

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
325 WEST SAVANNAH AVENUE
Monday, February 27, 2017
5:30 P.M.

Members Present:

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

Members Absent:

Franklin Bailey, Chairman
~Dasher representative~
Tommy Willis

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

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

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

AGENDA ITEM #2:

Approval of the Meeting Minutes: January 30, 2017

Vice Chairman Hall called for questions, corrections, and approval of the January 30, 2017, GLPC meeting minutes.

There being none, Vice Chairman Hall 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, Vice Chairman Hall called the motion and it was carried unanimously. (Vote 7-0)

Lowndes County Cases

Agenda Item #4

REZ-2017-02 (Calles), Alexandria Street, Valdosta, Georgia

Nature of Request: Mr. Davenport stated this request was tabled by the Planning Commission at their last meeting to allow for further research on the subject property and provide some additional documents. Staff continued their research and have included an updated survey of the subject property that depicts the delineated wetlands. Staff also visited the property this afternoon. Staff believes that the applicant is planning to construct a fenced area where the animals will be kept, and as depicted on the PowerPoint presentation. The requested E-A (Estate Agriculture) zoning classification will allow the keeping of livestock without restrictions; however, R-A (Residential Agriculture) zoning classification have restrictions relative to fencing and minimum setback distances. The Planning Commission may impose additional conditions if necessary.

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

Mr. Wilmer Calles, 2755 Alexandria Street, stated he has been a resident there for approximately 12 years. He is requesting E-A zoning for 13.6 acres with conditional uses. After speaking with the neighbors, he is requesting the conditions to include the construction of a home, no cattle, no pigs, or anything that may affect property owners nearby. They have some livestock now (2 ponies, 1 horse, chickens, turkeys, 3 goats, and about one dozen ducks). Mr. Calles presented a PowerPoint presentation and stated he would like to improve property. The EPA has ruled that the water quality was not an issue.

Vice Chairman Hall called for questions to the speaker from the Planning Commission.

Commissioner Folsom asked what were some of the complaints from the residences.

Mr. Calles stated the complaints were about the well-being of their horses, the water and waste disposal, the number of residents on the property, the number of vehicles on the property. They have experienced harassment for the past 6 months.

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

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

Ms. Judy Haverkamp, 3922 Island Creek Road, asked if horses were allowed and would the R-A zoning require fencing. Her primary concerns are the welfare of the livestock, the size of the property, mobility of the animals, and the potential odors. Due to the restrictions of R-A zoning, she would like to suggest the zoning in lieu of the requested E-A zoning.

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

Commissioner Folsom asked what were the concerns if she did not live or own property in the area.

Ms. Haverkamp stated she did not own property in the area but is representing an animal rescue organization.

Mr. Davenport stated if R-A zoning was approved, the applicant will be allowed to have horses and an approval to install an individual septic system on the western portion of the subject property, outside of the wetlands.

Vice Chairman Hall asked if anyone else was present wishing to speak in opposition to the request.

Mr. Clifford McMaugh, 2760 Alexandria Street, stated he owns the property that is south of the subject property. He has resided there for 10 years and his property is horse-shoed in. The animals are on his well. He has killed a number of snakes. The livestock that is there now have drawn in snakes, and mosquitos are a current problem. The horses do get out and there are concerns for school buses traveling the road with school children. Mr. McMaugh stated he has a petition against the rezoning. If the property is within the 100-year floodplain, why are they able to pursue the rezoning?

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

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

Commissioner Gladwin asked staff to clarify the area that is being recommended for rezoning approval.

Mr. Davenport stated the area will encompass about 2 acres more or less.

Commissioner Folsom asked if staff had a survey plat of the shaded yellow area depicted on the presentation.

Mr. Davenport stated not at this time.

Commissioner Gladwin asked if the Department of Health raised any health issues.

Mr. Davenport stated the testing of the well on the subject property was returned as satisfactory, and the subject property was tested for a septic system and approved for 1 house.

Commissioner Gladwin asked if EDP had any concerns.

Mr. Davenport stated no, there were no corrective measures with regards to pollution into the waterways; additionally, the department closed out the complaints.

There being no further discussion and questions to staff, Vice Chairman Hall called for a motion.

Commissioner Folsom made a recommendation of denial. Commissioner Wildes seconded the motion.

