

MINUTES
GREATER LOWNDES PLANNING COMMISSION SPECIAL CALLED MEETING
LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
325 WEST SAVANNAH AVENUE
February 29, 2016
5:30 P.M.

MEMBERS PRESENT:

Jody Hall, Acting Chairman
W. Keith Sandlin
Ted Raker
Celine Gladwin
Gerald McClendon
Chip Wildes
Johnny Ball, III
Tommy Willis
Brad Folsom

MEMBERS ABSENT:

-Dasher representative-
Franklin Bailey, Chairman

STAFF PRESENT:

Jason Davenport, County Planner
Carmella Braswell, Recording Secretary
Matt Martin, City Planning & Zoning Admin.

VISITORS PRESENT:

(See Attached Sign-In Sheet)

AGENDA ITEM #1:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Hall called the meeting to order at 5:30 p.m. Chairman Hall welcomed everyone to the GLPC meeting, and thanked staff for their efforts for arranging the special called meeting. Chairman Hall explained that the Planning Commission serves as an advisory body to the local member governments regarding land use requests. Chairman Hall explained that the Planning Commission is a recommending body only, and the final determination of the requests presented will be made by the applicable local governments. Chairman Hall explained the meeting procedures and stated that handouts were available for review by the public for the conducting of the public hearing, to include the Standards for the Exercise of Zoning Powers that will be used as part of their determination for the cases on the agenda. Chairman Hall announced the date of the public hearing for the member governments as listed on the agenda.

Chairman Hall asked Commissioner McClendon to give the Invocation followed by the Pledge of Allegiance.

AGENDA ITEM #2:

Approval of the Meeting Minutes: January 25, 2016

Chairman Hall called for questions, corrections, and approval of the January 25, 2016, meeting minutes.

There being none, Commissioner Folsom made a motion that the minutes be approved. Commissioner Willis seconded the motion.

Chairman Hall asked if there was any discussion concerning the motion. There being none, Chairman Hall called the motion and it was carried. (Vote 8-0, Unanimous)

LOWNDES COUNTY CASE

AGENDA ITEM #3:

REZ-2016-03 Lowndes County Children's Advocacy Center (CAC)

Nature of Request: Mr. Davenport stated the request is to rezone 1 acre from R-A (Residential Agriculture) to O-I (Office Institutional). The motivation behind the request is to allow for a property transaction for the Children's Advocacy Center. Lowndes County partner with the CAC for a grant to construct a new facility. While the grant was awarded to the CAC, a rezoning of the subject property is needed. Staff has no significant updates since the work session. One minor update is an added playground to the site. Staff's recommendation is for approval.

Chairman Hall asked if there were any questions to staff from the Planning Commission.

There being none, Chairman Hall asked if anyone was present wishing to speak in favor of the request.

Mr. Lee Tarpley, 4110 Northlake Drive, stated he is on the board of the CAC center. The CAC is a community resource center serving the counties of Lowndes, Berrien, Lanier, Brooks, and Echols. They coordinate with local law enforcement agencies and the department of family and children services to assist victimized children. Their services consists of minimizing the trauma of victimized children, conducting forensic interviews, performing clinical therapy sessions to children and their families at no cost. They are currently located on Moore Street. Unfortunately, there was a 31% increase in children seen in 2015 versus 2014. Because of a dream and desire to see a new facility, the CAC partnered with Lowndes County to receive Community Development Block Grant (CDBG) with the help of the staff, the Technical Review Committee (TRC), and Ms. Hobbs, with the Regional Commission. The grant was submitted and awarded in October for the construction of a 4,300 square feet facility that will be centrally located for the counties served, and allow the opportunity to grow in the future.

Chairman Hall asked if there were any questions to the speaker.

There being none, Chairman Hall asked if anyone else was present wishing to speak in favor of the request.

There being none, Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation portion was closed and the Chairman entertained discussion among the Planning Commission.

There being no discussion, Chairman Hall called for a motion.

Commissioner Willis made a motion to recommend approval of the request as presented. Commissioner Gladwin seconded the motion.

