

The property is within the Urban Service Area, Community Activity Center Character Area, the Valdosta Airport Overlay, and a Drastic Groundwater Recharge area. C-H zoning is recommended for this area, and City of Valdosta Utilities are available across Madison Hwy, while Atlanta Gas and Light lines are along Douglas and Cannon Avenues.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the lack of availability of County Utilities, the viability of well and septic systems, the existing and proposed expanding business on the property, and therefore recommends approval of the request for C-H zoning with the following conditions:

1. Any vehicular ingress/egress off of Poole St. or the unimproved portion of Cannon Ave. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above.
2. The eastern property line along Poole St. shall be required to have a landscaped buffer that meets or exceeds ULDC Section 4.07.06.

Commissioner Bailey inquired about water & sewer provisions. Mr. Dillard explained that if there is further development, an extra-territorial agreement would be considered. Vice-Chairman Miller asked if landscaping regulations have already been presented to the applicant to which Mr. Dillard responded affirmatively. Chairman Miller asked about the existing building potentially encroaching on the property line. Mr. Dillard stated that a Variance request has not been submitted at this time.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Elizabeth Andablo Gaona, Applicant - 3865 Bear Hollow

Ms. Gaona provided some history of the business and explained that more space is needed. It was decided that the best route was to request a change in zoning which would open up more options for potential expansion.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented with the two conditions as recommended by staff. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.