Vice Chairman Hall called for questions on the motion. There being none, the motion was called. (Vote 4-2[Ball, Raker]-1 [Sandlin]) (Vote-4-2-1)

Agenda Item #5

REZ-2017-03 (TurnerBrooks), Val North Road/Stewart Circle, Valdosta, Georgia

Nature of Request: Mr. Davenport stated this request involves an update of a Planned Development site plan for Val North Business Park. Lowndes County has moved forward with plans to improve Stewart Circle and the applicant is continuing to develop the business park commercially. There is one (1) condition on the current zoning that restricts access to Stewart Circle. Staff is recommending approval to remove two (2) conditions that restricts access as the paving project is currently underway, and the condition relative to the reservation of right-of-way. The county engineer did not recommend any traffic improvements as the access onto Stewart Circle will serve as an alternative entrance. As an update, there will be changes in the alignment of Stewart Circle and improvements made to U.S. 41 North as a widening project that will begin this fall. Special accommodations for truck traffic over 10 wheels onto Stewart Circle is being discussed by the county engineer as he is concerned. Trucks with over 10 wheels traveling Stewart Circle is not legal via GDOT regulations. Staff expects more conversations on this issue between the applicant and the county engineer prior to the Board of Commissioners hearing. Overall, staff is recommending approval of the request.

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

Mr. John Sineath, 5150 Rocky Ford Road, stated the primary reason for the request is the removal of the condition that restricts access onto Stewart Circle. The condition was in place prior to any plans to improve Stewart Circle. With the improvement in place, this is an unnecessary condition. They would like to address the issue now rather than later.

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

Commissioner Gladwin asked if they were interested to use Stewart Circle as an access.

Mr. Sineath stated they would like to remove the term “emergency vehicles”.

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

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

There being none, the public participation portion was closed.

Vice Chairman Hall called for further discussion and questions concerning the request.

There being none, Vice Chairman Hall called for a motion.

Commissioner Wildes made a motion to recommend approval of the request as it is consistent with the Comprehensive Plan and current conditions to improve the right-of-way. Commissioner Gladwin seconded the motion.

Vice Chairman Hall called for questions and discussion on the motion. There being none, Vice Chairman Hall called the motion and it was carried unanimously. (Vote 7-0)

Agenda Item #6

VA-2017-05 (Crown Real Estate), Baytree Road, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a Planned Development request. The subject property was rezoned to Community-Commercial (C-C) and the development was initially introduced at the time when the rezoning was being considered. The applicants agreed to return with a planned development. The development will consist of five (5) multi-story buildings with both commercial, retail, and offices on the bottom floor with residences on top. The building depicted in the rear is proposed as a parking deck. The applicants are contemplating the development in three (3) phases. Based on the planned development master plan, the applicant is proposing to develop the subject property as a mixture of multi-family and commercial/office type buildings for 140 dwelling units, 31,750 square feet of retail/offices, and 13,400 square feet of restaurants. The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The subject property is currently vacant. Staff finds the request consistent with the Comprehensive Plan and is recommending approval with nine (9) conditions to help insure a quality mixed-use development:

- (1) Approval for a mixed-use development consisting of multi-family residential and low-intensity commercial/office uses only, and in general accordance with the submitted layout plan. Non-residential uses shall be limited to only the ground floor areas of buildings and shall not exceed 50,000-sf of indoor space for the entire development. These uses shall be limited to all those non-residential uses permitted in C-C zoning, but excluding the following: animal clinic or boarding, automotive uses (such as gas station, repair shop, taxi), daycare center, drycleaners, personal care service, telecommunications tower, used merchandise store or pawnshop, utilities substation. There shall be no outdoor storage. Outdoor seating areas and temporary outdoor display of merchandise is allowed.
- (2) Residential uses shall be limited to live-work units, loft dwellings, or multi-family dwellings with no more than 4 bedrooms per unit. Overall residential development shall not exceed 150 dwelling units and unit floor areas shall comply with C-C zoning requirements.
- (3) Buildings 1, 4 and 5 shall be limited to a maximum of 5 floors, and all buildings shall observe at least a minimum 40' setback from all property lines.
- (4) There shall be no more than 2 driveway entrances from Baytree Road to the south, nor more than 2 from Baytree Road to the west. Sidewalks shall be provided along both Baytree Road frontages. There shall be paved pedestrian walkways from the interior of the development connecting to these sidewalks as well as at least one interior walkway stubbed-out to The Grove apartments to the north.
- (5) Parking areas, including required landscaping, shall be in compliance with LDR design requirements at the time of permitting. Total minimum required parking for the project shall be equal to 1 space per bedroom plus 4.5 spaces per 1,000-sf GFA of the non-residential uses - including any designated outdoor dining areas. Parking shall be provided commensurate with each phase of the development. Any outdoor dumpster areas shall be fully enclosed with solid walls and access doors.
- (6) All new outdoor signage shall comply with C-C zoning requirements for a commercial multi-tenant facility. Each driveway entrance from Baytree Road shall be limited to no more than one freestanding sign that meets C-C zoning requirements.
- (7) The required buffer yard adjacent to the existing R-10 zoning area shall include an 8' solid fence or wall, with increased landscaping to consist of at least 36 shrubs, 6 small and 2 canopy trees per 100 linear feet. All required trees in the buffer yard shall be evergreens. Existing trees and other vegetation in the buffer yard areas shall be retained where practical and credited toward landscape requirements.

