

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
1901 N. Forrest St.  
Monday, February 22, 2021 – 5:30 PM

**GLPC Commission Members Present:** Franklin Bailey, Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Lou McClendon, Steve Miller, Vicki Rountree (Chairperson), Chris Webb, Chip Wildes

**GLPC Commission Members Absent:** Debbie Sauls, Tommy Willis

**Staff:** Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; JD Dillard, Planning & Zoning Director; Trinni Amiot, Lowndes County Planner (Clerk)

**VISITORS PRESENT:**

(Sign-In sheet available in file)

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

Chairperson Rountree called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairperson Rountree explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairperson Rountree explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

Chairperson Rountree asked Commissioner McClendon to lead the Pledge of Allegiance followed by the Invocation.

**Agenda Item #2**

**Approval of the Meeting Minutes: November 30, 2020**

Chairperson Rountree called for additions, questions, and corrections of the November 30, 2020, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the November 30, 2020, meeting minutes as presented. Commissioner Wildes second. All voted in favor, no one opposed. Motion carried.

**Agenda Item #3**

**REZ-2021-01 Knights Landing Ph. 5**, Bemiss Knights Academy Rd, 0145B 094, ±150 lots, 58 ac., County Utilities, E-A to R-10

This request represents a change in zoning on approximately 58 acres from E-A (Estate Agricultural) zoning to R-10 (Suburban Density Residential) zoning. The motivation for the zoning change is aimed at allowing for the continued development of a residential subdivision, adding approximately 150 single-family residential lots.

The subject property is in the Urban Service Area and part of the Suburban Character Area. Access to and from the property is gained off of Bemiss Knights Academy Road, a minor collector road, as well as Dutchess Court, Duke Court, Bishop Court, and Countess Court, each of which is

designated a county-maintained local residential road. Per Comprehensive Plan guidance, R-10 zoning is listed as a permitted zoning within that character area.

In addition to the above information, the following factors should be considered: 1) the precedent set by the approval of the request for the previous phases, 2) the development pattern, 3) the different residential densities to the north (R-1) and south (R-21), 4) the MAZ zoning districts to the east, and 5) the utilization of County water and sewer.

The TRC considered the request and recommends that all lots face interior roads. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

Speaking in favor of the request:

- Bill Nijem

Mr. Nijem represented the applicant, and explained the project. He offered to answer any questions the Commissioners may have.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented including staff recommendations, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

#### **Agenda Item #4**

**REZ-2021-02 Nancy Hobby**, Loch Laurel Rd., 0168 012A, 6.5 ac., 1 lot, well/septic, R-1 to E-A

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to obtain a consistent zoning classification with the adjacent parcels to the south, owned by the applicant.

The subject property is in the Urban Service Area and part of the Rural Residential Character Area, and possesses road frontage on Loch Laurel Rd. and Carroll Ulmer Rd., a major collector road and a local road, respectively. Per Comprehensive Plan guidance, E-A zoning is listed as a permitted zoning within a Rural Residential Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent parcels to the south, recently rezoned from R-1 to E-A [REZ-2019-17 and REZ-2020-01], 2) the Description of a Rural Residential Character Area as stated on page 128 of the Comprehensive Plan, "These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation." 3) the Development Strategy stated on page 128 of the Comprehensive Plan, "The rural atmosphere should be maintained..." and 4) the existing rural character of the property.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

Speaking in favor of the request:

- Nancy Hobby

Ms. Hobby is the applicant, and explained she wanted to return the land to an agricultural zoning.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, Commissioner Miller second. All in favor, no one opposed. Motion carried.

### **Agenda Item #5**

**REZ-2021-03 Johnston Subdivision**, 0195 053, Schoolhouse Pond Rd., ±20 ac., ±45 lots, R-1 to R-10, County Utilities

This request represents a change in zoning on approximately 21 acres from R-1 (Low Density Residential) zoning to R-10 (Suburban Density Residential) zoning, with a condition requiring a minimum of 15,000 square feet per lot per the applicants request, in order for a new residential subdivision of ±45 single-family residential lots to be developed.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from School House Pond Road and Payton Place, both minor collector roads. Per Comprehensive Plan guidance, R-10 zoning is listed as a permitted zoning within that character area.

The request to have a minimum lot size of 15,000 square feet is based on market demand and to serve as a transition between neighboring subdivisions with lot sizes of 10,000, 21,000 and 43,560 square feet.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

The Commissioners had several requests concerning the submitted site plan with the application, the zoning of adjacent lots, interior roads, and similarity of proposed homes to existing homes.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale is the attorney representing the applicant and a member of the land-owning company. Mr. Langdale explained the project and stated this request is compatible with the surrounding area. The project will maintain the character of the area and the new homes will be comparable in size and appearance. The average size of the lots will be .7 ac. The project will have an architectural review board and restrictive covenants.

Commissioner Bailey had questions regarding the lot size and the concept plan.

Speaking against the request:

- Marie Bennett
- Will Taylor
- Park Perkins

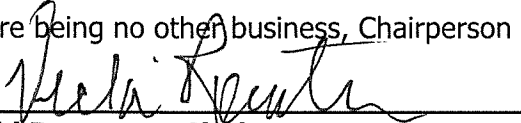
Ms. Bennet submitted a petition to the Commissioners with signatures against the rezoning request. (See file). Other comments centered on an increase in traffic, lot size, and noise.

Commissioner Bailey had questions regarding the setback (build line) of the lots.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented with the condition that all lots be a minimum of 15,000 sf, Commissioner Hightower second. All in favor, no one opposed. Motion carried.

Mr. Martin discussed the process for updating the Comprehensive Plan and stated the discussions would be held during the Planning Commission work sessions.

There being no other business, Chairperson Rountree adjourned the meeting at 6:16 p.m.



**Vicki Rountree, Chairperson**  
**Greater Lowndes Planning Commission**

**Date** 3/29/24