

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
325 WEST SAVANNAH AVENUE
Monday, January 30, 2017
5:30 P.M.

Members Present:

Franklin Bailey, Chairman
Jody Hall
Gerald McClendon
Ted Raker
Celine Gladwin
Johnny Ball, III
Brad Folsom
Chip Wildes
Tommy Willis

Members Absent:

W. Keith Sandlin
~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 dates of the public hearing for the local 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: November 28, 2016

Chairman Bailey called for questions, corrections, and approval of the November 28, 2016, GLPC meeting minutes.

There being none, Chairman Bailey called for a motion.

Commissioner Folsom made a motion to approve the minutes as presented. Commissioner Wildes seconded the motion.

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

CITY OF VALDOSTA CASES

Chairman Bailey announced the order of the meeting agenda will be deviated to begin with Agenda item #7 and #8.

(Of note: Commissioner Gladwin recused herself from participation for meeting agenda items #7 and #8)

Agenda Item #7

VA-2017-03 Georgia Park LLC, 601-603 Georgia Avenue, Valdosta, Georgia

Nature of Request: Mr. Martin stated agenda items #7 and #8 are 2 separate requests for the same applicant and same property, both will require separate motions. Agenda item #8 is a Planned Development request that hinges upon the successful rezoning of Agenda item #7. The subject property consists of 3 parcels totaling 4.43 acres, located at 601-603 Georgia Avenue. The subject property is completely zoned Single-Family Residential (R-15). The applicant is requesting to rezone a combination of Multi-Family Residential (R-M) and Single-Family Residential (R-10). The subject property is located within an Established Residential (ER) character area on the Future Development Map what allows for all residential types of development. The applicants desire to combine the lots and redesign the layout for a Planned Development consisting of individual homes (6) in the front facing Georgia Avenue, and a multi-family complex (36 units) in the back. The development plan was designed with plenty of landscape, open space, and maintaining as much of the existing vegetation as possible. The development plan almost meets the code (underlying zoning) with very few deviations. The submitted handout provides substantial details concerning the development plan and proposed elevations. Staff has received numerous letters in opposition to the request that has been included in the staff report. Regarding the Planned Development request, staff has proposed a number of conditions should the request proceed forward. In terms of zoning pattern, the introduction of R-M zoning to this area is inconsistent and incompatible given the density that R-M zoning will allow. Staff commends the developer in the design, however, the density is too high for this area and will be in the center of an established residential neighborhood. While staff is recommending denial of both the rezoning request and the planned development request, and if the rezoning is approved, the planned development should be approved with at least the following conditions:

- (1) Approval shall be granted for a mixed-residential Planned Development, in general accordance with the submitted master plan and building graphics that consists of 6 single-family detached dwellings each on their own lot, and no more than 36 multi-family dwellings grouped on their own parcel. All other allowable uses in R-M and R-10 zoning shall be excluded, except for home occupations that generate no traffic.
- (2) The multi-family development shall be in buildings which do not exceed 3 stories nor more than 40' in height, and shall maintain a setback distance of at least 90' from all external property lines.
- (3) The development shall have only the 2 designated shared private driveways onto Georgia Avenue, with

perpetual easements put in place along the drives to facilitate interparcel access and connectivity. The northernmost driveway from Georgia Avenue shall be changed to one-way entry only.

- (4) There shall be a perimeter vegetative buffer yard along the development's entire northern, southern and western boundaries, beginning at a point 100' west of the Georgia Avenue right-of-way line. The buffer yard shall be at least 10' wide and shall include an 8' solid opaque fence or wall that is perpetually maintained. The buffer yard shall consist of at least 8 trees and 40 shrubs per 100 linear feet. Existing mature trees and other existing vegetation shall be retained where feasible. Any required new plantings shall be evergreens.
- (5) The multi-family parking lot shall include residential-scale lighting that is directed downward and away from adjacent properties.
- (6) Entrance signs for the development shall consist of no more than one monument sign at each entrance, each to be located on private property, not to exceed 5' in height nor 12-sf in sign copy area.
- (7) From the date of Planned Development approval, the development shall commence within 2 years (request for permits) and be completed within 4 years. Otherwise, Planned Development approval shall automatically expire.

Chairman Bailey thanked staff for the presentation and opened the floor to questions to staff from the Planning Commission. Staff responded to several questions from the Planning Commission.

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

Mr. Joseph Johnson, 2408 Briarwood Road, stated he was one the partners in this development. All of the developers are local citizens, and the primary reason for this development is to maintain the residency in the city limits of Valdosta, in lieu of citizens relocating to the county. Mr. Johnson gave a PowerPoint presentation that explained the development study, statistical data, the impact of the development, and the overall masterplan development.

