

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
 325 WEST SAVANNAH AVENUE
 Monday, February 26, 2018
 5:30 P.M.

Present	Absent	Staff
Franklin Bailey, Chairman	Keith Sandlin	Jason Davenport, County Planner
Jody Hall	~Dasher Representative~	Matt Martin, City Planning & Zoning Admin.
Ed Hightower		Jessica Freeman, Planning & Zoning, City of Remerton
Vicki Rountree		Carmella Braswell, Recording Sec.
Lou McClendon		
Tommy Willis		
Chip Wildes		
Celine Gladwin		
Johnny Ball, III		

VISITORS PRESENT:

(See 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. 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 listed 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: January 29, 2018

Chairman Bailey called for questions, corrections, and approval of the January 29, 2018, GLPC meeting minutes. There being none, Chairman Bailey called for a motion.

Commissioner Hall made a motion to approve the minutes as presented. Commissioner Hightower seconded the motion. (Vote 8-0)

LOWNDES COUNTY CASES:

Agenda Item #3

REZ-2018-04 (Lyons, 1350 Old Clyattville Road)

Nature of Request: Mr. Davenport stated the subject property is located on the corner of St. Augustine Road, Old Clyattville Road and Mydleton Road, and consists of ~8 acres. The request is to rezone from R-A (Residential Agriculture) to C-H (Highway Commercial) zoning. One of the factors considered is the Future Development Map and the plan to protect existing residences that are adjacent to the subject property. While the rezoning request is consistent with the plan, staff is concerned with the potential development and its compatibility with the existing development pattern and accommodations for the existing residents. Overall, staff is at approval with the request, however, planning staff is at approval with a condition of there being a combination of C-H and C-G zoning. Staff has contacted the applicant and her preference is C-H zoning for the entire property.

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

Commissioner Hall stated he did not understand the proposed condition given the existing truck traffic caused by the existing businesses along Old Clyattville Road.

Commissioner Hightower stated he was not sure of the proposed condition to limit the applicant's requested zoning to C-H.

There being no further questions to staff, 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 and entertained further discussion.

Commissioner Gladwin asked if the property owner agreed to the proposed condition, as there are no proposed uses and the future plans support the requested zoning. There are concerns with justifying the proposed condition. Perhaps staff's concerns can be alleviated by a vegetative buffer.

Mr. Davenport stated he believes the applicant rather have all C-H zoning. Staff is supportive of a buffer and considered whether to protect residences who do not wish to be protected.

Commissioner Rountree stated the requested zoning is where the area is headed.

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

Commissioner Hall made a motion to recommend approval of C-H zoning as requested by the applicant. Commissioner Rountree 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 8-0)

Agenda Item #4

REZ-2018-05 (Killeen, 1228 S Main Street, Lake Park, Georgia)

Nature of Request: Mr. Davenport stated the applicant recently purchased the subject property. The property owner has spent a substantial amount to improve and revitalize the subject property to enhance its usability. There is currently ~1.5 acres of M-1 zoning and 20+ acres of R-A zoning. The applicant is asking to rezone 27 acres to M-1 (Light Manufacturing). Staff has worked with the applicant and is working on map correction for the property located immediately to the south (~25 acres) of the subject property that is shown on the Zoning Map as P-D zoning. Staff believes the zoning to be M-1. Planning and Zoning staff is concerned with all of the subject property being rezoned to M-1, especially the portion that faces Wisenbaker Road. The applicant has constructed an earthen berm along that portion of property located on Wisenbaker Road as a means to protect the neighbors. While the plans do not support the requested zoning, there is definitely M-1 and M-2 zoning in the area. The recommended conditions are to require paving of Wisenbaker Road should there be any planned entrances and to recommend approval to rezone only ~10 acres to M-1 zoning for the western section that is adjacent to the northern manufacturing mill property. Staff depicted the proposed recommendation on the presentation.

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

Commissioner Gladwin asked what is the current use of the subject property, and to explain the zoning classification of an adjacent property that is north of Wisenbaker Road.

Mr. Davenport stated the subject property is vacant and unused at this time. Staff believes the previous use was that of a fertilizer operation. The current improvements are a concrete pad and a large building with some open but covered area. Staff also considered a recommendation of approval of an additional ~6 acres of property to be rezoned to M-1.

Commissioner Rountree asked if the current recommendation reflected the new changes.

Mr. Davenport stated no, the current and amended recommendation resulted after a conversation with the applicant concerning his adjacent property to the south.

