

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development..

Development Strategy: Uses supporting the area’s primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided...

Goals and Policies:

POLICY 2.3 – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

POLICY 7.9 –Major institutions such as Moody Air Force Base, VSU, SGMC, and Valdosta Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Is the proposed use consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Consistent with commercial nature. We also have access to all front and rear parking at the site location.
Staff:	No. The existing commercial center is “non-compliant” in terms of minimum required parking (that is available), functional design of the parking layout, etc.. The commercial “plaza” portion of the site (not the motel portion) contains 16,000-sf GFA which requires a minimum of 72 parking spaces. There are only 49 spaces in this portion of the site, and some of these have sub-standard dimensions.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes.
Staff:	Yes, the proposed use is generally consistent with other commercial <u>uses</u> of the area and would be part of a larger commercial complex,
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	There are 5 driveways from a highway and a local street.
Staff:	Yes, existing ingress and egress to the buildings and main parking area (front) of the property is adequate. However, the parking layout in terms of parking space dimensions and access aisles is substandard in places.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	This is part of a commercial strip.
Staff:	Yes. These public facilities are adequate to support the proposed use.