



# CERTIFICATE OF LAND USE DECISION

## CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

**Tax Map Number: 0118B**                      **Parcel Numbers: 229 & 232**

**Property Size and Location: One parcel of land totaling 1.90 acres located along the west side of North Forrest Street, about 150' north of East Adair Street.**

**Address: 512 North Forrest Street**

PLANNED DEVELOPMENT REQUEST	
Applicant: <b>Jonathan Irvin</b>	File #: <b>VA-2021-11</b>
Description of the proposed Planned Development: <b>Mixed-use Child Daycare &amp; School facility on property that is split-zoned O-P and R-6</b>	
Date of Final Public Hearing: <b>June 10, 2021</b>	
<p>Valdosta Mayor/Council <u>APPROVED</u> the Planned Development Approval request to allow the proposed Mixed-use Child Daycare &amp; School facility in O-P and R-6 zoning, subject to the following 7 conditions (7-0 vote):</p> <ol style="list-style-type: none"><li>(1) Approval shall be granted in the name of the applicants only for a mixed-use Child Daycare &amp; School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site. Total indoor gross floor area of all buildings on the site shall not exceed 16,000 square feet.</li><li>(2) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.</li><li>(3) The entire perimeter of the site, except along North Forrest Street, shall include a minimum 6' tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10' wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.</li><li>(4) All site lighting shall be directed downward and away from adjacent residential areas.</li><li>(5) Permanent freestanding signage at the East Adair Street access point shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area.</li><li>(6) All other development standards and general building requirements shall be followed as applicable.</li><li>(7) From the date of final approval, the development shall commence within 3 years (request for permits). Otherwise, Planned Development approval shall automatically expire.</li></ol>	