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

Mr. Bill Langdale, 2519 Jerry Jones Drive, stated he was present to represent the applicant. The triangular portion that is currently zoned M-1 was the actual property at one time and was rezoned. The split zoning as currently shown was a result of an exchange in property. In 2005, they rezoned the property to the south from M-1 to Planned Development and left an M-1 buffer purposefully. The subject borders other M-1 zoned properties to the south, the north, and across the street. Mr. Langdale presented photographs to the planning commission members of the area around Lake Park Belleville Road. Mr. Langdale stated there are no other appropriate uses for the subject property other than for M-1 uses. The subject property has been under contract several times as others did not want to risk the challenges of cleaning the property. The applicant has invested thousands of dollars to clean up the property and removing trash and debris. The applicant is talented in the landscaping business. The applicant is not asking to access Wisenbaker Road and understands the recommended condition. Home Depot has inquired about the use of the subject property to park trailers.

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.

There being none, the public participation was closed and opened for discussion among the Planning Commission.

Commissioner Hightower asked if the map they received today is correct - that depicts M-1 zoning to the south instead of Planned Development zoning.

Mr. Davenport stated staff seems to think the current zoning map is incorrect and plans to proceed with a zoning map correction for approximately ~25 acres – this will be an administrative function.

After staff responded to questions regarding the perceived mapping error, Chairman Bailey called for a motion.

Commissioner Hall made a motion to recommend approval of M-1 zoning for the entire 27 acres with the recommended condition #1 referenced in the staff report that if there are any proposed entrances off of Wisenbaker Road then the developer will be required to pave Wisenbaker Road from the entrance to South Main Street. Commissioner Willis seconded the motion.

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

Agenda Item #5

REZ-2018-07 (Branham, 2480 Copeland Road)

Nature of Request: Mr. Davenport stated the Planning Commission has seen this one before as this is the 3rd rezoning request. This is a request to rezone from R-1 (minimum 1 acre lot residential) to R-10 (minimum 10,000 square feet lot residential). Mr. Davenport gave a brief history of the previous rezoning requests for the subject property. Staff has presented an updated cover sheet that finalized the recommended conditions from staff and the Engineering department. The recommendation will allow the residential development, as well as accommodate some of the concerns of the neighbors. The applicant is proposing 10' buffer with a privacy fence along the southern and western portion of the subject property. Staff has copied the previous site plan, as well as the proposed site plan. Staff is recommending approval of the request with several conditions:

1. All lots, including the existing residence, shall front interior roads. (Engineering)
2. If there are any proposed entrances off of Lester Road then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the developments southernmost entrance to Copeland Road. (Engineering)
3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities, and construction costs for those improvements. (Planning)
4. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'. (Planning)

The applicant were in favor of the proposed conditions. Other updates includes a petition opposing the request – Lester and Copeland Roads. The opponent’s concerns were increased traffic, safety, diminishing land values, and overall well-being of the community. The applicant and their engineer has given thought to the concerns for traffic. Overall, staff believes the proposed development will result in homes that will be affordable and around \$150,000.

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

Chairman Bailey asked how many lots will be located in the proposed development.

Mr. Davenport stated the site plan depicts 39 lots; however, the proposed condition regarding lot width may affect the overall number of lots.

Chairman Bailey asked what were the reasons for denial by the Board of Commissioners.

Mr. Davenport stated he believed there were several items that the Board of Commissioners were not satisfied by the responses by the applicant i.e. housing design, accommodations, etc.

Commissioner Willis stated he is concerned by the potential increased traffic and extra vehicles.

Commissioner Hall asked if the County had water and sewer available and will the proposed development tie in.

Mr. Davenport stated yes.

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

Mr. Bill Kent, 2214 N. Patterson, stated he is present on behalf of Innovate Engineering and is available for any questions. The conceptual site plan depicts a six (6') feet high fence that is beyond what is required – the fence will be opaque and placed along with vegetative buffer. The development also depicts additional right-of-way being reserved for any widening projects of Copeland Road. The other proposed conditions are agreeable with the applicant. Regarding the concerns of traffic, his educational background is in traffic study. A traffic study was done for this property. The proposed development will not negatively impact or make worse any existing traffic problems. The subject property is depicted as a Suburban Area on the Future Development Map of the Comprehensive Plan. Lowndes County has water and sewer facilities in this area and by rule, the development has to be extended to connect. Approximately 100' to the south, there is currently R-10 zoned property; approximately 1/3rd mile to the west is property that is zoned R-10 for the development of ~287 lots; and, ~200 lots are planned for R-10 development to the east. The proposed R-10 rezoning request is a compatible use to the existing O-I zoning that is located across the street. Concerning the opposition by petitioner, the proposed sidewalks will help increase the safety of citizens, the opaque fence will provide privacy and safety, and decreased property values is a common concern. He has met with Mr. Guest, an adjacent property owner to the south. While he does not know the current well-being of the community, his land development experience has shown that new development/construction gives an area a facelift, enhances an area, and has positive effects on the citizens of that community.

