



GLPC AGENDA ITEM # 7

APRIL 27, 2026

Planned Development Amendment request by Jonathan Irvin File #: VA-2026-03

Jonathan Irvin is requesting to amend a previously approved "Planned Development" which was approved by City Council on August 10, 2023 (file # VA-2023-12). The approved development is for a mixed-use Child Daycare & School facility in O-P and R-6 zoning, and it is located at 510 & 512 North Barack Obama Blvd. This Planned Development was approved with seven (7) conditions of approval and the facility is currently operating (see attached approval Certificate and approved site plan from VA-2023-12).

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The existing O-P zoning is a grandfathered-in non-compliant zoning classification in this Character Area, and the R-6 zoning area is compliant.

The applicant is requesting a minor amendment to condition #1 of the previously-approved planned development to remove the restriction that approval shall be granted in the name of the applicant only. This would allow the currently approved mixed-use Child Daycare and School facility to be sold or transferred into the name of a subsequent operator or owner. The requested change to condition #1 is shown in strikeout format below:

- (1) This approval shall replace and supersede the applicant's previous approval under file # VA-2021-11. Approval shall be granted ~~in the name of the applicant only~~ for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.

All of the neighborhood characteristics, policies and planning considerations from the previous Planned Development approval 3 years ago, still remain valid and applicable today. Since the time of the previous approval, the facility has been fully developed according to the approved plans. The applicant has generated a good track record in operating this mixed-use facility without any noted complaints relating to its compatibility with the surrounding neighborhood. Therefore, the added safeguard in attaching the proposed use to a particular applicant, no longer seems necessary as long as the other applicable conditions of approval remain in tact. In reviewing this particular amendment request, staff finds the proposed amendment to be consistent with the overall intent of the original Planned Development approval, subject to its specified conditions of approval. However, because the facility is now fully developed and operating, some of the previous conditions of approval are either fully complete or otherwise no longer relevant, and can also be deleted or amended as part of this new Planned Development request.

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

- (1) This approval shall replace and supersede the applicant's previous approval under file # VA-2023-12. Approval shall be granted for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.
- (2) Buildings shall maintain their generally residential appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.
- (3) The entire perimeter of the site where it abuts private property, shall include a minimum 6' tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10' wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and

25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.

- (4) All site lighting shall be directed downward and away from adjacent residential areas.
- (5) Permanent freestanding signage at the East Adair Street main access driveway shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area. Signage within the O-P zoning area of the site, shall follow O-P standards.
- (6) All other development standards and general building requirements for non-residential development, including regular commercial plan review and permitting, shall be followed for the entire site as applicable.

Planning Analysis & Property Information

| | | | |
|---------------------------------------|--|--|---|
| Applicant: | Jonathan Irvin | | |
| Owners: | Irvin Investments LLC (Jonathan Irvin) | | |
| Request: | An amended Planned Development approval for a mixed use development in O-P and R-6 zoning. | | |
| Property General Information | | | |
| Size & Location: | A total of 2.20 acres located along the west side of North Barack Obama Blvd and along the north side of East Adair Street. | | |
| Street Address: | 510 North Barack Obama Blvd & 512 North Barack Obama Blvd | | |
| Tax Parcel ID: | Tax Map # 0118B Parcels 219A 229 230 232 | City Council District: | 2 <i>Councilwoman Tooley</i> |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | O-P & R-6 | Child Daycare & Pre-School |
| | Proposed: | O-P & R-6 | Child Daycare & Pre-School |
| Adjacent Property: | North: | R-6 | Single-family residential neighborhood |
| | South: | R-6, R-P | Single-family residential neighborhood and professional offices |
| | East: | O-P & M-1 | Church, former Crackin Good bakery |
| | West: | R-6 | Single-family residential neighborhood |
| Zoning & Land Use History | The O-P portion of the property has been zoned O-P and used as a daycare facility for about 15 years. An expansion of the facility to include some R-6 properties was approved as a Planned Development on 6-10-2021. (file # VA-2021-11), with an amendment to this also being approved on 8-10-2023 (file # VA-2023-12). | | |
| Neighborhood Characteristics | | | |
| Historic Resources: | No significant historic resources on or near the property. | | |
| Natural Resources: | Vegetation: | A small amount of urban forest | |
| | Wetlands: | No wetlands on or near the subject property | |
| | Flood Hazards | Located well-outside the current 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 services along North Barack Obama Blvd & East Adair Street | | |
| Transportation: | North Barack Obama Blvd (Minor Arterial) East Adair Street (local street) | | |
| Fire Protection: | Fire Station # 1 (South Oak Street) = approximately 1.2 miles to the west Nearest fire hydrants are along North Barack Obama Blvd.. | | |

