

**MINUTES
 GREATER LOWNDES PLANNING COMMISSION MEETING
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
 325 WEST SAVANNAH AVENUE
 Monday, February 25, 2019
 5:30 P.M.**

| GLPC Commission Members Present | GLPC Commission Members Absent | Staff |
|------------------------------------|-----------------------------------|--|
| Vicki Rountree, Chair | Johnny Ball, III | Molly Stevenson, Lowndes County Engineering/Planning Technician |
| Jody Hall | ~ Dasher Representative~ | Trinni Amiot, Lowndes County Planner |
| Ed Hightower | | Matt Martin, City Planning & Zoning Administrator |
| Lou McClendon | | Carmella Braswell, Recording Sec. |
| Franklin S. Bailey | | |
| Calvin Graham | | |
| Chip Wildes | | |
| Tommy Willis | | |
| Debbie Sauls | | |

VISITORS PRESENT:

(See Sign-In Sheet)

AGENDA ITEM #1:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Madam Chair Rountree called the meeting to order at 5:30 p.m., and asked everyone to stand in honor of the Pledge of Allegiance, followed by an Invocation by Commissioner McClendon.

Madam Chair Rountree welcomed everyone to the GLPC meeting and explained the procedures of the public hearing. Madam Chair Rountree announced the dates of the public hearing for the local member government as listed on the agenda.

WELCOME NEW MEMBER: Madam Chair Rountree welcomed new commissioner, Deborah Sauls, to the Planning Commission as representative of the City of Lake Park.

AGENDA ITEM #2:

Approval of the Meeting Minutes: January 28, 2019

Madam Chair Rountree called for questions, corrections, and approval of the January 28, 2019, GLPC meeting minutes. There being none, Madam Chair Rountree called for a motion.

Commissioner Hightower made a motion to approve the January 28, 2019, meeting minutes as presented. Commissioner Wildes seconded the motion.

There being no further discussion on this matter, Madam Chair Rountree called the motion and it was carried. (Vote 7-0-1[Sauls])

AGENDA ITEM #3: CU-2019-01 (Daniel Bayman, 118 N. Patterson Street)

Nature of Request: Mr. Martin stated this is a Conditional Use request for a small motel lodging facility in a Downtown Commercial (C-D) zoning district. The subject property is located at 118 N. Patterson Street and is situated at the SW corner of N. Patterson Street and Bennie's Alley. The applicants have recently purchased the property and is proposing to convert the rear portion of the second floor for a 1-room small motel. The property contains a 2-story building that consists of a fitness center on the first floor and vacant office space on the 2nd floor. The applicant is proposing no changes for the 1st floor or the exterior, just interior remodeling on 2nd floor. The applicant is proposing to convert 380 square feet of the 2nd floor into a small motel room. The subject property is located within a Downtown Activity Center (DAC) 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 recommends approval with 3 conditions: 1) Approval shall be granted in the name of the applicant only for a motel facility in C-D zoning for temporary lodging of transient guests for periods not to exceed 7 days per stay; 2) The facility shall be limited to no more than 2 lodging rooms, with a maximum total of no more than 2 adults per room (not including children), and the use shall operate under its own Business License; 3) Conditional Use approval shall expire after 1 year from the date of approval if no request for a separate Business License has been submitted by that date.

Madam Chair Rountree asked if there were any questions for staff from the Planning Commission.

Commissioner Bailey asked if the standards listed on page 4 the same as the request from last year by the Orenduff's.

Mr. Martin stated yes, the same standards but they sought variances and lived there as the management.

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

Mr. Daniel Bayman, 3018 Shelton Road, stated he is the owner of the health and fitness property. The intended space was needed primarily for out of town relatives and guests he trains. The space will be marketed by AirBnB.

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

Mr. Ron Bayman, 3923 Sweetwater Drive, stated the applicant is his son. They wish to bring more to the downtown area.

There being no questions for the speaker and no others to speak in favor, Madam Chair Rountree asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation was closed.

There being no further discussion from the Planning Commission, Madam Chair Rountree called for a motion.

Commissioner Wildes stated the request is consistent with the Comprehensive Plan and therefore made a motion to recommend approval of the Conditional Use Permit in C-D zoning as presented by staff with 3 conditions. Commissioner Bailey seconded the motion.

There being no discussion on the motion, Madam Chair called the motion and it was carried. (Vote 8-0)

AGENDA ITEM #4 CU-2019-02 (Birdie's Events and Catering, N. Patterson St)

Nature of Request: Mr. Martin stated this is a Conditional Use Permit request for an Event Center in a Downtown Commercial (C-D) zoning district. The applicant is proposing to transition from a marketplace and café to an all-event space. The subject property is adjacent to the First United Methodist church. The project will entail some remodeling upstairs to better accommodate the space and will be operated by the applicant. The kitchen will remain. Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria and is recommending approval with 2 conditions: 1) Approval shall be granted in the name of the applicant only for an Event Center in C-D zoning. There shall be no "brown bagging" of alcoholic beverages, and any events with more than 150 patrons shall be concluded by no later than 1:00 a.m.; 2) Conditional Use approval shall expire after 2 years from the date of approval if no Business License for the Event Center has been requested and approved by that time.

Madam Chair Rountree asked if there were any questions for staff from the Planning Commission.

Commissioner Bailey asked if the upstairs were zoned for an event center. And, does the other event facility has a close time.

Mr. Martin stated the upstairs was an event space for the downstairs as a restaurant. They were connected. The primary use was a retail store and restaurant. The only use there now is an event center and catering facility. The other facility has a close time with some thresholds.

