



GLPC AGENDA ITEM # 3

JANUARY 26, 2026

Conditional Use request by Daniel Bayman File #: CU-2026-01

Daniel Bayman is requesting a Conditional Use Permit (CUP) for the construction of a Multi-Family Residential development in a Downtown Commercial (C-D) zoning district. The subject property consists of 1.25 acres located in downtown Valdosta at 111 West Hill Avenue which is along the south side of the road, east of South Toombs Street. The property is currently vacant and the applicant is proposing to construct a 4-story mixed-use building with approximately 93 parking spaces and 3 access driveways. The ground floor will measure approximately 170'x70' and contain more than 16,000-sf of leasable space for commercial retail and office uses arranged in four (4) tenant spaces. The upper floors will consist of 54 apartments, which will be a mixture of both 1-bedroom and 2-bedroom dwelling units. (see attached drawings) Exterior building materials will consist of brick masonry, smooth-finish stucco, fiber cement boards with metal coping, precast concrete trim, a decorative fiberglass cornice feature, and commercial storefront windows along West Hill Avenue.

The subject property is located within the **Downtown Activity Center (DAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District, and is immediately south of the Valdosta Commercial National Regional District. The proposed design of the building was reviewed and approved by the Historic Preservation Commission (HPC) on December 8, 2025 (file # HPC-2025-148).

The proposed 4-story mixed-use building is appropriately scaled and aligns with the urban character of the downtown area. It supports the vision outlined in the Comprehensive Plan, which seeks to create a vibrant, diverse downtown that balances residential and commercial uses. Additionally, the project promotes adaptive reuse and infill development. Acknowledging the identified need for multi-family housing in the downtown area, this development offers 54 residential units in a location that is both pedestrian-friendly and easily accessible, ensuring future residents are located near key amenities and services within the downtown area. The ground-floor commercial spaces allow for retail diversity and are expected to operate during standard business hours.

The development adheres to the C-D zoning regulations, which encourage a mix of uses and will connect to existing public utilities, including water and sewer infrastructure. The site plan is well thought out concerning the building footprint, parking, and driveway area. Though not required by C-D zoning, the inclusion of additional parking spaces is a thoughtful decision to support the development's needs. Overall, this development is a positive step toward enhancing the downtown area and adding residential capacity while maintaining the district's commercial vitality and long-term planning goals.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a multi-family residential development in C-D zoning, in general accordance with the submitted site plan and building drawings. The residential portion of the building shall consist of residential dwellings only, including Home Occupations, but not including Home Businesses or any non-residential use. The residential portion of the building shall not exceed 80 bedrooms total.
- (2) Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the proposed building has been issued by that date.