



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.

Planning Analysis & Property Information

Applicant:	Daniel Baymen		
Owner:	Valdosta Investment Partners LLLP		
Request:	Conditional Use Permit for multi-family residential in C-D zoning		
Property General Information			
Size & Location:	1.25 acres located in downtown Valdosta along the south side of West Hill Avenue, east of South Toombs Street		
Street Address:	111 West Hill Avenue		
Tax Parcel ID:	Map 0120A Parcels 153-156	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-D	Vacant lot
	Proposed:	C-D	4-story mixed-use development
Adjacent Property:	North:	C-D	Mixed Commercial
	South:	C-D	Vacant Lot
	East:	C-D	Commercial
	West:	C-D	Commercial / Office
Zoning & Land Use History:	The property has been zoned C-D for more than 40 years. This property has a long history of being developed as commercial uses. The last of the prior buildings were demolished about 5 years ago.		
Neighborhood Characteristics			
Historic Resources:	Subject property is located in the local Historic District. There are numerous historic resources adjacent to the property.		
Natural Resources:	Vegetation:	None.	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along all sides of the subject property; S Toombs, W Hill, W Savannah		
Transportation:	W Hill Avenue (US 84) (Major Arterial, 60' ROW), S. Toombs Street local street) – 60' right-of-way		
Fire Protection:	VFD Station # 1 (South Oak Street) = approximately 0.22 miles to the west. The nearest fire hydrant is located along W. Hill Avenue		

Comprehensive Plan Issues

Character Area: Downtown Activity Center

Description: The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

Development Strategy: Downtown should include relatively high density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

POLICY 2.5 – The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.

Objective 2.5.3 – Ensure land development regulations encourage mixed use, dense developments in downtown areas.

Objective 2.5.4 – Promote adaptive reuse and infill development.

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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 the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?

Applicant: The proposed mixed-use apartment project is consistent with the C-D (Downtown Commercial) zoning district, which encourages a mix of residential and commercial uses. No minimum setbacks requirement, and no parking space required by the code, however, we are providing apx.90 parking spaces including 4 ADA parking spaces and 2 EV charging station. The loading area is facing the parking lot. There is no requirement for transitional buffers at this site.

Staff: Yes, the proposed use is consistent with the requirements.

(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?

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.

- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back-to-back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: No Comments.

Fire: < No Comments received >

Engineering: No Comments

Police: < No Comments received >

Landscape: < No Comments received >

Utilities: < No Comments received >

Public Works: < No comments received >

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Letter of Intent
 Boundary Survey and Site Plan
 Building Schematics