Proposed Deviations from “standard development regulations”

| <p><i>LDR Section 212-2(A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval’s plans, terms and conditions shall take precedence. All proposed deviations from the City’s development standards shall be itemized and depicted in the Planned Development’s proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.</i></p> | |
|---|---|
| Code Requirement | Applicant’s proposal |
| <p><u>Supplemental Standards for Daycare Facility:</u> * Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta. [LDR 218-13(N)(5)]</p> | <p>The overall facility will have direct access to/from North Barack Obama Blvd (Minor Arterial) as well as East Adair Street (local street)</p> |
| <p><u>Supplemental Standards for Daycare Facility:</u> * If located in single-family zoning, the operator shall reside on the premises: [LDR 218-13(N)(6)]</p> | <p>Part of the overall facility is located within a Single-Family Residential (R-6) zoning district. The other part is zoned O-P. The operator(s) of the facility will NOT reside on the premises</p> |

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

POLICY 2.4 – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

Planned Development Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval 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) Whether or not the proposed development is consistent with the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers. | |
| Applicant: | Yes. |
| Staff: | Yes |
| (2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots. | |
| Applicant: | Yes. |
| Staff: | Yes. The proposed development is well-screened from the adjacent residential neighborhood and the overall facility is consistent with the development patterns along North Barack Obama Blvd. |
| (3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site. | |
| Applicant: | Yes. |
| Staff: | Yes. The proposed ingress/egress is adequate and continues to maintain improved traffic flow. |
| (4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development. | |
| Applicant: | Will not impact. |
| Staff: | Yes. Other public facilities will remain adequate to serve the proposed development. |
| (5) Whether or not the proposed use will create adverse impacts upon 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: | No. |
| Staff: | No adverse impacts. |
| (6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use. | |
| Applicant: | No. |
| Staff: | No adverse impacts. |
| (7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..). | |
| Applicant: | No. |
| Staff: | No impact. There are no environmentally sensitive areas anywhere nearby. |

Supplemental Regulations in the LDR Applicable to the Proposal

Chapter 212 Planned Development Approval Section 212-1 Purpose and Intent.

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City’s standard zoning districts. The standards and procedures of Planned Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.

- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Section 218-13 Standards of Use and Development (N) Daycare Facility – (all sizes) adults or children

- (1) The use shall comply with all applicable state day care requirements for standards, licensing and inspections..
- (2) The use must provide at least 100 square feet of outdoor recreation and play area per one-third (1/3) of the center's licensed capacity for children..
- (3) The outdoor play area must be enclosed with a 4-foot high fence.
- (4) The use shall provide paved driveways with drop-off areas and turnarounds to be reviewed by the City Engineer so that traffic associated with the use does not impede the flow of traffic on adjacent streets. Pick-up and drop-off shall be conducted on the property and not in the public right-of-way.
- (5) Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (6) If located in a single-family residential zoning district, the operator of the facility shall reside on the premises and the use shall maintain a residential appearance compatible with the neighborhood and not be detrimental to adjacent residential properties as a result of traffic, noise, light, refuse, parking or other activities..

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 Plan Review: No comments

Fire: No comments.

Engineering: No comments

Landscape: Development must comply with LDR Chapter 328 as applicable comments

Public Works: No comments.

