

Chairman Hightower asked if anyone was present to speak in opposition to the request.

Speaking in opposition to the request:

- Nancy Hobby, 707 Smithbriar Dr., Valdosta, GA
- Brad Bergstrom, 2101 Michael Terr., Valdosta, GA
- Lorraine Schmertzling, 2006 N. Oak St., Valdosta, GA

Mrs. Hobby stated concerns about the location of the private road and that when residents leave, their headlights will shine directly into the front windows of the home she owns across Alden Ave. She also has concerns about the increased traffic.

Mr. Bergstrom stated he had signed the petition and is concerned about the tree canopy and density and that the character of the neighborhood will be damaged. Mr. Bergstrom further stated that the number of lots proposed is below the code requirements.

Ms. Schmertzling stated she is concerned about the view she has enjoyed for the past twenty years will change. She also stated the tree map provided is not accurate.

Commissioner Willis asked Mr. Martin to address Mr. Berstrom's concerns about the number of lots being below code requirements. Mr. Martin stated that the current zonings already allow for greater density with smaller houses and duplexes, and staff had considered it. Additionally, the R-P zoned multi-family development across Cranford Ave. contains eighteen units/acre. This will be four units/acre. Planned development allows for deviations but compliance with the intent of the code.

Commissioner Bailey verified that Mr. Walden currently owns the property. Mr. Nijem confirmed.

There being no further citizens wishing to be heard, Chairman Hightower called for a motion. Based on the work done in conjunction with the Historical Society, Commissioner Willis made a motion to recommend approval of the request with the conditions as amended. Commissioner Miller second. Six voted in favor, one opposed (6-1). Motion carried.

Commissioner Wildes reiterated that as the zoning currently exists, eight duplexes could be erected which would be a much higher density.

Agenda Item #8

VA-2023-10, Cole Livingston, 2510 E. Park Ave. & 4595 Inner Perimeter Rd., Rezone 31.26 acres from C-C to R-M

Mr. Martin presented the case in which the applicant is requesting to rezone 31.26 acres from Community Commercial (C-C) to Multi-Family Residential (R-M). The subject property is a portion of a larger parcel of land (75.75 acres) that is currently split zoned C-C and R-M. It is located at 2510 East Park Avenue and 4595 Inner Perimeter Road. The property is currently undeveloped and forested. The applicant is proposing to rezone all but 7 acres of the total property to R-M for purposes of developing this as a residential subdivision with lots for approximately 200 single-family homes. The remaining 7 acres will consist of the frontage along Inner Perimeter Road, it will remain zoned C-C, and it will be held in reserve for possible commercial development.