

REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10 Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is a change in zoning from R-1 (Low Density Residential) zoning to C-G (Commercial General) on approximately 63 acres. P-D (Planned Development) zoning on approximately 28 acres and R-10 (Suburban Density Residential) on approximately 55 acres. Mr. Dillard stated the applicant would like to create a mixture of residential and commercial sites for development in various stages. Further, Mr. Dillard stated the Planning Commission recommended denial due to the traffic concerns on Val Del Road and North Valdosta Road and the TRC recommends approval, noting that before a final Certificate of Occupancy can be issued for the apartments in the P-D portion, a secondary point of ingress/egress must be established. Chris Buescher, 3532 River Chase Drive, spoke against this request. Mr. Buescher stated he was speaking on behalf of the residents of River Chase Subdivision. Mr. Buescher stated the residents are not anti-development, but would ask the Commission to table the request until the next meeting for additional questions to be answered. Commissioner Orenstein asked Mr. Buescher if he could give the board any insight to the questions he'd like to have addressed, Mr. Buescher answered the additional area of R-10 ingress/egress, funneling of traffic occurring on Val Del Road, and high density development with regards to property values. Commissioner Griner commented regarding the P-D zoning, the applicant would have to come before the Commission to get that changed. Charlie Hand, 1908 Lake Arthur Drive, Cairo, Georgia spoke in favor of the request as the developer. Mr. Hand stated he was unaware of the traffic issue and the traffic will be rerouted and there is not a road going out to Val Del Road. Mr. Hand stated it would take between 12-15 months to put in the infrastructure. Mr. Hand stated this project will take years before anyone is living in the apartments. Mr. Hand stated this will be a high end project with a resort style pool, walking track, dog parks, and playgrounds. Commissioner Orenstein asked regarding the commercial component being proposed with the apartments, are you planning to do that simultaneously, Mr. Hand, stated he'd like to put the infrastructure in with water/sewer. Mr. Hand stated any other concerns would try to be addressed. Chairman Slaughter asked Mr. Hand since the opposition asked to have this item tabled for two weeks, how would you feel regarding this suggestion, Mr. Hand stated their concerns have been addressed and he doesn't see anything changing in the next two weeks. Chairman Slaughter asked regarding the concept of this project as far as changes in the R-10 area or in the small commercial side that fronts Val Del Road, there are no changes, Mr. Hand stated the wetlands are being flagged and located on the survey, before the road is designed. Commissioner Marshall stated it seems to be Camelot and North Valdosta Road instead of Camelot and Val Del Road, Mr. Hand stated initially it was designed to come up through and to exit Val Del Road, but was changed due to the traffic. Commissioner Orenstein mentioned Commissioner Wisenbaker had asked regarding concerns with YMCA's plans during the work session meeting and Commissioner Orenstein stated he spoke with Larry Tobey and there were no intentions to sell to a developer. Commissioner Griner asked Mr. Dillard is the one entrance on Camelot Crossing sufficient for Fire Rescue and the Sheriff's Department, Mr. Dillard responded Chief Green with Fire Rescue would be willing to work with the developer regarding ingress and egress and final plans would be reviewed by Fire Rescue with comments. Commissioner Griner asked if the only other way out is Val Del Road, Mr. Dillard responded yes. Commissioner Griner made a motion to table this item until the next commission meeting of April 26, 2022, in order to have the secondary exits established, Commissioner Marshall second. Vice Chairman Evans and Commissioners Orenstein, Marshall and Griner voted in favor, Commissioner Wisenbaker opposed. Motion carried.