Police: No comments

Utilities: No comments

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Letter of Intent
- Land Use Certificate (VA-2023-12)
- Boundary Survey (VA-2023-12)
- Site Plan (VA-2023-12)

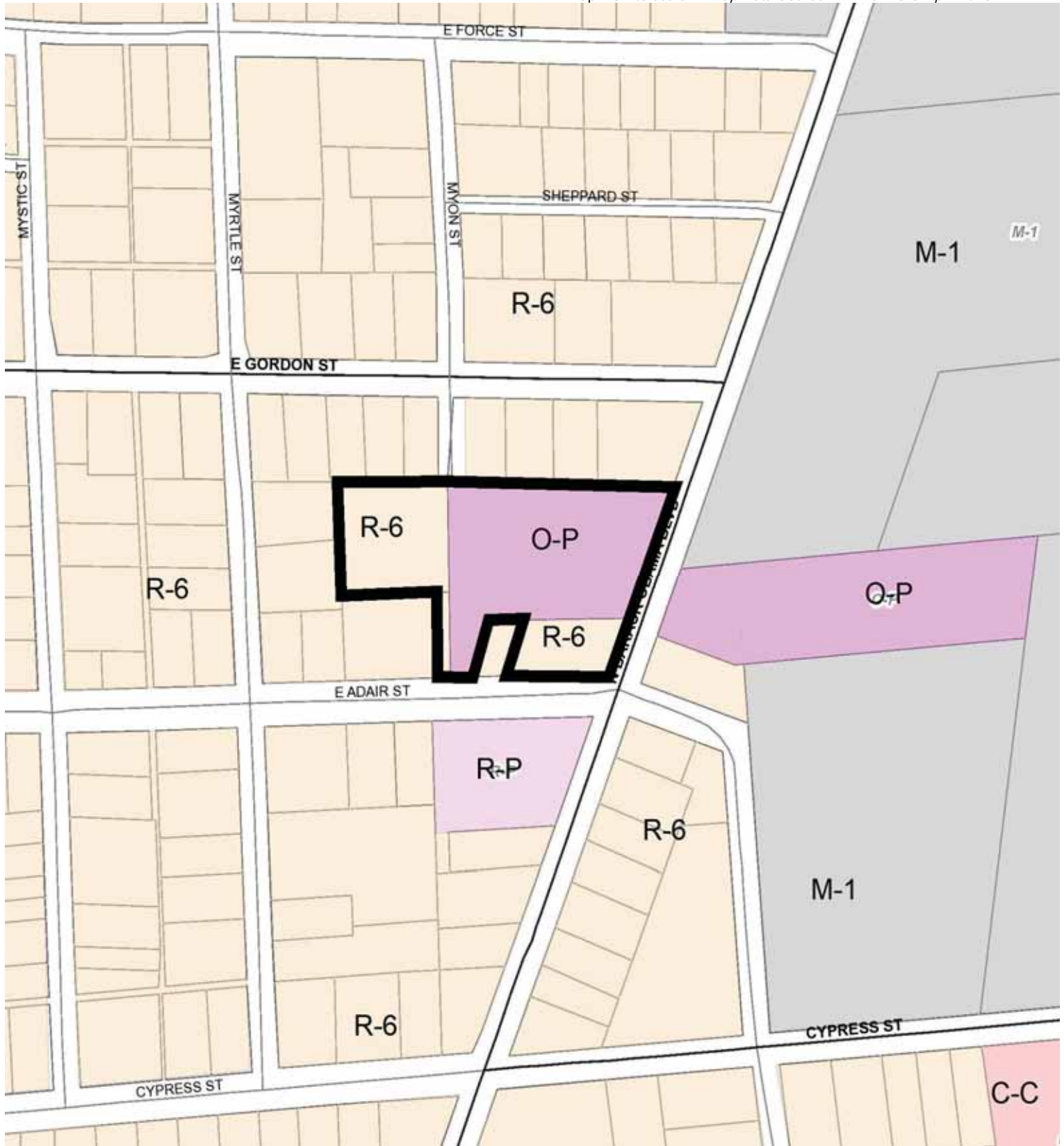
VA-2026-03 Zoning Location Map



Jonathan Irvin
Planned Development Request

510 -512 N. Barack Obama Blvd Current Zoning = O-P & R-6
Tax Map: # 0118B Parcels: 219A, 229, 230 & 232

