

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

**Members Present:**

Franklin Bailey, Chairman  
Jody Hall  
Gerald McClendon  
Ted Raker  
Celine Gladwin  
W. Keith Sandlin

**Members Absent:**

Johnny Ball, III  
Chip Wildes  
Tommy Willis  
Brad Folsom  
~Dasher representative~

**Staff**

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

**VISITORS PRESENT:**

(See Attached Sign-In Sheet)

**AGENDA ITEM #1:**

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

Chairman Bailey called the meeting to order at 5:30 p.m. Chairman Bailey welcomed everyone to the GLPC meeting, and thanked staff for their efforts for arranging the special called meeting. Chairman Bailey explained that the Planning Commission serves as an advisory body to the local member governments regarding land use requests. Chairman Bailey 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 Bailey 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 Bailey announced the date of the public hearing for the member governments as listed on the agenda.

Chairman Bailey asked Commissioner McClendon to lead the Invocation followed by the Pledge of Allegiance.

**AGENDA ITEM #2:**

**Approval of the Meeting Minutes: July 25, 2016**

Chairman Bailey called for questions, corrections, and approval of the July 25, 2016, GLPC meeting minutes.

There being no questions, Chairman Bailey called for a motion.

Commissioner Raker made a motion to approve the minutes as presented. Commissioner Hall seconded the motion.

There being no further discussion, Chairman Bailey called the motion and it was carried unanimously. (Vote 5-0)

### **LOWNDES COUNTY CASES:**

**Of Note: Mr. Davenport stated that the rezoning request by Calvin Demps for property located off of Dean Street, Beejay Street, and Golden Avenue was taken off the agenda due to staff's continued work. The rezoning request was not advertised.**

#### **AGENDA ITEM #3:**

**REZ-2016-16**

**Livingston Properties – Bemiss Knights Academy Road, Valdosta, Georgia**

**Nature of Request:** Mr. Davenport stated this request is a change to rezone the subject properties to R-10 (Suburban Density Residential) in order to develop a small residential subdivision. Overall, staff found the request to be consistent with the Comprehensive Plan and is recommending for its approval. Regarding questions raised at the work session, staff has met with the project's engineer and the responses from all parties were the final layout of the project and the proposed lot frontages. The engineer responded that he will allow for an alternative layout as to not connect to Bemiss Knights Academy Road. Currently, there are 20 lots located along Merriman Court, and the proposed development will allow 4-5 additional lots which is a maximum requirement.

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

Commissioner Gladwin asked if the engineer is in favor of the connection of Merriman Court to Bemiss Knights Academy Road.

Mr. Davenport stated the developer would be in favor of a full connection or an alternative connection. At this time, the developer is not in favor of a restriction/condition. The applicant has not decided on a final layout.

Chairman Bailey asked what is the maximum number of lots allowed within a cul-de-sac.

Mr. Davenport stated the ULDC has a requirement of 24-25 lot maximum allowance on a cul-de-sac. At this time, they will be limited on the number of additional lots on Merriman Court and the creation of some lots to front on Bemiss Knights Academy Road.

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

Mr. Nathan Livingston, 1357 Titterville Highway, Lakeland, Georgia, stated he is the developer. Their desire is to extend the road approximately 70' and construct a cul-de-sac. At the present time, Merriman is a dead-end road. The proposed cul-de-sac will allow a place for fire trucks to turn around in lieu of backing out. They plan to develop 6 lots on cul-de-sac and develop 10 lots to front on Bemiss Knights Academy Road.

Commissioner Hall asked the speaker why not connect entirely to Bemiss Knights Academy Road.

Mr. Livingston stated the cost of infrastructure - the cost of extending Merriman Court will be costly.

Commissioner Gladwin stated the extension of Merriman Court provides for better connectivity and recommends the connection.

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

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

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

There being none, Chairman Bailey called for a motion.

Commissioner Gladwin made a motion to recommend approval with the condition that Merriman Court extends to Bemiss Knights Academy Road as a through road. Commissioner Hall seconded the motion.

