Edmonds, Chairman Hightower invited anyone opposed to the request to come forward.

Speaking in opposition to the request:

- LuElla Tillman – 920 West St., Valdosta, GA
- Hoke Hampton, House of God Church – 3420 Fred Walker Rd., Valdosta, GA