CU-2026-01 Zoning Location Map

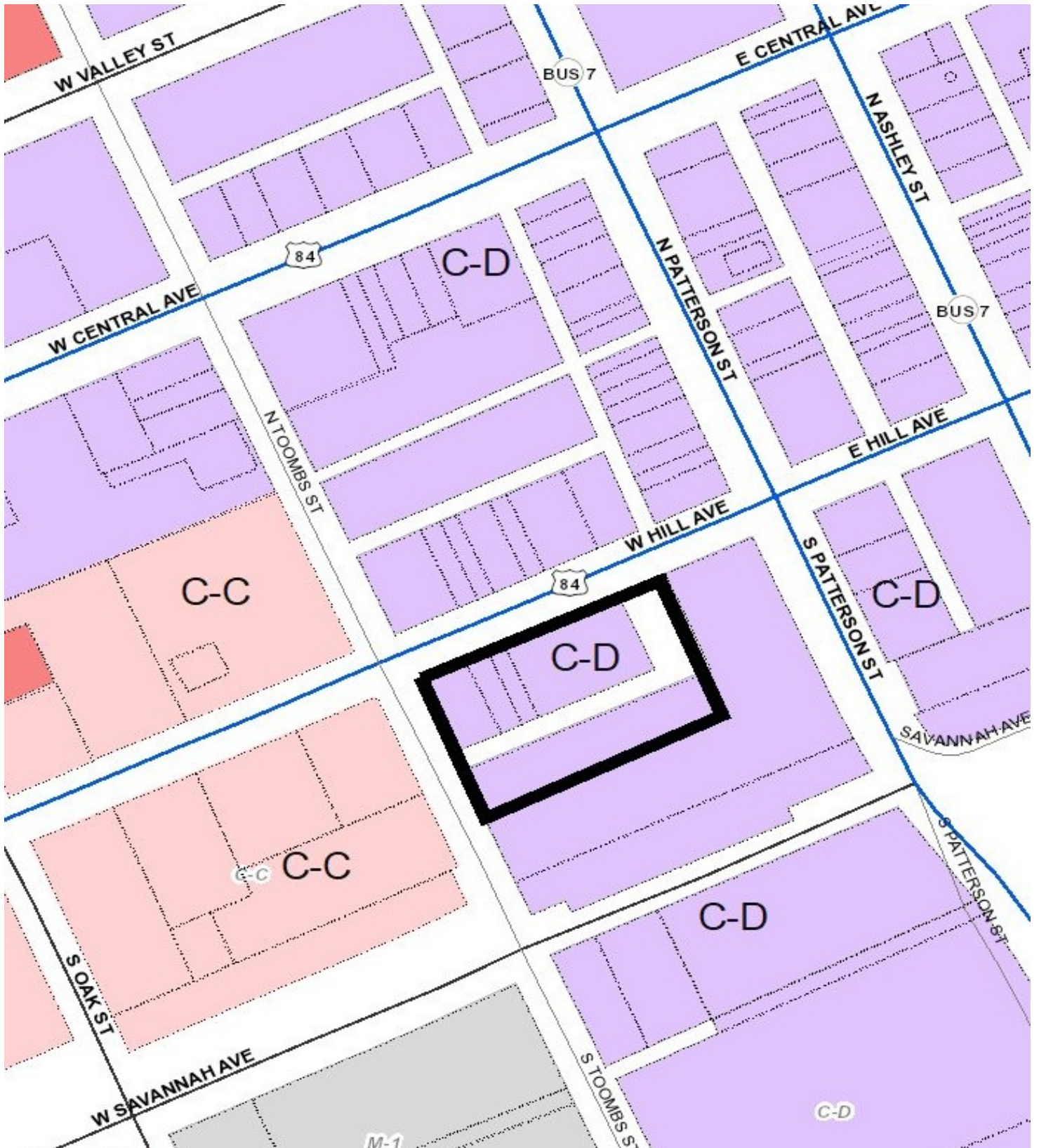


Daniel Bayman
CUP Request

111 West Hill Avenue
Tax Parcel: # 0120A 153-156

Current Zoning = Downtown Commercial

** Map NOT to scale Map Data Source: VALOR GIS January 2026



CU-2026-01 Future Development Map

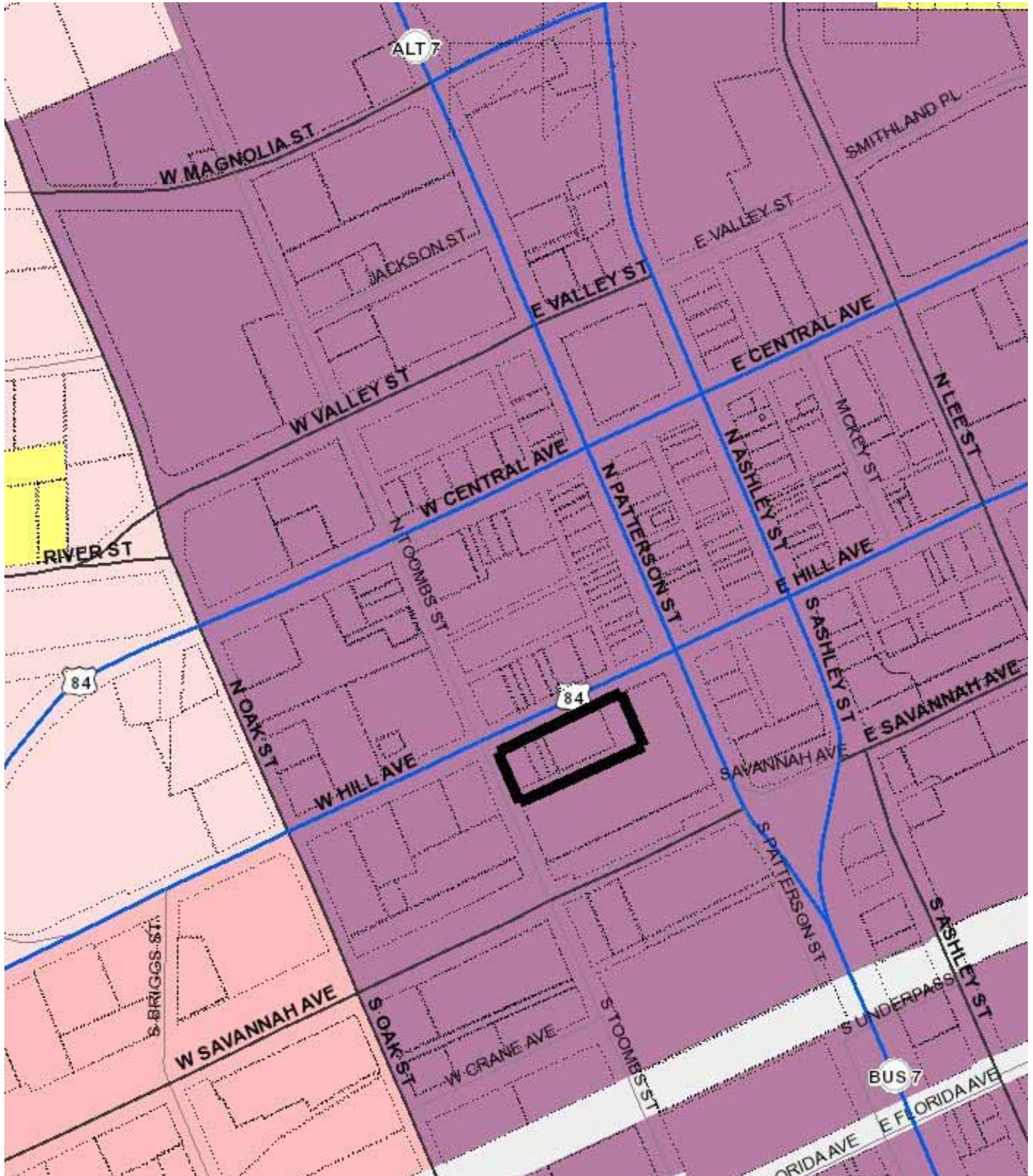


Daniel Bayman
CUP Request

111 West Hill Avenue
Tax Parcel: # 0120A 153-156

Character Area = Downtown Activity Center

** Map NOT to scale Map Data Source: VALOR GIS January 2026



CU-2026-01 Aerial Location Map



Daniel Bayman
CUP Request

111 West Hill Avenue
Tax Parcel: # 0120A 153-156

~ 2025 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS January 2026



Letter of Intent

December 11, 2025

To Whom It May Concern,

This Letter of Intent expresses Winnersville Investment's interest in pursuing the development of a market-rate mixed use residential project in Downtown Valdosta. The proposed project would introduce high-quality apartment housing designed to support the continued revitalization of the downtown district while meeting the growing residential needs of our community. Initial plans envision a mix of one-bedroom and two-bedroom units, modern amenities, and pedestrian-friendly design features consistent with the City of Valdosta's development goals.

With acceptance of our conditional use permit, we intend to proceed with construction of fifty-four market rate units targeted at professional residents within our region. The units will consist of mid to high level amenities and modern conveniences. Our rental rates for single bedroom units will range from \$1400 - \$1600/Month and our two-bedroom units will range from \$2000 - \$2250/Month. We feel these rates and our product will bring a much-needed interest to our Downtown and spur further development in the district.

This LOI is non-binding and intended solely to outline our good-faith intent to advance discussions toward a conditional use permit. We appreciate the opportunity to explore this project with the City of Valdosta and look forward to working together to bring new residential vitality to the downtown area.