Chairman Bailey called for questions and discussion on the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

***Of note: Mr. Martin asked the Chairman to announce the withdrawal of Agenda Item #5 (City of Valdosta case): CU-2016-02 by Amrutbhai Patel, 410 N. Oak Street, for a Conditional Use request for an Event Center in a C-H (Highway Commercial) zoning district.***

#### **AGENDA ITEM #4:**

**REZ-2016-17**

**Grove Point – Dasher Grove Road, Hahira, Georgia**

**Nature of Request:** Mr. Davenport stated this is a request by the developers of Grove Point requesting rezoning to R-10 (Suburban Density Residential). The subject property is the most southern portion of property located at the end of Dasher Grove Road. Most of the subject property is already zoned R-10. The lot development plan will exceed the R-10 standards. This is the last phase of Grove Point that will be located to the east. The developers had already submitted their preliminary subdivision layout to the staff and it was during the review when staff revealed that the lot size did not comply with the current R-21 (Medium Density Residential) zoning district. Regarding questions raised at the work session for Highway 41 North improvements, Old 41 Phase 2 improvements, there are plans in place that will begin in 2017 from Dasher Grove Road heading south to North Valdosta Road – a mixture of 3-5 lane sections – which will be a short-term project.

Chairman Bailey asked if there were any questions for staff from the Planning Commission.

Commissioner Gladwin stated her concerns about the area being located in a Neighborhood Activity Center (NAC) character area – the character area does not support the requested rezoning.

Mr. Davenport stated this development is a growing master planned community from Old 41 to Val Del Road. The NAC character area is more intense and allows a greater number of uses than a Suburban Area character area. The intent and anticipation is that this area will be developed at a greater density with plans for commercial development to the west of the residential development along U.S. Highway 41 North.

Chairman Bailey asked if the applicant submitted a lot layout.

Mr. Davenport stated the layout is included in the staff report.

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

Mr. Gary Cannon, 905 Moss Way, stated the original intent of Grove Point has not changed. The last phase has a plan already been engineered from 15,000 and up square feet lots. The County does not have an R-19 zoning. They are proposing up to 50 lots that will not be an R-10 development type. The lots are proposed at 80' widths.

There being no questions for the speaker, Chairman Bailey asked if anyone else was present wishing to speak in favor of the request.

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

Mr. Jim Savin, 4765 San Saba Drive, stated his property abuts the southern portion of the subject property. They built their home 4 years ago and were under the impression that the new phase will be in continuity with the Mahan Drive section, the southern side. There are beautiful 100-yr old oaks over there that may be destroyed with the proposed 80' wide lots. They are hopeful that in the long-term the zoning board protects the property with careful development.

There being no questions for the speaker, Chairman Bailey asked if anyone else was present wishing to speak in opposition to the request.

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

Chairman Bailey asked if a tree survey had been performed.

Mr. Cannon stated yes – the proposed development will have winding roads with 100'-115' wide lots. A substantial investment has been made to protect some of the older trees. The minimum lot size will be comparable to an R-19 zoning district. This will not be an R-10 development.

Mr. Davenport stated the new phase will consists of approximately 50 lots – the development will not be maxing out their density. The developers were under the impression that the subject property was already zoned R-10.

Commissioner Gladwin stated the site plan depicts lots that will align with the existing lots to the west; what is the minimum square feet of the proposed homes.

Mr. Cannon stated the minimum house size will be 2200 square feet, similar to Phase I; however, the proposed lot sizes are bigger than the Phase I lots.

There being no further discussion, Chairman Bailey called for a motion.

Commissioner Hall made a motion to recommend approval as presented. Commissioner McClendon seconded motion.

Chairman Bailey called for questions and discussion concerning the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