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



VA-2026-03 Future Development Map

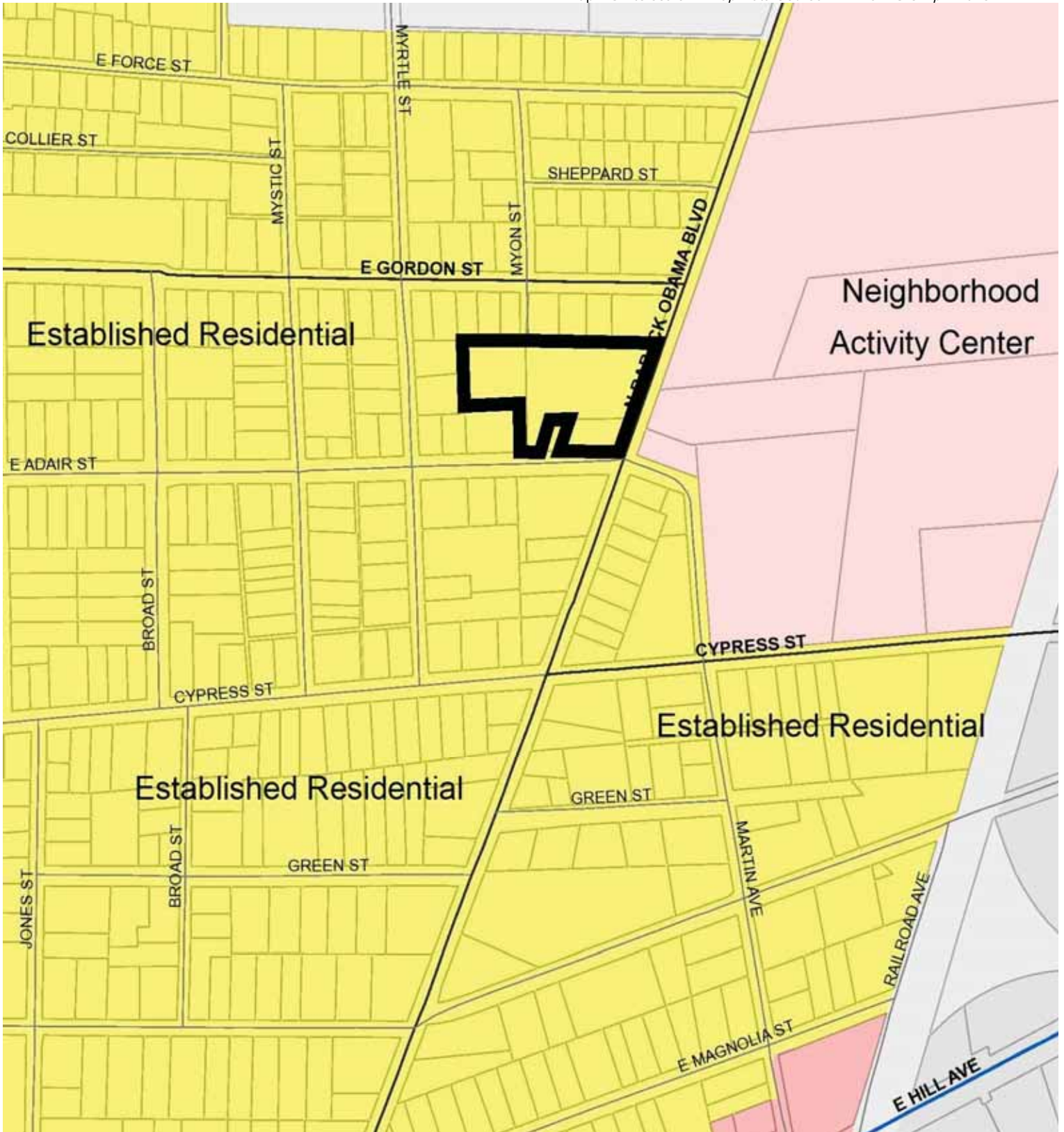


Jonathan Irvin
Planned Development Request

510 -512 N. Barack Obama Blvd
Tax Map: # 0118B Parcels: 219A, 229, 230 & 232

Character Area = ER

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



VA-2026-03 Aerial Location Map



Jonathan Irvin
Planned Development Request

510 -512 N. Barack Obama Blvd ~ 2023 Aerial Imagery
Tax Map: # 0118B Parcels: 219A, 229, 230 & 232