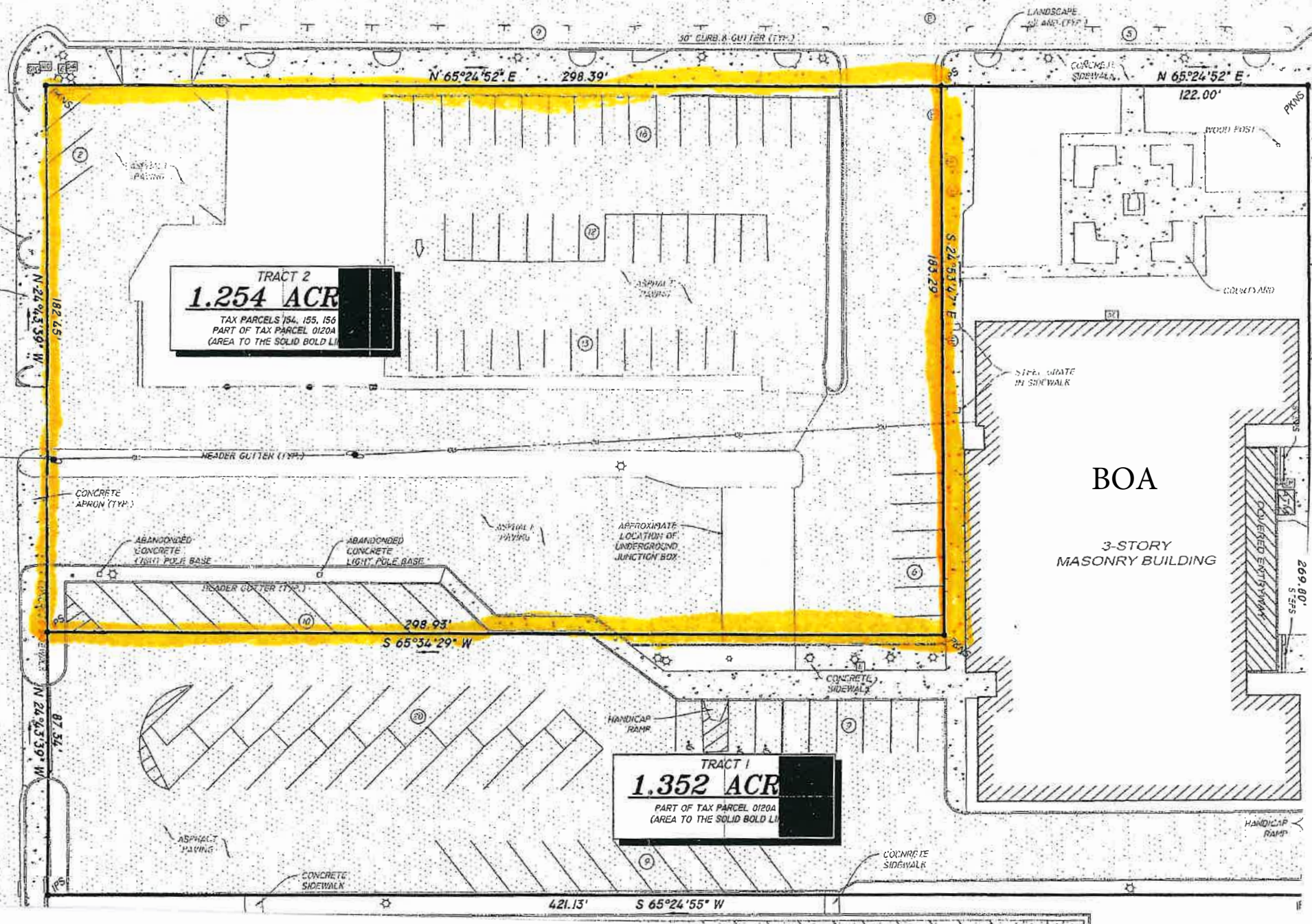
Sincerely,

Daniel Bayman

General Manager

Winnersville Investments LLC

1 TOOMBS STREET (60' PUBLIC R/W)



WEST HILL AVENUE -
U.S. HIGHWAY 84
(VARIABLE WIDTH PUBLIC R/W)

2 NEW PARALLEL
PARKING SPACES

NEW SIDEWALK AND CURB TO REPLACE APRON

MODIFIED DRIVE
AND SIDEWALK

**PROPOSED
BUILDING**

ACCESSIBLE RAMP-

RAMP FOR

LOADING ZONE

34.9'

±25.0°

BDA

**TWO-STORY
MASONRY BUILDING**
F.F.E. = 220,08'

SOUTH TOOMBS STREET (60' PUBLIC R/W)

NEW CURBING

NAME: _____

— *FRANCIS*

BENCHMARK:
 PK NAR IN ASPHALT
 ELEV: 216.75'