## City of Valdosta

### **AGENDA ITEM #5:**

**CU-2016-02**

**Amrutbhai Patel – 410 North Oak Street, Valdosta, Georgia**

**Chairman Bailey announced this case had been withdrawn by the applicant**

### **AGENDA ITEM #6:**

**CU-2016-03**

**Windrush Land Company – 3819 North Valdosta Road, Valdosta, Georgia**

Nature of Request: Mr. Martin stated this is a request for a Conditional Use Permit for a mini-warehouse self-storage facility in Community-Commercial (C-C) zoning. The subject property is located at 3819 N. Valdosta Road, consists of 3.59 acres, and is located immediately behind Music Funeral Home. Concerning the Comprehensive Plan, the subject property is located within 2 character areas – the Neighborhood Activity Center (NAC) and the Parks/Recreation/Conservation (PRC). In 2011, the subject property was annexed and rezoned to MXD, a master planned mixed use development. In 2014, the property owner abandoned the approved master plan and rezoned the property to Community Commercial (C-C) for the development of other viable uses, as well as the development of a mini-warehouse facility. The property owner currently has a prospective buyer who wants to develop the subject property as a mini-warehouse use. The submitted site plan depicts the arrangement of the said use. The applicant will developed the property in phases due to FEMA standards. The cumulative total of warehouse space is proposed at 61,000 square feet. A buffer yard will not be required between the commercial zoning that is adjacent to the funeral home or the conservation area. However, the applicant is choosing to construct a buffer yard between their development and the funeral home at twice the dense. With the CUP, supplemental standards are required – the endcap of the proposed buildings that will front North Valdosta Road will not be constructed with metal siding. The applicant is proposing a use and a design to efficiently develop this hard-to-develop property in a manner that meets or exceeds the development requirements. The applicant is proposing to completely reconstruct a shared driveway, with GDOT's approval. Options for the accommodation of water and sewer are to have an individual private septic tank/drain field or the possibility of connecting to the City's sewer with the use of a small pump station, and use of City water. There is ongoing discussion between the applicant and nearby property owners. Staff has reviewed the request and finds it consistent with the Comprehensive Plan and the Conditional Use Review Criteria and recommends approval subject to the following 9 conditions:

- (1) Approval shall be granted for a self-storage mini-warehouse facility, as generally depicted on the submitted site plan, and

subject to all the current supplemental development standards for such use. The facility shall utilize security gated controlled access with limited hours of operation, and an on-site manager.

- (2) Any outdoor storage areas shall be for recreational vehicles only, shall be limited to no more than 15,000-sf of total area, and shall be located at least 200' from North Valdosta Road.
- (3) Access to the site from North Valdosta Road shall be provided in the form of a shared driveway and joint access easement with Music Funeral Home. Intersection improvements shall be approved by GDOT as applicable, and the main path of designed ingress/egress shall be given to the funeral home.
- (4) At the time of construction for each building in the development, the finished floor elevation of each building shall be at least 136', or at an elevation 1' above FEMA's 100-year flood elevation for the property at the time of construction, whichever is greater. FFE for each building shall be approved by the City Engineer. Development of Buildings "C" through "E" and their surrounding area shall be subject to both City Engineer and FEMA approval, as applicable.
- (5) All buildings shall be 1-story and Buildings "E" through "H" (adjacent to the funeral home property) shall be limited to a maximum height of 10'.
- (6) The eastward-facing walls of Buildings "D" and "H", and both the eastern and northern walls of the office on the eastern side of Building "A" shall comply with the provisions of LDR Section 214-7 (no metal siding). Outdoor lighting shall be building-mounted fixtures only and directed away from neighboring properties.
- (7) All vehicular use areas shall be paved with materials acceptable to the City Engineer.
- (8) In lieu of a required Buffer Yard along the southern and southwestern property lines, evergreen vegetation and fencing shall be required along the eastern property lines (adjacent to the funeral home) as depicted on the submitted site plan. The 10' building setback area along the southern property line shall remain vegetated in a natural undisturbed state that is consistent with the adjacent property. Existing mature trees in all these areas shall remain as approved by the City Arborist.
- (9) Conditional Use approval shall expire after 3 years from the date of approval if no plans for a building permit have been submitted by that time.

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

Chairman Bailey asked if the development is limited to hours of operation.

Mr. Martin stated the applicant will be able to explain the operation; due to the area being isolation, there were concerns for control and safety.

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

Mr. Nathan Brantley, attorney, 701 N. Patterson Street, stated a site plan was revised to depict the proposed buffers against the funeral home buffer - 15' wide buffer consisting of 8' Leyland Cypress trees every 10', an Oak or Elm tree every 50' in addition to shrubs. Their desire is to be a good neighbor and address concerns of the development. The second phase will occur in approximately 2 years and is located on the north end and identified as Building D on the site plan. The ends of the buildings that face North Valdosta Road will consist of a brick façade as required. They have also addressed and will improve the functionality of the proposed entrance. Regarding access into the facility, the gate access will be opened until 9 p.m.

Mr. Clayton Milligan, engineer, 3998 Inner Perimeter Road, stated their firm is responsible for the civil engineering for the project. Their firm has not performed any mapping studies, neither has metal buildings been ordered. Their desire is to get the conditional use permit first. The development will exceed the 25% green space requirement and contain less than 75% impervious surface area. GDOT permits have already been approved. Their request is to remove Condition #4, the FEMA language, because there are already FEMA regulations in place as well as the City's Flood Ordinance to address development in these areas. Also, they are requesting the removal of Condition #6 due to the proposed buffer yard, green space, and very significant distance between the building and the road. There is still some significant civil engineering work to be done that will comply with the regulations.

