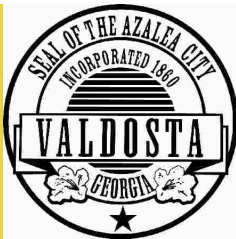


Planners Post

Planning Tomorrow's Future Today

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CITY OF VALDOSTA
Planning and Zoning Division
300 N. Lee Street
Valdosta, Georgia 31601
229.259.3563
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City of Valdosta Honored By Easter Seals

The Valdosta Board of Directors for Easter Seals Southern Georgia hosted a staff appreciation and community awards event on February 11th, at the Holiday Inn Conference Center. Over 50 people were on hand to applaud the efforts of staff, volunteers, donors and supporters.

The City of Valdosta, was recognized for its leadership role in supporting individuals with disabilities, particularly those who have transitioned from the developmental disabilities program at Rose Haven (Southwestern State Hospital in Thomasville).

Easter Seals Southern Georgia presented an award to Planning and Zoning Administrator Matt Martin for educating officials about the federal Fair Housing Act and its implications on local government. Martin attended the recent Georgia Municipal Association Mayor's Day Conference, where he served on the Municipal Institute Training panel that presented best practices in local government policies and procedures around fair housing. This session helped city officials learn how to address neighborhood concerns and understand their obligations under the law in order to limit potential liability and exposure to claims of non-compliance under the federal Fair Housing Act. Martin's session also addressed planning for inclusion of group homes and multi-generational living within a community.

Valdosta's City Manager Larry Hanson was also recognized for his appearance in a soon-to-be released video produced by the Department of Behavioral Health and Developmental Disabilities that speaks to community inclusion of individuals transitioning from state hospitals. The City of Valdosta was recognized overall for its spirit of hospitality and engagement not only in its support of Easter Seals programs but all programs impacting the quality of life for its citizens with special needs.

Easter Seals Southern Georgia is a non-profit organization that has been providing community support services in the 54 counties in southern Georgia. For more information about Easter Seals Southern Georgia, please visit <http://southerngeorgia.easterseals.com>.



New Tool Available To Aid In Flood Evacuation Decisions

The U.S. Geological Survey announced recently a flood tracking chart, available online, which allows users to compare current river levels to historic flood levels. The [USGS Flood Tracking Chart](http://waterdata.usgs.gov/usa/nwis/rt) contains data from the five most recent historic floods at various locations along the Withlacoochee and Little River Basins, which the public can use to compare to current river levels to determine whether a flood threat exists for their location. Real-time river levels can be accessed via the USGS website at: <http://waterdata.usgs.gov/usa/nwis/rt>.

This chart was developed in response to public inquiries as a result of major flood events that occurred in Valdosta and Lowndes County in 2009, 2011, and 2013. Many property owners wanted to know how forecasted conditions compared to recent floods in order to know whether their property would be affected. The USGS Flood Tracking Chart is able to correlate that information.

Developed out of meetings with federal, state, and local officials to find solutions that address recent

flooding in the Withlacoochee and Little River Basins, this chart covers the headwaters of the Little River near Tifton and follows the basin downstream to



Valdosta where it joins the Withlacoochee Rivier and continues southward to Lee, Florida. The reverse side of the chart features useful tips to prepare for and survive the next flood, as well as a list of emergency contact information.

By promoting early awareness and education, it is hoped that the Flood Tracking Chart will be a valuable resource in mitigating damages caused by flooding. Referring to this new flood tracking tool, Emily Davenport, Valdosta's Stormwater Manager, stated, "Past events are kept in citizens memories, and by comparing the current forecast to past flooding, it will hopefully encourage people to take appropriate actions based on the severity of the event."