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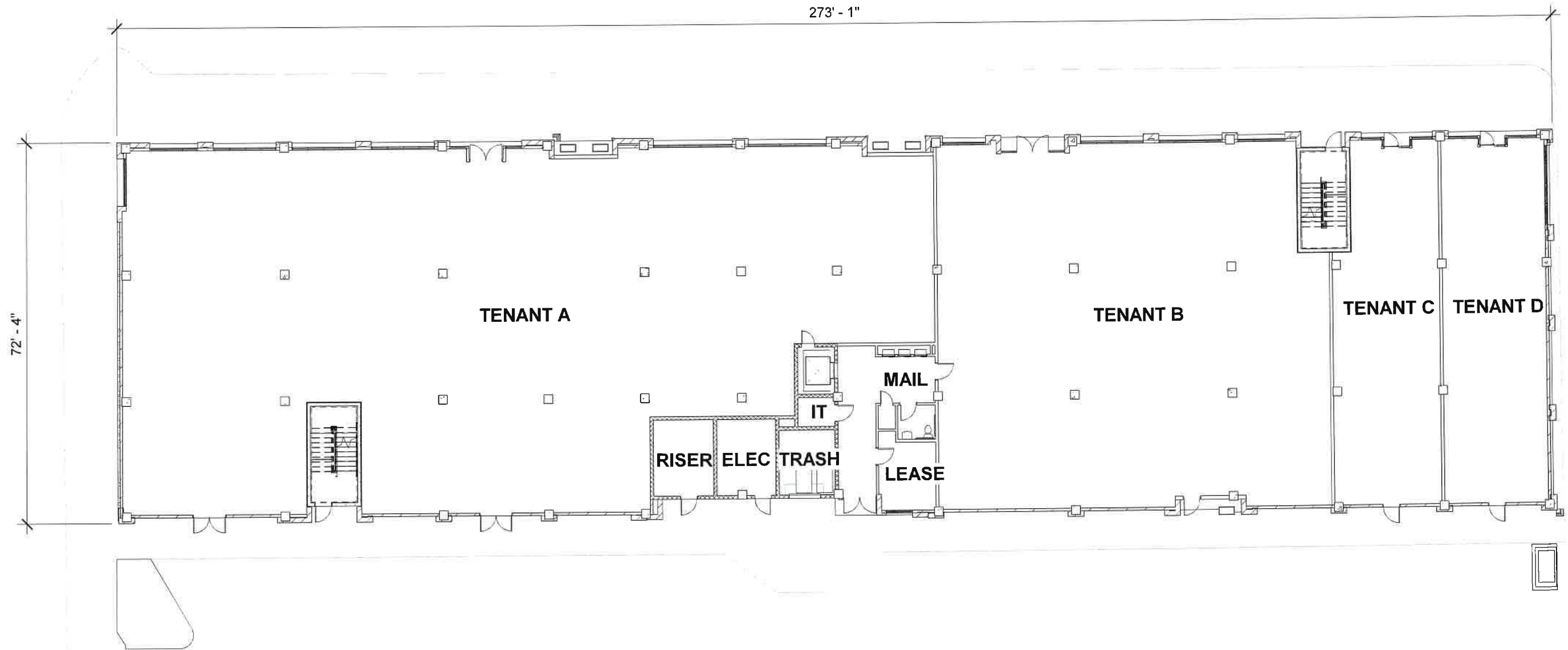
WILL & PROPERTY OF
CITY OF WILMINGTON
CAR, PAS AND RAIL. IN
DEED BOOK 665 PG 176

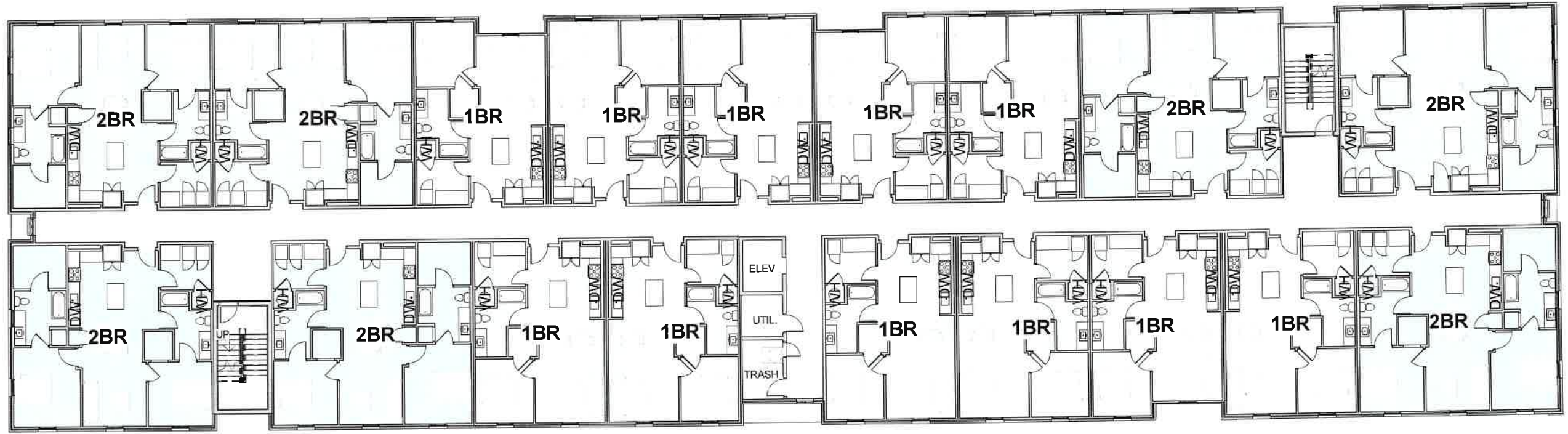
ASPHALT -











1 TYPICAL FLOOR
1" = 20'-0"

UNIT MIX

1BR	11 units
2BR	7 units

TOTAL		
1BR	33 units	61%
2BR	21 units	39%
	54 units	