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

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

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

Commissioner Hall asked staff to comment on the removal of Condition #4 and #6 as requested by the applicant.

Mr. Martin stated he had proposed to leave the condition as it was a carryover of the Mayor and Council's previous rezoning condition several years ago; regarding Condition #6, staff is amendable to modify the language.

Commissioner Gladwin stated she had concerns with the proposed development's view from the road, the potential allowable land uses, and the SEZP criteria.

Commissioner Sandlin asked if Mr. Casey Music, 3831 N. Valdosta Road, satisfied with addressing the concerns for the development.

Mr. Music stated they developer had worked closely with them and they were satisfied.

Commissioner Hall stated he had concerns with potential allowable uses but is satisfied that this is the best use for the property.

There being no further discussion, Chairman Bailey called for a motion.

Commissioner Hall made a motion to recommend approval of the CUP with removal of the proposed Condition #4 as recommended by staff, and the rewording of Condition #6 as it pertains to the green space buffer being used in lieu of the brick façade. Commissioner Raker seconded the motion.

Chairman Bailey called for questions and discussion concerning the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

**AGENDA ITEM #7:**

**VA-2016-10**

**Kelly Barcol, 2037 E. Park Avenue, Valdosta, Georgia**

Nature of Request: Mr. Martin stated this is a request to rezone 4 acres from Single-Family Residential (R-10) to Community Commercial (C-C). The subject property is located at 2037 E. Park Avenue. The subject property is located in Neighborhood Activity Center (NAC) character area. Currently, the R-10 and R-15 zoning districts are noncompliant. In January, 2010, the subject property received a Conditional Use Permit approval for a church facility; however, the church has proposed some accessory commercial uses and exceeds the conditional use permit approval. The higher density residential is no longer practical in this area. C-C zoning is acceptable in this area, given the presence of other C-C and C-N zoning areas. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and is recommending approval.

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

Commissioner Gladwin asked if any other zoning district that will allow for this development other than C-C zoning.

Mr. Martin stated the C-C zoning is needed for their proposed café and the proposed fitness center.

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

Mr. Kelly Barcol, 3926 Pecan Drive, stated he is the Pastor of Winnersville Community Center, and has worked closely with J. L. Newbern School and has begun a mentoring program for 11 kids – pickup and drop off to tutoring classes and fitness. The mentoring program is designed to increase gradually. The community center will also become an after-school program for the Scintilla School.

There being no questions for the speaker, Chairman Bailey asked if anyone else was present wishing to speak in favor of the request.

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

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

There being none, Chairman Bailey called for a motion.

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

Chairman Bailey called for discussion on the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

**AGENDA ITEM #8:**

**VA-2016-11**

**Ron Borders, 1805 Green Circle, Valdosta, Georgia**

Nature of Request: Mr. Martin stated this is a request to rezone 0.40 acres from Single Family Residential (R-10) to Office Professional (O-P). The subject property is located along the north side of the Baytree Road Corridor. This area, over time, has converted from a single-family residential area and converted to professional office usage. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power and recommends approval.

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

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

Mr. Ron Borders, 1718 Williams Street, stated he is the applicant and does not have anything to add to staff's presentation.

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

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

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

There being none, Chairman Bailey called for a motion.

Commissioner Sandlin made a motion to recommend approval as presented by staff. Commissioner McClendon seconded the motion.

Chairman Bailey called for questions and discussion on the motion.

There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

**AGENDA ITEM #12:**

**VA-2016-12**

**Roger Budd Company – 402 E. Mary Street, Valdosta, Georgia**

Nature of Request: Mr. Martin stated this is a request to rezone 0.35 acres from Single-Family Residential (R-6) to Highway Commercial (C-H). The subject property is located at 402 E. Mary Street and currently contains an existing commercial building that has been in place for many years. The applicant has a potential tenant who is proposing to operate an auto body shop. Historically, the subject property has been zoned R-6 since 1984 and has contained a commercial building previous to that date. At one time, the subject property was a residential contractor's office. The requested C-H zoning will allow an auto body shop with supplemental standards for heavy auto repair. Staff is aware that some type of commercial zoning is needed for the property, but is reluctant to recommend C-H zoning further into this neighborhood. Most of the current building covers the entire lot. Supplemental standards are required for any outdoor storage as well. Due to the configuration of the site, staff believes the supplemental standards will not be complied and the applicant will be required to

seek a Variances by the Zoning Board of Appeals. Staff finds C-C zoning to be consistent with the Comprehensive Plan instead, and has recommended such based on the zoning pattern of the area.