Spring Stormwater Tips



Stormwater pollution can impact our waterways all year-round. To help keep Valdosta's stormwater system operating properly and reduce pollutants from entering our waterways, here are a few tips to remember as we enter spring:

- * To prevent flooding, do not leave yard waste in the street or sweep into a storm drain.
- * Use pesticides and fertilizers sparingly and well in advance of a storm event to minimize algae growth.
- * Collect rainwater from your roof in a rain barrel for use on your lawn during drier times.
- * Repair automobile leaks and dispose of used auto fluids and batteries at designated drop-off or recycling locations.
- * Wash your car on your yard, so that the water infiltrates into the ground.
- * When walking your pet, remember to pick up and dispose of pet waste properly.

If you have any questions concerning these tips, please contact the Stormwater Division at 229-259-3530.

Submit Your Preservation Awards Nomination Today!

Nominations are being accepted for the 6th 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 framed certificate signed by the Mayor and an award banner that can be displayed on their historic building.

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. Final-

ly, 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. 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.

The 2014 Valdosta Preservation Awards will be presented on May 22nd at the Valdosta City Council meeting.

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

New Overlay Expands Land Uses In Historic District

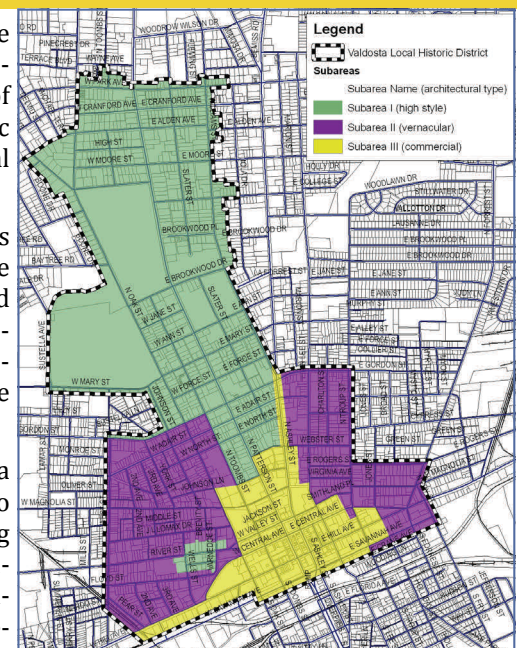
In early February, the new Historical Overlay District was adopted by the Valdosta City Council. This overlay is an amendment to the City of Valdosta’s Land Development Regulations (LDR), and allows more flexibility of land uses and site development standards within Valdosta’s local Historic District that might not otherwise be permitted by the City’s conventional zoning districts.

The creation of the Historical Overlay District resulted out of discussions between staff and the Historic Preservation Commission (HPC) over the past several months. The HPC, Greater Lowndes Planning Commission, and City Council were unanimously in favor of this new Overlay District, because it encourages the protection and reuse of historic buildings and allows for traditional uses and development standards, which enhance the character of the City’s historic neighborhoods.

Imagine a large historic home that might make a fine Bed & Breakfast or a civic club building. However, due to its residential zoning, it is not eligible to be rezoned to commercial to allow such a use; indeed, such a rezoning might be illogical given the surrounding development patterns. The Historical Overlay District allows the possibility of such change in use to be considered by City Council through the Conditional Use Permit process on a case-by-case basis. The general idea is that such alternative uses may be more acceptable and compatible in a historic neighborhood setting, rather than a modern residential subdivision.

Another example of this Overlay’s purpose is the building or expansion of a house on an existing lot in the Historic District. These lots are often small or narrow. Historic buildings built on these lots pre-date the City’s development and setback regulations. The Historical Overlay District allows the use of historic setbacks, which are usually closer to the street and other property lines, without the property owner having to go through the Zoning Board of Appeals Variance process—saving the owner time and money, and resulting in a traditional building appearance along the street.

The Historical Overlay District complements the existing Historic Preservation Ordinance and Design Guidelines within the LDR. For more information about the Historical Overlay District, contact Emily Foster at efoster@valdostacity.com or 229-259-3563.