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



March 2, 2026

Letter of Intent

Proposed Amendment to Existing Planned Development File # VA-2023-23

This Letter of Intent is submitted in support of a request to amend the existing Planned Development (PD) governing the property described below. The purpose of this request is to revise Condition #1 of the approved PD so that the approval applies to the property and runs with the land, rather than being limited solely to the applicant in his personal capacity.

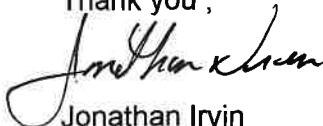
The subject property is located at 510 & 512 North Barack Obama Blvd, parcel numbers 219A , 229 , 230 , & 243 in Valdosta , Georgia. The subject property consists of 2.26 acres. The tax map number is 0118B. The property will be used for the continued operation of a childcare center.

The subject property is currently under common ownership by the applicant, who is submitting this request as the property owner. The purpose of this request is to amend Condition #1 of the existing Planned Development approval to remove language that limits the approval to the applicant personally. The proposed amendment will clarify that the PD approval runs with the land and applies to the property itself. As amended, the Planned Development approval will extend to the current property owner, successors in interest, future property owners, and any operators of the childcare center located on the property. This revision will ensure that the Planned Development approval remains tied to the property and its permitted use rather than to an individual applicant, thereby providing clarity and continuity for future ownership and operation of the childcare facility.

The proposed amendment is administrative in nature and does not alter the approved use, site design, or intensity of development previously authorized under the Planned Development. The request simply clarifies that the PD approval runs with the land rather than being limited to the applicant in his personal capacity. It ensures administrative clarity while allowing the property to continue supporting a childcare facility that serves families within the community .

For the reasons stated above, the applicant respectfully requests approval of the proposed amendment to the existing Planned Development.

Thank you ,



Jonathan Irvin



CERTIFICATE OF LAND USE DECISION

CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Tax Map Number: 0118B **Parcel Numbers: 219A, 229, 230 & 232**

Property Size and Location: A total of 2.20 acres located along the west side of North Barack Obama Blvd and along the north side of East Adair Street.

Address: 510 & 512 North Barack Obama Blvd

| PLANNED DEVELOPMENT REQUEST | |
|---|---------------------------|
| Applicant: Jonathan Irvin | File #: VA-2023-12 |
| Description of the proposed Planned Development: Mixed-use Child Daycare & School facility on property that is split-zoned O-P and R-6 | |
| Date of Final Public Hearing: August 10, 2023 | |
| <p>Valdosta Mayor/Council <u>APPROVED</u> the Planned Development Approval request to allow the proposed Mixed-use Child Daycare & School facility in O-P and R-6 zoning, subject to the following 7 conditions (6-0 vote):</p> <ol style="list-style-type: none">(1) This approval shall replace and supersede the applicant's previous approval under file # VA-2021-11. Approval shall be granted in the name of the applicant only for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.(2) All existing tax parcels included in this Planned Development approval shall be combined into one parcel.(3) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.(4) The entire perimeter of the site where it abuts private property, shall include a minimum 6' tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10' wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.(5) All site lighting shall be directed downward and away from adjacent residential areas.(6) Permanent freestanding signage at the East Adair Street main access driveway shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area. Signage within the O-P zoning area of the site, shall follow O-P standards. | |

- (7) All other development standards and general building requirements for non-residential development, including regular commercial plan review and permitting, shall be followed for the entire site as applicable.

The summaries of information and conditions on this Certificate are for general information only, and may not be relied upon exclusively. Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This Certificate reflects the status of the property as of **August 10, 2023.**

M. L. Martin
PLANNING & ZONING ADMINISTRATOR

8-11-2023
DATE

