

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the Inner Perimeter Road Corridor Overlay District (IPR-COD).

The surrounding zoning designations in the area are dominated by an erratic pattern of C-C, C-H, R-M, and R 10 zoning to the east and south of the intersection of Inner Perimeter Road with East Park Avenue. The surrounding land use patterns in the area are dominated by mostly vacant/undeveloped land, with a few small commercial uses along Inner Perimeter Road, and existing church facilities to the northeast. Despite the applicant's proposal to develop this property as a single-family subdivision at R-10 density, R-10 zoning is not eligible here due to the CAC Character Area. It is not intensive enough. Therefore, any such residential development should be in R M zoning, which is compliant in the CAC, and allows residential development at all densities (houses, duplexes, apartments). A large portion of this property is already zoned R-M, and the applicant is simply expanding this area for consistency purposes – and at the request of City planning staff. The intent here is to avoid having a single-family residential subdivision that is split-zoned residential/commercial.

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.

Commissioner Bailey asked if there are currently public utilities, how long the signs have been posted and if there had been any calls from concerned citizens. Mr. Martin stated there are no public utilities yet but there are plans to extend city water/sewer. The signs have been posted for fifteen days and only one call has been received. Mr. Martin added that the current zoning allows for apartments. Commissioner Willis asked if the property would be serviced by a septic system. Mr. Martin replied no – water and sewer.

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:

- Larry Sanders, Project Engineer, 6490 River Run, Naylor, GA
- Cole Livingston, Applicant, 1357 Teeterville Rd., Lakeland, GA

Mr. Sanders stated the property could be developed at a much denser rate with smaller lots sizes but they had chosen not to.

Mr. Livingston listed some of the proposed amenities: Wet Pond, Swimming Pool and Community Center.

Commissioner Miller inquired as to the house sizes and price point. Mr. Livingston said the houses would be 1550 – 1750 sq ft and would list between \$229.9k and \$269.9k

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

Speaking in opposition to the request:

- Hope Cajigas, 2982 Cotton Bay Crossing, Valdosta, GA

Ms. Cajigas stated she lives in the Cottonwood SD across Lakeland Hwy from the proposed development and is concerned that additional residences will be detrimental to traffic and multi-family homes will decrease property values.