Welcome New CVDA Directors

In November, the Valdosta City Council unanimously voted to appoint three new directors to the Central Valdosta Development Authority (CVDA). The new members are: Rhett Holmes, of IDP Housing; Mike Cooper, of ASA Engineering, Inc.; and Mikki Hudson, of Jesse's Eats and Treats restaurant. The CVDA oversees the promotion and development of downtown Valdosta and governs the Valdosta Main Street program. All new members were welcomed at the first CVDA meeting of 2014, held January 14th.

The CVDA members and Valdosta Main Street staff thank outgoing members Rodney Flucas, Gino Fina, and Baha Zeidan for their past service.

The CVDA meets every month at 5:00pm in the City Hall Annex Building Multipurpose Room. Meetings take place on the second Tuesday of the month following the first Sunday. For more information, contact Ellen Hill at ehill@valdostacity.com or 229-259-3577.

Overhead Banner Program

Calling all nonprofit organizations!

Does your organization have an event that needs to be advertised to the Valdosta community? Use an overhead banner to get the word out!

An organization's event banner can be hung "over the street" at any two of the City's five locations for up to two weeks. In order to take advantage of this opportunity, organizations must submit an Overhead Banner Application and a \$90.00 application fee to the Planning and Zoning Division office. After your application is approved, simply drop off your banner at the City's Traffic Management Center at 316 E. Adair Street, and the City will install the banner at your chosen location(s).

For more information about Overhead Banners, contact the Planning and Zoning Division office at (229) 259-3563 or visit the City's sign information website at: <http://www.valdostacity.com/Index.aspx?page=91>

Brown Bag Lunch Concert Series and Farm Days Is Coming!



Once again, Valdosta Main Street kicks off the summer with two beloved annual traditions—the Brown Bag Lunch Concert Series and Farm Days.

Held in honor of National Preservation Month, the Brown Bag Lunch Concert Series will take place **May 5—9, 2014** at the Old Lowndes County Courthouse Square. As in previous years, this event will host local bands performing for your lunchtime pleasure everyday from 11:30am until 1:30pm. Downtown restaurants will provide "brown bag" lunches for sale on the Courthouse

Square, and the Valdosta-Lowndes County Parks and Recreation Authority will provide tables and seating on the Courthouse lawn. This year, the Valdosta Historic Preservation Commission will also be on hand to answer your questions about the Historic District, design review, and general "old building" inquiries.

Farm Days, Valdosta's own local farmer's market, begins on **Saturday, May 3, 2014**. An annual tradition since 2011, this event occurs every first and third Saturdays of the month through October, at the Courthouse Square in beautiful downtown Valdosta. Farm Days provides an opportunity for citizens to purchase locally grown produce and hand-made goods.

For sponsorship information, vendor applications, or general questions about these events, contact Ellen Hill at ehill@valdostacity.com or (229) 259-3577.



Regional Transportation Projects Update

The Metropolitan Planning Organization housed at the Southern Georgia Regional Commission recently announced status updates for some of our region's transportation projects. These projects are coordinated by the Georgia Department of Transportation. Projects affecting Valdosta are listed below, and are either ongoing or planned to begin in the near future.

GA 133 - Widening, 4 Lanes - Valdosta to Albany - \$326+ Million

The Billy Langdale Parkway of SR 133 is a major north-south corridor in South Georgia and provides a vital connection between Valdosta and Albany. SR 133 is identified for widening due to its inclusion in the Governor's Road Improvement Program to address the importance of stimulating economic growth via an improved transportation network.