Madam Chair asked if the facility had enough parking facilities.

Mr. Martin stated yes, and more at the courthouse square. The capacity at this location is much different than at The Patterson.

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

Keira Moritz-Johnson, 6728 Parker Road, stated she was present to answer any questions. She will continue to do the same thing they have been doing for the past 3 years without breakfast and lunch.

Madam Chair asked if Steel Magnolias cater from this location.

Mrs. Johnson stated Steel Magnolias will cater from the facility – no allowance for outside catering. Steel Magnolias will also pull all alcohol permits. Birdie's is a property of Steel Magnolias.

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

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

There being none, the public participation was closed.

There being no further discussion, Madam Chair Rountree called for a motion.

Commissioner Hall made a motion to recommend approval of the CUP request within C-D zoning with 2 conditions as presented by staff. Commissioner Graham seconded the motion.

Madam Chair Rountree called for questions and discussion on the motion.

Madam Chair asked Mrs. Johnson to approach the lectern the speaker and asked if the proposed conditions presented any concerns.

Mrs. Johnson stated the time limitation would not be a problem and she plans to keep her alcohol license with the State of Georgia.

There being no further questions or discussion, the motion was called and carried. (Vote: 8-0)

AGENDA ITEM #5 VA-2019-01 (Jaramillo, N. Patterson Street)

Nature of Request: Mr. Martin stated this is a rezoning request on behalf of United Way to rezone 0.73 acres from Single-Family Residential (R-10) to Office-Professional (O-P). The subject property is the old Sessions residence. The applicant is proposing to purchase the property and convert the residence to an administrative office. The subject property is located within an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. The subject property is also located within the local historic district and the Brookwood North National Register. There are plans for interior changes and the removal of an old dilapidated storage building. There are plans to use the buildings in the rear of the property for storage and a training room. The proposed use will trigger the installation of ten (10) parking spaces as depicted on the conceptual site plan for which a plan review will be required, as well as a review by the Historic Preservation Commission. Staff described the photographs from the presentation. Staff is comfortable with O-P zoning, finds the request consistent with the Comprehensive Plan, and is recommending approval.

Madam Chair Rountree asked if there were any questions to staff from the Planning Commission.

Commissioner Bailey asked for clarity concerning the alleyway in the rear.

Mr. Martin stated the alleyway does exist and is considered a 20' paved city public alley. The tax map is in error. The Fire Department confirmed that they will protect the structure with their equipment either from the alley or the street.

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

Mr. Steve Jaramillo, 210 W. Park Avenue, stated he is the director of the Greater Valdosta United Way and is present to answer any questions.

Madam Chair Rountree asked if the United Way was in the process of purchasing the property.

Mr. Jaramillo stated yes.

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

Commissioner Bailey asked if the O-P zoning allow the structure in the rear to become a residence if the office use goes away.

Mr. Martin stated it can only if the office goes away. The mother-in-law suite has been vacant for some time and is considered a nonconforming use. The nonconformity has now gone away. If the office occupies the building, the structure as a residence will not be eligible as an accessory dwelling. If the primary building converts back to a dwelling, then the mother-in-law suite may be used as such without a public hearing.

There being none, Madam Chair Rountree asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation was closed.

There being no further discussion, Madam Chair Rountree called for a motion.

Commissioner Hightower made a motion to recommend approval of the request as presented by staff. Commissioner Willis seconded the motion.

There being no discussion on the motion, Madam Chair called the motion and it was carried. (Vote: 8-0)

Agenda ITEM #6 REZ-2019-04 (Southeastern Freight Lines, W Hill Ave)

Nature of Request: Mrs. Stevenson stated this is a request to rezone ~1 acre from R-1 (Low Density Residential) and C-H (Highway Commercial) to M-2 (Heavy Manufacturing). The request is also to rezone ~17 acres from C-H (Highway Commercial) to M-2 (Heavy Manufacturing). The subject properties front U.S. Highway 84 West. The motivation is to expand a well-established truck terminal. Concerning the Comprehensive Plan's Future Development Map, the subject properties are located within an Urban Service Area and within a Community Activity Center Character Area for which M-2 zoning is not listed as a permissible use. However, considerations include the use being established for ~30 years with no formal complaints registered with Lowndes County, the economic development factor and investments into the economy to include jobs, its proximity to I-75, and the existing M-2 zoning in the area. The subject property is tied to the county's water and sewer system. Staff encourages a recommendation of approval with the following condition: the use of the property shall be limited

to the principal use of a terminal for freight by truck and accessory uses incidental and subordinate to such a facility.

Madam Chair Rountree asked if there were any questions to staff from the Planning Commission.

Commissioner Willis asked if the request was a conditional use.

Mrs. Stevenson stated no, just rezoning.

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

Mr. Kyle Hoyt, 575 Tea House Lane, Mt. Pleasant, South Carolina, stated they were the civil engineer and applicant for the request. The current use is approved under the current zoning. The proposed addition has trigger the rezoning request – 30,000 square feet is the limitation for C-H zoning. Their desire is to make the most of the property given its size and shape.

Madam Chair Rountree asked if the existing driveway was sufficient.

Mr. Hoyt stated yes, it is adequate for their needs.

There being no further questions for the speaker, Madam Chair Rountree asked if there was anyone else present wishing to speak in favor of the request.

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

There being none, the public participation was closed.

There being no further discussion, Madam Chair called for a motion.

Commissioner Willis made a motion to recommend approval of the request with 1 condition as presented by staff. Commissioner Wildes seconded the motion.

There being no discussion, Madam Chair Rountree called the motion and it was carried. (Vote: 8-0)

Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

Date