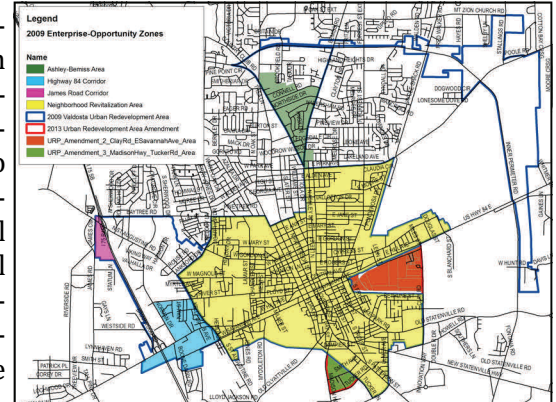


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Amending the Urban Redevelopment Plan

Recent amendments to the Urban Redevelopment Plan, originally adopted in 2009, will enlarge Valdosta's Urban Redevelopment Area, expanding the revitalization tools offered by this Plan to more citizens. The amendments, expected to be adopted by City Council this month, will add one geographical area to the Highway 84 Corridor Enterprise Zone, and two areas to the Neighborhood Revitalization Area Enterprise Zone.

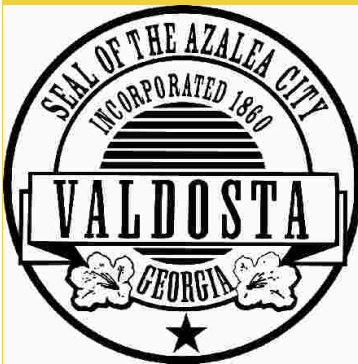


Enterprise Zones enable local governments to waive certain fees and taxes for new businesses, while Opportunity Zones allow new businesses to claim job tax credits for the creation of two or more new full-time jobs. Before Enterprise or Opportunity Zones can be designated, an Urban Redevelopment Area must be in place first, according to the Official Code of Georgia.

These planning tools can help attract commercial development to underdeveloped or struggling areas of our city and improve these areas by leveraging private investment with public incentives. For questions concerning the Urban Redevelopment Plan, please contact the Planning and Zoning Division.

County Restoring Historic Courthouse Square

In early March, workers began demolishing the Lowndes County Courthouse Annex building, located just north of, and connected to, the historic courthouse. Constructed in the 1960s, the annex building was obsolete and no longer needed by the County's offices, which relocated to the new Judicial and Administrative Complex nearby in 2009. As part of its plans to rehabilitate the historic courthouse, Lowndes County is tearing down the Annex in order to restore the original setting of the courthouse square, including its spacious lawn, which is used for several public events every year. The historic Lowndes County Courthouse was completed in 1905 and features the Neoclassical architectural style. Designed by architect Frank Milburn, the old Lowndes County Courthouse is one of the most well-known and beloved buildings in Valdosta. The Annex demolition is expected to be finished later this month.



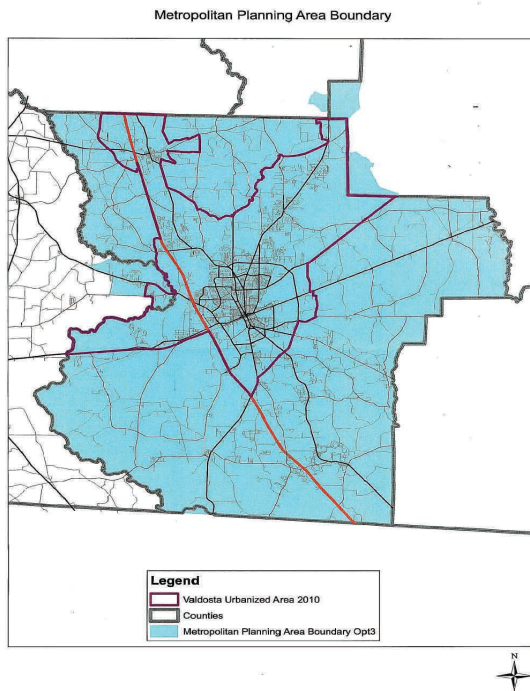
CITY OF VALDOSTA
Planning and Zoning Division
300 N. Lee Street
Valdosta, Georgia 31601
229.259.3563
www.valdostacity.com

Proposed Amendments to the Land Development Regulations (LDR)

On April 11th, the Valdosta City Council will consider adoption of a series of minor amendments to Chapter 106 Definitions and the Use Table of Chapter 218 in the City's Land Development Regulations (LDR). The proposed amendments will modify the definitions for both Boarding House and Personal Care Home as well as add a new definition for Event Center. Amendments to the Use Table include changes to the provisions for personal care homes, half-way house, commercial amusement/recreation, used merchandise stores, and places of public

assembly. The changes will also add new line items for Event Center as well as a stand alone Business Office. Although the amendments are relatively minor in scope, the main purpose for them is to add some much needed clarity for these particular land uses as well as open up a few more zoning districts where some of these uses can be allowed. Later this year, future LDR amendments will include items related to parking standards, accessory buildings and residential setbacks, as well as a thorough overhaul of the entire Use Table.