Project ID#	Project Termini	Total Cost	Construction Date
0000543	Troupville Road to Pauline Church Road	\$31,212,210	June 2014
0000544	Pauline Church Road to Old Quitman Adel Road	\$29,534,302	2017
0000545	Old Quitman Adel Road to Old Berlin Road	\$37,096,690	2019
0000546	Old Berlin Road to Hawthorne Drive	\$32,373,861	2018
431780	Hawthorne Drive to SR 35/Moultrie Bypass	\$23,840,540	June 2014
0000520	SR53/US 319 to Worth County Line	\$74,043,730	2018
0000519	Colquitt County Line to SR 112	\$33,778,061	2018
0000475	SR 112 to County Line Road	\$20,782,741	2018
0000473	County Line Road to Holly Drive	\$43,918,384	2018

I-75 Phase II - Bridges and Interchange Improvements - \$172+ Million

Completed in 2008, Phase I consisted of widening I-75 to 6 lanes. I-75 Phase II will replace bridges and ramps at several interchange locations to improve safety and traffic operations on I-75 throughout Lowndes County. Bridges will be widened to accommodate 8 lanes on I-75 in the future, as well as provide travel lanes for increasing traffic growth on adjoining roadways.

Project ID#	Project Termini	Total Cost	Construction Date
0000762	I-75 at Exit 22 (SR 7/US 41) & Exit 29 (SR 122)	\$55,730,248	2016
0007386	I-75 at Exit 2 (Lake Park—Bellville Road)	\$27,504,837	2017
0010297	I-75 at Exit 11 (SR 31/Madison Highway)	\$18,910,106	2017
0010295	I-75 at Exit 5 (SR 376)	\$36,070,880	Long Range
0010296	I-75 at Loch Laurel Road (Bridge)	\$4,851,073	Long Range
0010298	I-75 at Exit 18 (SR 133)	\$29,052,882	Long Range

SR 38/ US 84/Hill Avenue at Norfolk Southern Railroad Grade Separation - \$19+ Million

Begun in 2011, this project to construct a 4 lane bridge over the Norfolk Southern Railroad and parallel frontage roads is currently under construction. This project is ahead of schedule to be completed in Fall 2014.

For more information, please contact Corey Hull, MPO Director, at chull@sgrc.us or (229) 333-5277.

Contact the
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Be Smart: Submit a Site Plan at the START!

The City of Valdosta *strongly encourages* Site Plan submittal **BEFORE** full plan submittal. This allows staff the opportunity to comment on major components of the development, which can 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 a 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.

Upcoming Meetings/Events:

Historic Preservation Commission

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

Zoning Board of Appeals

3/4 - 2:30pm | City Annex Multi-Purpose Room

City Council

3/6 - 5:30pm | City Hall

Central Valdosta Development Authority

3/11- 2:30pm | City Annex Multi-Purpose Room

City Council

3/20 - 5:30pm | City Hall

Greater Lowndes Planning Commission

3/31 - 5:30pm | Lowndes County Health Dist. Admin. Office

Zoning Board of Appeals

4/1 - 2:30pm | City Annex Multi-Purpose Room

Historic Preservation Commission

4/7 - 5:30pm | City Annex Multi-Purpose Room

City Council

4/10 - 5:30pm | City Hall

Central Valdosta Development Authority

4/15- 2:30pm | City Annex Multi-Purpose Room

Good Friday Holiday

4/18 | City of Valdosta Offices Closed

City Council

4/24 - 5:30pm | City Hall

Greater Lowndes Planning Commission

4/28 - 5:30pm | Lowndes County Health Dist. Admin. Office

Historic Preservation Commission

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

Zoning Board of Appeals

5/6- 2:30pm | City Annex Multi-Purpose Room

City Council

5/8 - 5:30pm | City Hall

Central Valdosta Development Authority

5/13- 2:30pm | City Annex Multi-Purpose Room

City Council

5/22 - 5:30pm | City Hall

Memorial Day Holiday

5/26 | City of Valdosta Offices Closed

Greater Lowndes Planning Commission

5/27 - 5:30pm | Lowndes County Health Dist. Admin. Office

VISIT OUR WEBSITE: WWW.VALDOSTACITY.COM/PLANNING

The CITY OF VALDOSTA...A City Without Limits, A Region of Opportunity!