

Applicant: The proposed mixed-use apartment project includes commercial space on the ground floor and residential units on levels 2 through 4. The 4 story building is appropriately scaled for the Downtown Commercial (C-D) district and is consistent with the urban character and development pattern of the surrounding area.
Staff: Yes, the proposed use is compatible with adjacent properties.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?
Applicant: The project will be accessed from South Toombs Street, with a one-way parking lot and exit to either South Toombs Street or West Hill Avenue. The site is adjacent to existing public sidewalks, ensuring safe pedestrian access.
Staff: Yes, the subject property can adequately be accessed by pedestrians.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?
Applicant: The proposed development will connect to existing public utilities, including water, sewer, and electrical services. Stormwater will be connected to the City stormwater system. The project is located in the downtown area with existing parks and sidewalks that will serve future residents, and minimal impact is anticipated on public schools or other public facilities.
Staff: Yes, public facilities are adequate for this development.
(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?
Applicant: The residential units have no balconies or roof access, minimizing noise and activity visible from neighboring sites. The ground-floor business spaces will operate during typical business hours, and the overall use will not generate significant noise, smoke, odor, dust, or vibration. Traffic levels will be consistent with other downtown developments and will not adversely affect surrounding properties.
Staff: No adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?
Applicant: No. The ground-floor commercial spaces will operate during normal business hours, and the residential units above will generate minimal noise or activity. The project's design and function are compatible with surrounding downtown uses.
Staff: No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?
Applicant: No. The proposed mixed-use development will not create adverse impacts on environmentally sensitive areas or natural resources. The site is located within the established downtown area and does not contain wetlands or floodplains. The property is currently undergoing brownfield remediation under a separate permit to ensure environmental safety prior to construction.
Staff: No adverse impacts.

Supplemental Standards of the LDR Applicable to the Proposed Use

The applicable supplemental standards for this conditional use request are found in Section 218-13 (V): ***Standards of Use and Development for Dwelling, Multi-family.***

(V) Dwelling, Multi-family.

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.