

No further questions for Ms. Bradford.

Discussion among commissioners in regards to conditions and what they addressed.

Commissioner Bailey asked if metal on all three sides could be changed to concrete on all four sides. Mr. Frazier was willing to do so.

There being no further questions for staff, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval with nine conditions and all siding to be concrete. Commissioner Bailey second. Nine voted in favor, Commissioner Graham opposed, (9-1). Motion carried.

Agenda Item #7

VA-2026-03 510 & 512 North Barack Obama Blvd, in Valdosta, GA
Objective: Amend previously approved “Planned Development”
Current Zoning: Office Professional (O-P) and Single-Family Residential (R-6)

Mr. Matt Martin presented the request on behalf of Jonathan Irvin 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. 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 as follows. 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 three 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 intact. In reviewing this particular amendment request,