

was tabled at the regular session commission meeting held on April 12, 2022. 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. Mr. Dillard stated this item was tabled to allow the opposition to present concerns to the Commission and staff contacted the Georgia Department of Transportation (GDOT) with concerns, and a traffic impact analysis would be conducted for this site. Commissioner Marshall asked if this would be a condition from GDOT, Chairman answered no, this would be a requirement. Chris Buescher, 3532 River Chase Drive, spoke against the request. Mr. Buescher stated he was speaking on behalf of the residents of the River Chase Subdivision. Mr. Buescher stated the homeowners are not anti-development, but smart development. Mr. Buescher stated the residents have concerns with increased traffic, crime and the decrease in property value. Mr Buescher asked that the Commission not approve any additional development requests along Val Del Corridor until Val Del improvements are made. Additionally, Mr. Buescher asked for a reduction in the speed limit from North Valdosta Road to the Moody Air Force Base housing area, and a caution or traffic light be installed at River Chase and Val Del Road. Bill Nijem, 1007 North Patterson Street, spoke in favor of the request on behalf of the applicant. Mr. Nijem stated this is a mixture of zoning classifications and the mixed use development proposed is in the comprehensive plan. Mr. Nijem offered to answer any questions the commission might have regarding this rezoning request. Vice Chairman Orenstein, asked if the developer understands the commission will await for a report from Georgia Department of Transportation and they will dictate what is required as far as the traffic. Vice Chairman Orenstein addressed the concerns from Mr. Buescher regarding the right-of-way acquisition for future expansion and the traffic light at River Chase stating the commission relies on GDOT to advise and determine what will be required and expenses related to improvements will be on the developer. Mr. Nijem responded the developer is aware of the traffic study and understands the costs associated. Commissioner Marshall asked if it states in the contract the developer will have to pay, Chairman Slaughter asked Director of Engineering Services Chad McLeod to respond. Mr. McLeod stated it is a requirement which would come through permitting and plan review. Vice Chairman Orenstein verified that GDOT could make a revision as far as the ingress/egress, Mr. McLeod answered correct, the area will be researched as well as future growth of this development. Vice Chairman Orenstein asked if this is separate from improvements for Val Del and North Valdosta Road, Mr. McLeod answered that is correct. Commissioner Griner made a motion to approve the request as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

One Valdosta-Lowndes Community-Wide Initiative, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated Lowndes County worked with One Valdosta-Lowndes Steering Committee over the past several years to develop a community-wide initiative addressing local challenges with a focus on workforce development and private sector support. Mrs. Dukes stated the Valdosta-Lowndes County Chamber of Commerce has agreed to provide the environment for operations with continued oversight from the steering committee. Additionally, Mrs. Dukes stated Lowndes County's role would be funding in the amount of \$200,000.00, over a five-year period. Mrs. Dukes stated there will be a follow-up Memorandum of Understanding (MOU) for this item. Vice Chairman Orenstein asked to verify the amount is \$200,000.00, total for the five-year period, Mrs. Dukes responded yes. Commissioner Marshall made a motion to approve the item as presented, Vice Chairman Orenstein