Chairman Bailey thanked the speaker for his presentation and opened the floor to questions to the speaker from the Planning Commission. Mr. Johnson responded to questions from the Planning Commission.

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

Mr. Anthony Courson, 303 Georgia Avenue, stated he is one of the developers of the project. The development will be an improvement to the area and not a deterrent. The development will pump life into this area. Where there is no vision the people will perish.

Chairman Bailey thanked the speaker and opened the floor to questions from the Planning Commission. There being none, 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.

Mrs. Pamela Rickman, 501 Georgia Avenue, stated they have been residents of Valdosta for 26 years and residents of their present home for 17 years. Mrs. Rickman thanked the Planning Commission, developer, and

staff for their time to listen and present the development. They concur with staff's recommendation for the following reasons: 1) character of the neighborhood, 2) infrastructure, and 3) safety.

Chairman Bailey asked if there were any questions to the speaker from the Planning Commission. After responding to questions, Chairman Bailey asked if anyone else was present wishing to speak in opposition to the request.

Ms. Said Fares, 707 Georgia Avenue, stated he has lived at this residence for 27 years and has bought 2 additional lots on Georgia Avenue. The current plan will not help the area and set a precedence for 2 other properties in the area – intersection of Georgia Avenue and Gornto and near the corner of Georgia Avenue and Alden Avenue.

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

Mr. John McIntyre, 600 Georgia Avenue, stated his uncle has resided at this location for over 50 years. The apartments is their issue, as well as the increased traffic.

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

Ms. Sandra Dipietro, 702 Maplewood Drive, stated their family own several properties in the area. She has 2 daughters who wish to relocate back to Valdosta but are now unsure due to the proposed development.

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

Ms. Amy Lansburg, 719 Georgia Avenue, stated she has lived at this location approximately 15 years. She loves her home. There are very few places like this neighborhood that has a substantial history.

There being no questions for the speaker, Chairman Bailey closed the public participation portion of the request and entertained further questions and discussion from the Planning Commission.

There being no further discussion, Chairman Bailey called for a motion on agenda item #7.

Commissioner Willis made a motion to recommend denial of the rezoning request, citing concerns that the requested R-M zoning is out of character with this area and the concern for setting a precedent. 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 6-1 [Folsom]-1 [Gladwin])

Chairman Bailey called for a motion on agenda item #8.

Commissioner Wildes made a motion to recommend denial of the Planned Development request, citing concerns for the development being too pre-mature for this area and the public outcry. Commissioner Willis 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 6-1 [Folsom]-1[Gladwin])

(Of note: Commissioner Gladwin returned as a participating GLPC member)

Agenda Item #3

HA-201701 City of Hahira – Text Amendments

Nature of Request: Mr. Martin stated the City of Hahira is proposing to amend 3 sections of the Hahira Zoning Ordinance consisting of the following: 1) change the name of “tourist home” to “bed and breakfast inn”, along with amending the use table and reflecting supplemental standards; 2) add a definition of “personal service shop” and divide into 2 subcategories in the use table; 3) clarify the actual minimum requirements for dimension of a parking space.

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.

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 discussion from the Planning Commission. There being no further discussion, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to recommend approval of the text amendments as presented. Commissioner Willis seconded the motion.

Chairman Bailey called for questions on the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 8-0)

Agenda Item #4

CU-2017-01 Pete’s Otto, 1113 Marion Street, Valdosta, Georgia

Nature of Request: Mr. Martin stated the applicant is requesting a Conditional Use Permit (CUP) to establish a Minor Automotive Repair facility. The subject property is located at 1113 Marion Street in a Community Commercial (C-C) zoning district. The subject property is across the street from the applicant’s automotive repair business. The subject property very narrow and difficult to develop. The proposed development will consist of a new building (1,800 square feet, 30x60) and a small parking area on the property. The City’s LDR distinguish between minor and major automotive repair facilities. The C-C zoning does allow minor automotive repair with a CUP. The initial use of the building will be indoor storage for up to 5 vehicles – long term use will be minor automotive repairs. The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and is recommending approval with the following conditions:

- (1) Approval shall be granted for a Minor Automotive Repair facility that is part of an existing automotive repair facility directly across the street to the west.
- (2) There shall be no outdoor storage of any kind, no signage along Marion Street, no metal siding, and the facility shall maintain compliance with all other applicable regulations.
- (3) 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 staff to clarify the condition regarding the exterior siding.

Commissioner Folsom and Commissioner Gladwin asked questions relative to the proposed conditions and separation requirements from the residence to the south of the subject property.

Staff responded to questions that were asked.

There being no further questions, 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 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 Wildes made a motion to recommend approval of the request with 3 conditions as presented. Commissioner Gladwin seconded the motion.

