

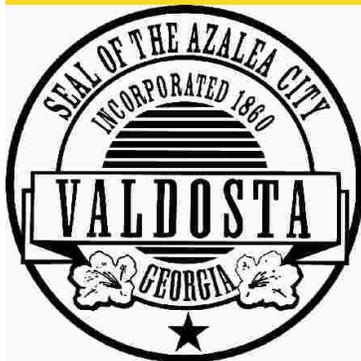
Planners Post

Planning Tomorrow's Future Today

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Public Input Needed for Proposed Overlay District

Portions of the Urban Commercial Corridor Overlay District were removed from the Valdosta Land Development Regulations in 2011, as they were inconsistent with the character of the rest of the Urban Commercial Corridor areas. The removed portions included the corridors of Highway 84 West, St. Augustine Road, and Norman Drive. When these corridors were removed, the intent was always to create a new overlay district that better guides new development and redevelopment for commercial and hospitality uses in these areas. These corridors also funnel traffic from Interstate 75 into Valdosta, where the opportunity to create a gateway into our city is desired. The overlay also must complement the existing commercial and hospitality uses of these corridors.

The Planning and Zoning Division is currently working to create this new overlay district. Public input is needed for the creation of the "Hospitality Gateway Overlay District," including geographic scope, development standards, and architectural and landscaping requirements. A public meeting to gather input will be scheduled in the upcoming months, but if you have comments or suggestions on the development of this proposed Overlay District, please send them to Emily Foster, Historic Preservation and Special Projects Planner, at efoster@valdostacity.com.

And stay tuned to the Planners Post for more information.

Historic Houses Available for Relocation

Late last year, the Historic Preservation Commission approved the relocation of 11 houses located at 205, 207, 209 W. Brookwood Drive; 200 and 210 W. Jane Street; 1304, 1306, 1308, 1310 N. Toombs Street; and 1301 and 1304 Pinehurst Court. This relocation was predicated on the approval of construction of a new, mixed use development on these properties, scheduled to begin later this year.

McAlister Development Company, Inc., is offering these houses for \$10.00 each to any interested party with available property and the means to move them. Depending on the house, the developer may also have funding assistance in the range of \$8,000 to \$13,000 to help defray the cost of moving each house.



CITY OF VALDOSTA

Planning and Zoning Division
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Valdosta, Georgia 31601
229.259.3563
www.valdostacity.com

Workshop Offered for New Statewide Minimum Planning Standards

On November 7, 2012, the Georgia Department of Community Affairs (“DCA”) adopted new Minimum Planning Standards & Procedures for Local Comprehensive Planning statewide, which became effective January 1, 2013.

To convey these new changes, the Southern Georgia Regional Commission will be holding a public workshop on February 7, 2013, from 11:00am until 1:00pm, in the Valdosta City Hall Annex Multipurpose Room. This workshop will be offered at other dates during the next three months at locations around the Regional Commission’s 18-county region.

The new Minimum Planning Standards have three Core Elements that all local governments must prepare, and additional elements are re-

quired based on services provided by the local government. Based on the amount of work that needs to be done to ensure that the recertification deadline is met, it is recommended that plan preparation is begun at least 12 months in advance of the recertification deadline, with plans to submit to DCA no later than 3 months in advance of the recertification deadline.

AICP Certification Credit and Continuing Law Credit (CLE) certification is pending. If approved, credits will be applied retroactively.

For further information and to RSVP for this workshop, please contact Julia Shewchuk at jshewchuk@sgrc.us or at 229-333-5277.

Funding for Historic Preservation Projects

Although the nation’s economic recovery is progressing slowly, we have yet to see a return to the funding of grants and other financial assistance for historic preservation projects. The Georgia General Assembly continues its budgetary spending cuts, resulting in some of the lowest funding for historic preservation programs in years. In addition, multiple staff positions at the State Historic Preservation Office, the Historic Preservation Division of the Department of Natural Resources, have been eliminated.

The two most often used grant funds for preservation projects are the Georgia Heritage Grant and the Historic Preservation Fund Grant. The Georgia Heritage Grant is funded solely through the sale of the “Preserve Georgia” license plate, and is available to local governments and non-profit organizations for bricks-and-mortar type projects. It is not yet known whether this grant will be available this year. The Historic Preservation Fund is available to Certified Local Govern-

ments only, and can be used for bricks-and-mortar projects or preservation planning projects. This grant was announced in November 2012, and the deadline was February 1, 2013.

At this time, the City of Valdosta does not offer any financial incentives to help property owners with historic building rehabilitation.

Fortunately, Georgia has one of the nation’s most generous tax incentive programs for historic preservation projects, offering both tax credits against Georgia income tax and a local property tax freeze. These programs can also be used in combination with the federal rehabilitation tax credit program.

Information on all of these programs, including a list of additional funding sources, can be found at the Historic Preservation Division’s website at <http://georgiashpo.org/incentives>. For questions about these programs, contact Emily Foster at efoster@valdostacity.com or (229) 259-3563.

Contact the
Planning and Zoning office at
229.259.3563 or:

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Planning and Zoning Technician
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SAVE THE DATE April 25-26, 2013

Georgia
Historic Preservation Conference
Milledgeville, Georgia

“Capitals, Columns, and Culture”

This year’s statewide preservation conference will be held in Georgia’s antebellum state capital, Milledgeville. Tour one of our state’s most extensive collection of Federal style architecture while experiencing true Southern hospitality and charm.

Registration, conference sessions and tours, and further information will be posted soon on these websites:

georgiashpo.org/conferences
and www.georgiatruster.org.

Upcoming Events:

Historic Preservation Commission

2/4 - 5:30pm | City Annex Multi-Purpose Room

Zoning Board of Appeals

2/5 - 2:30pm | City Annex Multi-Purpose Room

City Council

2/7 - 5:30pm | City Hall

Greater Lowndes Planning Commission Work Session

2/19 - 5:30pm | Lowndes County Health Dist. Admin. Office

City Council

2/21 - 5:30pm | City Hall

Greater Lowndes Planning Commission

2/25 - 5:30pm | Lowndes County Health Dist. Admin. Office

Historic Preservation Commission

3/4 - 5:30pm | City Annex Multi-Purpose Room

Zoning Board of Appeals

3/5 - 2:30pm | City Annex Multi-Purpose Room

City Council

3/7 - 5:30pm | City Hall

Greater Lowndes Planning Commission Work Session

3/18 - 5:30pm | Lowndes County Health Dist. Admin. Office

City Council

3/21 - 5:30pm | City Hall

Greater Lowndes Planning Commission

3/25 - 5:30pm | Lowndes County Health Dist. Admin. Office

Good Friday Holiday

3/29 - City of Valdosta Offices Closed

VISIT OUR WEBSITE:

WWW.VALDOSTACITY.COM/PLANNING

Be Smart: Submit a Site Plan at the START!

The City of Valdosta strongly *encourages* site plan submittal **BEFORE** full plan submittal. Submitting a Site Plan first allows staff the opportunity to comment on major components of the development which affect all aspects of the site. Items on the Site Plan should include setbacks, parking, buffering, access, detention, and landscaping. Each of these items has a significant impact on the location and layout of the building, which can affect the architectural and building plans. Unfortunately, if items are shown incorrectly on the Site Plan and a full set of plans has already been created based on incorrect information, the result is often wasted time and money.

So, Be Smart, Submit a Site Plan at the START!