MPO Changes the UA Boundary and Prepares for Transportation Plan Update



As a result of the 2010 Census and pursuant to Federal guidelines and requirements, the Valdosta-Lowndes Metropolitan Planning Organization (MPO) has modified the Urbanized Area (UA) boundary. This boundary is used primarily for the Highway Functional Classification System to delineate whether a roadway has urban or rural characteristics. This also will have implications on roadway design and future thoroughfare plans as they are developed. The draft changes were reviewed locally by the city/county/MPO planners and rationalized to better reflect urban growth patterns and a logical compact shape -- while still meeting Federal guidelines. The changes were then reviewed and adopted by the MPO Policy Committee. This new boundary is depicted on the map to the right, within the purple line, and includes the entire Cities of Valdosta, Remerton, and Hahira. The MPO "planning area boundary" is depicted by the blue background on the map. This area includes all of Lowndes County, and a few immediately adjacent portions of surrounding counties, and is

the area of focus for all the MPO planning services.

The MPO is also making preparations for the next update to the long-range Transportation Plan, with a planning year horizon of 2040. The first step in the process is the hiring of a consulting team to gather the local demographics and other data that are necessary for calibrating the MPO transportation model as well as updating the Plan itself. An RFP is being issued for this shortly, with the work taking place later this summer and fall. Information gathered from this process will also be used in the update to the countywide Comprehensive Plan in the year 2015-2016 timeframe.

Submit Your Preservation Awards Nomination Today!

Nominations are being accepted for the 5th Annual Valdosta Preservation Awards. This program recognizes historic property owners who go “above and beyond” in their efforts to restore their historic buildings. Award winners are presented with a certificate signed by the Mayor and an award banner that can be displayed on their historic building.

Historic preservation projects may be nominated for three categories: Outstanding Achievement (for major restoration projects) Distinguished Merit (for minor restoration projects), and Excellence in Compatible New Construction (for new buildings that are compatible with the historic district’s character). There is also a Stewardship Award for owners of historic buildings who have consistently cared for an maintained their building. Finally, the Harold Bennett Lifetime Achievement Award recognizes an

amazing individual for their contributions to historic preservation in Valdosta.

Friday, **April 26th** is the deadline to submit a nomination, so don’t delay! The 2013 Valdosta Preservation Awards will be announced in May; the award presentation will be held on May 23, 2013 at the Valdosta City Council meeting.

Nomination forms can be downloaded from www.valdostacity.com/planning or by visiting the Planning and Zoning Division office at 300 N. Lee Street, Room 111.

For questions about this program, please contact Emily Foster at efoster@valdostacity.com or 229-259-3563.

Can You Name This Landmark?



If you can name the building in this historic photograph, email your answer to:

efoster@valdostacity.com

The first person to respond with the correct answer will be featured in the next *Can You Name This Landmark?* article. Good luck!

Congratulations to **Trey Taylor** for correctly guessing James Lord Pierpont as the “Landmark Person” in our December 2012 issue. Way to go, Trey!!

Landmark (Person) from our December issue: James Lord Pierpont (1822-1893), composer of the holiday song *Jingle Bells*, lived an interesting life that took him from his home state of Massachusetts, out to sea with the U.S. Navy, then to California, and finally to Georgia. He and his family lived in Valdosta for a time shortly after the Civil War, having moved from Savannah. While in Valdosta, he taught piano lessons and was a music professor. Pierpont was also the uncle of American financier J.P. Morgan. For more information on this “landmark person,” please visit the Historic Preservation page at the City of Valdosta’s Website: www.valdostacity.com/planning.

Contact the
Planning and Zoning office at
229.259.3563 or:

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Planning & Zoning Administrator
mattmartin@valdostacity.com

Emily Foster,
Historic Preservation
& Special Projects Planner
efoster@valdostacity.com

Tracy Tolley,
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Alexandra Arzayus,
Planning and Zoning Technician
aarzayus@valdostacity.com

PUBLIC INPUT NEEDED

The Planning and Zoning Division is currently working to create a new overlay district for portions of the St. Augustine Road, Norman Drive, Gornto Road, and West Hill Avenue (Hwy 84) corridors. Public input is needed for the creation of this "Hospitality Gateway Overlay District," including its 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 in the meantime, please send them to Emily Foster, Historic Preservation and Special Projects Planner, at the following email address: efoster@valdostacity.com.

Upcoming Events:

Historic Preservation Commission

4/1 - 5:30pm | City Annex Multi-Purpose Room

Zoning Board of Appeals

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

City Council

4/11 - 5:30pm | City Hall

Greater Lowndes Planning Commission Work Session

4/22 - 5:30pm | Lowndes County Health Dist. Admin. Office

City Council

4/25 - 5:30pm | City Hall

Greater Lowndes Planning Commission

4/29 - 5:30pm | Lowndes County Health Dist. Admin. Office

Historic Preservation Commission

5/6 - 5:30pm | City Annex Multi-Purpose Room

Zoning Board of Appeals

5/7 - 2:30pm | City Annex Multi-Purpose Room

City Council

5/9 - 5:30pm | City Hall

Greater Lowndes Planning Commission Work Session

5/20 - 5:30pm | Lowndes County Health Dist. Admin. Office

City Council

5/23 - 5:30pm | City Hall

Memorial Day Holiday

5/27 - City of Valdosta Offices Closed

Greater Lowndes Planning Commission

5/28 - 5:30pm | Lowndes County Health Dist. Admin. Office

Greater Lowndes Planning Commission Work Session

5/20 - 5:30pm | Lowndes County Health Dist. Admin. Office

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!