Chairman Bailey called for questions regarding the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 7-1[Folsom])

Agenda Item #5

VA-2017-01 Noel and Roberta George, 2920 North Oak Street, Valdosta, Georgia

Nature of Request: Mr. Martin stated the applicants are requesting to rezone 0.42 acres from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is located at 2920 North Oak Street and is currently vacant. The proposal is to sell the property for development as a small medical office building. The subject property is the last non-residential parcel on this portion of N. Oak Street. The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan.

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

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

Mr. Graham Fiveash, 1561 Valdosta Highway, stated he is the representative of the George family and can answer any questions.

Chairman Bailey asked if there was any questions to the speaker from the Planning Commission. There being none, Chairman Bailey asked if anyone else was present wishing to speak in favor of the request.

Mr. Robert George, 1326 Scott Boulevard, Decatur, Georgia, stated he previously live in the house in question. Since the zoning of the property to the north and south of the subject property has be changed, he is requesting approval of the subject property.

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 discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

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

Chairman Bailey called for questions regarding the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 8-0)

Agenda Item #6

VA-2017-02 Martha Shea, 1304 Iola Drive, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a request to rezone .52 acres from Single Family Residential (R-10) to Single Family Residential (R-6). The subject property is located at 1304 Iola Drive and contains a single-family residence. The applicant is proposing to renovate and convert the building into a duplex. The subject property is located in a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan. There is some R-6 zoning in the area. In terms of development pattern, Iola Drive has single-family homes, duplexes, and multi-family development. There is some history with the subject property. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power and is recommending 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.

Ms. Martha Shea, 3019 Blandwood Drive, stated she is requesting approval of the request as there are multi-family development next door – 3 units.

Chairman Bailey asked if there were any questions for the speaker.

There being none, 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 discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Willis made a motion to recommend approval of the request as presented. Commissioner Gladwin 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 8-0)

LOWNDES COUNTY CASES

Agenda Item #9

REZ-2017-01 Cone/Malone Property, Madison Highway, Valdosta, Georgia

Nature of Request: Mr. Davenport stated the applicants did not expect to find themselves in a position to request a zoning change from E-A (Estate Agriculture) to R-A (Residential Agriculture). The request is needed to bring the subject property into conformity with zoning regulations as it relates to minimum lot size. Staff research also found that the request triggered conversations related to the Airport Overlay District. The discussion is continuing and staff is requesting a tabling until the March Planning Commission meeting.

Commissioner Willis made a motion to recommend tabling as requested by staff. Commissioner Folsom 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 8-0)

Agenda Item #10

REZ-2017-02 Calles Property, Alexandria Street, Valdosta, Georgia

Nature of Request: Mr. Davenport stated the subject property consists of ~13 acres and is being proposed for a rezoning from Conservation (CON) to E-A (Estate Agriculture) for the purpose of having livestock as well as a single-family dwelling. The complication is the Comprehensive Plan supports Conservation due to the presence of multiple water resources e.g. wetlands, flood plain, and flood way. Planning staff is recommending a combination of R-A and Conservation zoning in lieu of the E-A zoning on the entire property.

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

Commissioner Folsom asked where would the boundaries of the recommended zoning districts be placed on the subject property.

Mr. Davenport stated everything west of the wetlands will be R-A zoning and everything east of the wetlands line will remain as Conservation zoning which is the driest area of the subject property. The applicants have contracted with a wetlands delineator to define those wetlands line. At this time, staff does not have an updated survey to depict those lines but expect it prior to the County Commission meeting.

Commissioner Folsom stated he had some concerns with the wetland lines changing with time and the zoning line remaining the same that can create a number of marketability issues.

Commissioner Gladwin asked how much land area is needed for the livestock.

Mr. Davenport stated 1-2 acres based on their current use of the subject property.

Commissioner Willis asked staff to explain the difference between Conservation zoning and a Conservation Tax Covenant.

Mr. Davenport stated the R-A zoning will allow livestock and require fencing; the E-A zoning is less restrictive. The subject property appears to be more of a conservation area rather than an agricultural area.

Commissioner Folsom stated the rezoning request appears to be lacking information and is not ready for a recommendation.

Commissioner Willis stated his concerns with this case.

Chairman Bailey stated it appeared that this request needed more time and documentation in order that a more thorough, educational, and complete recommendation can be made. There being no further questions and discussion, Chairman Bailey called for a motion.

Commissioner McClendon made a motion to recommend tabling this request for 30 days so that additional information is submitted. Commissioner Wildes seconded the motion.

Chairman Bailey called for questions and discussion on the motion.

Commissioner Willis stated he would like staff to reach out to the organization that works with conservation covenants, as well as the Corps of Engineers and confirm their comments on this request.

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

Other Business

There being no further business, Chairman Bailey adjourned the meeting. (8:06 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date