- (8) All other applicable development standards and requirements shall be followed.
- (9) From the date of final approval, the development shall commence within 5 years (request for permits). Otherwise, Planned Development approval shall automatically expire.

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

Commissioner Gladwin asked where is the main entrance beside Baytree Road.

Mr. Martin stated Baytree Road is the main entrance.

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

Mr. Jimmy Cone, 1806 Plum Street, stated he is the architect for the development; and, Matt King, is the developer, along with their site engineer, for which they are present to answer questions.

Commissioner Gladwin asked the applicants if she could view their planned elevations.

Commissioner Ball asked the applicants if they were concerned about any of the proposed conditions.

Mr. King stated generally, there are no concerns. The only concern is the pedestrian walkway.

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

Mr. Bob Raffaele, 2207 Lakeshore Circle, stated he is neither in favor nor against the request. He would like to know the maximum height restrictions, given the development is next to a residential development.

Mr. Martin stated 5-story maximum is the height restriction. Additionally, the setback distances increases if a building is over 35 feet.

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

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

Katie Brown, 2513 Buena Vista, stated she is concerned with the potential runoff from the development and its proximity to Lake Sheri. Since the construction of the hotel, Drury Inn, they have experienced increased debris and sludge into Lake Sheri.

Mr. Martin stated given the nature of the concerns, the city engineer is looking closely and carefully at the development and its impact.

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

There being none, the public participation portion was closed and further discussion and questions from the Planning Commission was offered by Vice Chairman Hall.

Commissioner Gladwin asked what did the blue shaded area on the Future Development Map represent.

Mr. Martin stated "Parks/Recreation/Conservation" and is the edge of the pond.

There being no further questions or discussion, Vice Chairman Hall called for a motion.

Commissioner Wildes made a motion to recommend approval with the conditions as outlined by staff and given that the proposed conditions were not a concern by the applicant. Commissioner Raker seconded the motion.

Vice Chairman Hall asked if there were any questions or discussion concerning the motion. There being none, the vote was called. (Vote 7-0, Unanimous)

Agenda Item #7

VA-2017-06 (Moh'd Ahmash Moh'dDarwish), 401 St. Augustine Road, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a request to rezone 0.89 from Highway Commercial (C-H) to Community Commercial (C-C). This request is a down zoning and the subject property is located on the east side of St. Augustine Road. The subject property is vacant and the applicant is proposing to develop a small commercial center. The current C-H requires an extra buffer in the rear and an extra 10' setback on the front and rear. The primary reason for the C-C zoning is to allow more developable area and footage. The subject property is located within a Community Activity Center (CAC) character area on the Future Development Map. The area is developed as a single-family neighborhood to the east. The applicant is looking at several variations to develop the property. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power and is recommending approval.

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

Commissioner Raker asked if the motivation was less setback and buffer yards.

Mr. Martin stated a buffer will still be required; the extra room was need to locate the buildings.

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

There being none, Vice 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 further discussion and questions were entertained.

Commissioner Folsom stated this is too much to get on a lot.

Mr. Martin stated there are a number of scenarios to maximize the buildable area to include an underground detention facility, a substantial cost. The applicants will also be required to obtain driveway permits from GDOT.

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

Commissioner Folsom made a motion to recommend approval as presented as the request is consistent with the Comprehensive Plan. Commissioner Wildes seconded the motion.

Vice Chairman Hall called for questions and discussion concerning the motion. There being none, the motion was called. (Vote 7-0, Unanimous)

Other Business

Vice Chairman Hall asked if there was any other business.

Mr. Martin presented a plaque to Commission Raker as this was his last meeting as he has represented the City of Hahira for about six (6) years. Mr. Martin thanked Commissioner Raker for his time served on the Planning Commission.

There being no further business, Vice Chairman Hall adjourned the meeting at 6:38 p.m.

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date