

(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.