Chairman Bailey asked staff what was constructed 7 years ago.

Mr. Martin stated the tax assessor's office confirmed that the original building was constructed in the 1940s.

Commissioner Gladwin asked if the applicant favors the recommended C-C zoning.

Mr. Martin stated the applicant is present.

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

Mr. Roger Budd, III, 11 Tremblewood Trail, stated he is requesting to rezone the property to C-H. The Roger Budd Company has owned the subject property twice and have had an extensive history with the property. Mr. Davis stated that his father built this business in the 1940s and was built to manufacture duct work for Davis Air Conditioning. They cannot explain the residential zoning as depicted on the zoning map. The property has been used for a variety of heavy and intense uses throughout the years as it is the oldest building in the area. They would like to bring into alignment and use the structure for what it has been used as over the years.

Commissioner Gladwin asked if the property had been consistently used for heavy commercial businesses.

Mr. Budd stated yes; they are not sure of staff's concerns given the historic nature and use of the property. The property basically consists of a u-shaped building and a loading dock. As the property owner, they are faced with what the market will bear as it is currently developed.

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

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

There being none, Chairman Bailey closed the public participation portion of the request and entertained further questions and discussion.

Commissioner Gladwin asked if the CAC character area allows C-H zoning.

Mr. Martin stated yes. The intention was for C-H zoning to be located along the major corridors and not along collector roadways, which is probably why the subject property is included due to N. Ashley Street. The requested rezoning may be reviewed as 2 different ways – commercial zoning is logical and the subject property has a very intense and heavy commercial history. The request was very complicated. The applicant's comments are valid and the residents are impacted as much as they will be.

Commissioner Hall asked if there were any concerns for noise and potential emissions from their paint booth; and, will there be limitations in place for hours of operation.

Mr. Martin stated the permitting process will address exhaust fans location and such and may be addressed via the Variance process. Staff has some ideas to suggest to the applicant. Regarding the hours of operation, staff cannot attach a requirement to a rezoning request; however, these items can be addressed through the conditional use permit.

There being no further questions, Chairman Bailey called for a motion.

Commissioner Raker made a motion to recommend approval to C-H as requested by the applicant. Commissioner Hall seconded the motion.

Chairman Bailey called for questions and discussion on the motion.

There being none, Chairman Bailey called the motion and it was carried. (Vote 5-0)

## **AGENDA ITEM #10:**

### **VA-2016-13**

#### **City of Valdosta – Text Amendments**

**Nature of Request:** Mr. Martin stated the City of Valdosta is proposing text amendments to Chapter 310 as it pertains to Stormwater Utility Management. The main idea is to put into place what the City of Valdosta has currently approved and adopted as part of the June budget – that is, raising the base rate multiplier from \$2.50 to \$3.50 and placing this in the LDR. The remainder of the amendments are housekeeping items and will reflect the administration of stormwater being located within the Engineering department instead of the Utilities department. Included in the staff report packet is a stormwater brochure that further explains the multiplier rate and how it is used.

There being no questions for staff from the Planning Commission, Chairman Bailey asked if anyone was present wishing to speak in favor of the request.

There being none, Chairman Bailey asked if anyone was present to speak in opposition.

There being none, Chairman Bailey closed the public participation portion and entertained further discussion and questions from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Hall made a motion to recommend approval. Commissioner Gladwin seconded the motion.

Chairman Bailey called for questions concerning the motion.

There being none, Chairman Bailey called the motion and it was carried (Vote 4-1 [Raker])

## **OTHER BUSINESS**

Staff mentioned the draft version of the Greater Lowndes County Comprehensive Plan has been approved by the State of Georgia and cleared the process for its final adoption. The final official recommendation will be placed on the September’s GLPC agenda.

There being no further business, Chairman Bailey adjourned the meeting 7:42 p.m.

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**Franklin S. Bailey, Chairman**  
**Greater Lowndes Planning Commission**

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**Date**