Chairman Hall called for discussion and questions concerning the motion. There being none, Chairman Hall called the motion and it was carried. (8-0, Unanimous)

CITY OF VALDOSTA CASES

AGENDA ITEM #4

VA-2016-03 Gusto Development

Nature of Request: Mr. Martin stated the next 3 agenda items pertain to the same development proposal – 2 rezonings and 1 annexation. Regarding the first request which is also the main parcel consisting of 9.18 acres, it is already located within the city limits of Valdosta. The subject property is located in the northeast corner of Bemiss and Guest Roads. The property is currently split-zoned with Highway Commercial (C-H) and Planned Commercial Development (PCD). PCD is a zoning district that is no longer recognized in the LDR. The subject property's approval to PCD was granted in 2007 and since the proposed development is different, a rezoning is necessary. The proposal is to develop the subject property differently but as a conventional commercial development in C-C zoning. The proposed development will consist of an anchor grocery store with a drive-thru pharmacy, and a detached gas station. The staff report contains maps to show the development pattern, an aerial map, and a detailed site plan. The subject property is located along a commercial corridor of Bemiss Road. In the case of a new development, the development has to follow the current development standards to include parking, storm water, a buffer yard along the east boundary, as well as landscaping along the street yard of Bemiss and Guest Roads. The other 2 agenda items is a remnant parcel consisting of 0.64 acres located at the southeast corner and is located in the unincorporated areas of Lowndes County – which is an annexation request. Staff is recommending a vote of the rezoning first, then a recommendation on the annexation.

Chairman Hall asked if there were any questions to staff from the Planning Commission.

Commissioner Gladwin asked if there were any comments submitted from the adjacent neighborhood.

Mr. Martin stated there were 2 telephone calls for the residents of Hamilton Pointe – once they were told of the proposed development, they were pleased.

There being no further questions, Chairman Hall asked if anyone was present wishing to speak in favor of the request.

Mr. Ben Carroll, Gusto development, stated staff explained their request very well and they were available for questions regarding the proposed project.

There being no questions, Chairman Hall made one final call for those wishing to speak in favor of the request.

There being none, Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

There being none, Chairman Hall closed the public participation portion of the request and entertained further discussion from the Planning Commission.

There being none, Chairman Hall entertained a motion.

Commissioner Wildes made a motion to recommend approval of rezoning 9.18 acres as the request is consistent with the Comprehensive Plan. Commissioner Willis seconded the motion.

Chairman Hall called for questions or discussion concerning the motion.

There being none, Chairman Hall called the motion and it was carried. (Vote 8-0, Unanimous)

AGENDA ITEM #5

VA-2016-04 Gusto Development

Nature of Request: Mr. Martin stated this is the rezoning request of the small parcel 0.645 located on the southeast corner of Bemiss and Guest Roads. This is the portion of property that is not planned for the commercial buildings. It is open space and will house some of the storm water facilities. Because this is an annexation, we will take action of the rezoning first and subsequently vote on bringing it into the city limits.

Chairman Hall called for those in favor of the rezoning request.

There being none, Chairman Hall called for those wishing to speak in opposition to the request.

There being none, Chairman Hall closed the public participation portion of the request and called for discussion.

There being none, Chairman Hall called for a motion.

Commissioner Willis made a motion to recommend approval of the rezoning request as it is consistent with the Comprehensive Plan. Commissioner Raker seconded the motion.

There being no discussion, Chairman Hall called the motion and it was carried. (Vote 8-0, Unanimous)

AGENDA ITEM #6

VA-2016-05 Gusto Development

Staff had explained the annexation request in agenda items #4 and #5.

Chairman Hall asked if anyone was present wishing to speak in favor of the request.

There being none, Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

There being none, Chairman Hall called for a motion.

Commissioner Willis asked if Lowndes County had in opposition.

Mr. Davenport stated no.

There being no further questions, Commissioner Wildes made motion to recommend approval of the annexation. Commissioner Willis seconded the motion.

There being no discussion, Chairman Hall called the motion and it was carried. (Vote 8-0, Unanimous)

OTHER BUSINESS

There being no other business to discuss, Chairman Hall adjourned the meeting. (5:50 p.m.)

Franklin Bailey, Chairman
Greater Lowndes Planning Commission

Date