

Speaking in favor of the request:

- Melanie Ferrell, Applicant's Representative – 3548 N. Crossing Cir.

Ms. Ferrell explained she was present to answer any questions the Commissioners might have.

There being none, Chairman Hightower asked if anyone would like to speak in opposition of the request.

Speaking in opposition to the request:

- Matthew Cox – 4095 Glen Laurel Dr. E.

Mr. Cox voiced concern about he proposed 3-story building looking directly into the backyards of the homes of Glen Laurel Dr., insufficient landscape buffer requirements, and wonders about potential dropped property values.

Chairman Hightower closed the Public Hearing portion of the case. Commissioner Bythwood asked Ms. Ferrell if there is concern about the reduction of the parking requirement. Ms. Ferrell stated historically, most residents are single-vehicle families. She also confirmed the development would be a Department of Community Affairs Tax Credit Program Development. Commissioner Rountree asked about public transportation availability. Ms. Ferrell explained SGRC Transit and the Valdosta On Demand programs are options. Commissioner Steve Miller asked is all units will be 2 bedroom. Ms. Ferrell said the majority are but there are also 1 and 3 bedroom options. Commissioner Rountree inquired as to the total number of units proposed. Ms. Ferrell answered there are 60 units designed.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Steve Miller second. Five (5) voted in favor, One (1) opposed (Bythwood). (5-1). Motion carried.

Agenda Item #7

REZ-2024-04 Clyattstone Road Subdivision, Clyattstone Road, 0053 060, ~61.7 acres

Current Zoning: R-1 (Low Density Residential)

Proposed Zoning: R-10 (Suburban Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning, in order to develop a 110-lot subdivision. The subject property possesses road frontage on Clyattstone Road and Rocky Hill Church Road, a County owned Collector and Local Road respectively, and lies within the Urban Service Area and Suburban Character Area.

In 2020, the adjoining property to the east was rezoned to an R-10 site plan with conditions that included lots abutting Clyattstone Road be no less than 0.5 acres in size, lots fronting interior roads, the inclusion of sidewalks, and neighborhood amenities.