(Commissioner Gladwin left 6:35 p.m. to pick up sick child)

Chairman Bailey asked if the proposed conditions presented a problem.

Mr. Kent stated no, they may lose 1 lot with the added condition and may request a variance in order to avoid a dead-end street into Mr. Guest's property.

There being no further questions to the speaker, Chairman Bailey made a final call for those 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.

Mr. Rick Guest, 3001 Lester Road, stated he realizes that his property is zoned R-10 and was not aware of that at the time of his purchase. Because of where his house is located on his property, he is not interested in developing his property to R-10 standards. The proposed development will take away their privacy because the proposed development is too dense. Access onto Copeland Road will add to the existing daycare traffic that accesses onto Copeland. He does not agree with traffic study presentation and believes that 80+ vehicles will come in and out of the proposed subdivision.

Commissioner Rountree asked the speaker if he had any suggestions for what the applicant should do with their property.

Mr. Guest stated he should leave it as is.

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

Mr. Roger Boyd, 2274 Copeland Road, stated he shares the same concerns as Mr. Guest. He believes that there will be at least 2 cars per family within the development. The families in the area know each other and take care of each other. The vacant property owned by the school that currently has the pecan orchard is planned for the school's future expansion.

Mr. John Register, 2468 Copeland Road, stated he lives to the west of the subject property and cannot get out of his driveway during peak hours. There is currently too much traffic and the proposed development will only add to it. He is also concerned with the proposed privacy fence and children's curiosity, as he has an existing pond on his property.

Mr. Paul Thomas, 3291 Lester Road, stated while he supports improvement and construction, he is concerned about the potential increased traffic.

There being no further opposition, Chairman Bailey closed the public participation portion of the request and entertained further discussion and questions concerning the request.

After lengthy discussion amongst the Planning Commission members, Chairman Bailey entertained a motion.

Commissioner Willis made a motion to recommend denial of the request.

Due to the lack of a second, the motion died.

Chairman Bailey called for another motion.

Commissioner Rountree made a motion to recommend approval with 4 conditions as presented by staff. Commissioner Wildes 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 6-1)

City of Valdosta

Agenda Item #6

VA-2018-04 (City of Valdosta)

Nature of Request: Mr. Martin stated this is a text amendment to the Land Development Regulations, specifically Section 218-13 as it pertains to manufactured homes. This request is a repeat from a request on the November agenda. Generally, the amendments are the same with just a few minor changes that adds a subsection that addresses the age of a manufactured home. Staff's recommendation remains the same for denial as there are nonconforming provisions and processes already in place for one to seek re-establishment.

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 none, Chairman Bailey called for a motion.

Commissioner Hall made a motion to recommend denial of the text amendment as presented by staff. Commissioner Wildes seconded the motion.

There being no questions on the motion, Chairman Bailey called the motion and it was carried. (Vote 7-0)

City of Remerton

Agenda Item #7

SE-2018-01 (Williams)

Nature of Request: Mrs. Freeman stated the subject property is currently zoned Community Commercial and is located at 1305 Baytree Road, within the Downtown Overlay District. This is a request for a Special Exception for an automobile sales business. The property was formerly used by the business establishment, Daylight Donuts. In the past, the previous use of the subject property was auto sales. The subject property falls within the Remerton Mill Character Area. Staff is recommending conditional approval for an automobile sales business

only, as the use is consistent. The applicant will be required to follow the Downtown Development guidelines. Regarding number of parking spaces, 17 parking spaces will be provided whereby only 7 is required.

There being no questions to 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 wishing to speak in opposition to the request.

There being none, the public participation portion was closed and Chairman Bailey called for further discussion. There being none, Chairman Bailey called for a motion.

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

There being no questions or discussion on the motion, Chairman Bailey called the motion and it was carried. (Vote 7-0)

Other Business

Commissioner Rountree asked Chairman Bailey to address the member government of any member(s) who may be violation of the current attendance policy.

Chairman Bailey stated he will meet with staff and address the issue, as well as address the issue with the City of Dasher.

Chairman Bailey stated there is a request in the form of a letter by the City of Remerton wishing to join the Greater Lowndes Planning Commission. Chairman Bailey requested staff to assist in amending the current joint ordinance to add the City of Remerton.

Mr. Martin stated that the GLPC is an 11-member organization. Staff will look into creating a new joint ordinance, similar to the 1996 ordinance and hope to have a draft at the next GLPC meeting.

There being no further business, Chairman Bailey called for a motion for adjournment. (Meeting adjourned 7:10 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date