

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, March 28, 2022 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Steve Miller, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Chip Wildes, Tommy Willis

GLPC Commission Members Absent: Robert Jefferson

Staff: Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; JD Dillard, Planning & Zoning Director; Trinni Amiot, Lowndes County Planner (Clerk)

VISITORS PRESENT:
(Sign-In sheet available in file.)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairperson Rountree called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairperson Rountree explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairperson Rountree explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

Chairperson Rountree asked Commissioner Bailey to lead the Pledge of Allegiance followed by the Invocation.

Agenda Item #2

Approval of the Meeting Minutes: February 28, 2022

Chairperson Rountree called for additions, questions, and corrections of the February 28, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the February 28, 2022, meeting minutes as presented. Commissioner Jefferson second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

HA-2022-03 Phelps Associated Construction & Engineering, 701 E Grace Street and 502 E Main Street, Residential Planned Development in R-10 zoning

This request has been WITHDRAWN by the applicant.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- Approval shall be granted for a Commercial Daycare Facility in C-N(c) zoning for a size not to exceed 39 children as a maximum licensed capacity.
- Existing opaque fencing and landscaped buffer yards shall be maintained per LDR requirements along the abutting property lines.
- Conditional Use approval shall expire after 2 years from the date of approval if the Daycare Facility licenses have not been updated to reflect the increased capacity by that date.

Speaking in favor of the request:

- Danielle Chappell

Ms. Chappell stated she is the operator of the proposed day care and offered to answer any questions the Commissioners may have.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, Commissioner Graham second. All in favor, no one opposed. Motion carried.

Agenda Item #5

VA-2022-04 Yahir Deanda, 203 Smith Avenue, Rezone 0.23 acres from M-2 to C-H

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Multi-Family Residential (R-M). The subject property contains an existing rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to keep the existing rental residence but also construct a 2-story apartment building with 4 dwelling units (5 bedrooms total) in the front yard of the property, with parking located behind the new building.

The subject property is located within a Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of

Agenda Item #6

VA-2022-05 DPI Holdings LLC, 1613 Williams Street, Rezone 0.57 acres from R-10 to R-M

On behalf of DPI Holdings LLC, Jamey Dewar is requesting to Rezone 0.57 acres from Single-Family Residential (R-10) to Multi-Family Residential (R-M). The subject property contains an existing rental residence and is located at 1613 Williams Street. This is along the east side of the street, about 200 feet south of the intersection with East Moore Street. This is immediately south of the Treeloft Apartments building (also owned by the applicant) along the south side of East Moore Street, and directly across from the Carolyn Apartments along the west side of Williams Street. The applicant is proposing to keep the existing rental residence but also construct a 2-story apartment building with 4 dwelling units (5 bedrooms total) in the front yard of the property, with parking located behind the new building.

The subject property is located within a Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the City's local "Historic District", which means the proposed development will require approval from the Historic Preservation Commission (HPC).

The subject property is part of the Brookwood North neighborhood which contains a mixture of residential types in a mostly older built-out pattern. Policy decisions were made many years ago to no longer promote any more redevelopment or infill of new multi-family residential uses. However, this particular property is one of only a very few locations where this type of redevelopment can arguably make sense. The subject property is surrounded on the north and west by existing apartment complexes (one of which is owned by the applicant). To the south there is an existing Duplex, and to the east there is an existing single-family residence which faces Iola Drive. This surrounding pattern alone, presents a compelling argument for conversion of the subject property to at least a Duplex level of density. Given the ½ acre size of the property, it being under the same ownership as one of the adjacent apartment complexes, and its design being controlled by the HPC, there is strong argument for multi-family here as well. The proposed zoning change is indeed compatible with the use of the adjacent properties and the overall land use pattern along this portion of the Williams Street.

Furthermore, with the proposed design drawings the applicant is demonstrating sensitivity to the surrounding neighborhood by designing the proposed building and site to greatly resemble a 2-story historic single-family residence. This design represents the best of both worlds by giving a multi-family dwelling density while keeping the appearance of something (single-family) that currently exists on the property.

in design as one of the applicant's other such developments in the community - "Freedom Heights" located on Bemiss Road. The remaining 5.6 acres will be reserved for future phases of the residential development, or perhaps one of the wide range of other uses allowed in C-C zoning.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-C zoning.

The subject property has a very long history of being developed with very large tobacco warehouses, and surrounded by other similarly intensive uses. The warehouses were demolished about 5 years ago and many of the surrounding uses ceased to operate, while some of the properties struggled to redevelop, The subject property itself has been vacant for several years and has only contributed to an overall blighted condition of the surrounding area.

In an effort to start a revitalization trend of new development in the area, the applicant is proposing to down-zone and convert two of these large vacant tracts to multi-family residential usage with 80 dwellings (at least as a phase 1), which is a land use not previously seen in this immediately area. By introducing this as a quality form of dense new development located near the center of this overall empty/blighted area, and inserting this level of onsite population that will start to attract other supportive uses, it is believed that this will serve as a catalyst for even more growth and redevelopment of the area in the near future.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-C zoning to the City Council.

Speaking in favor of the request:

- Steve Brooks
- David Ponder

Mr. Brooks stated he is the applicant and offered to answer any questions the Commissioners may have. Mr. Ponder stated the development will improve the neighborhood.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend approval of the request as presented, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #9

REZ-2022-07 Hayden Park, Camelot Crossing and Val Del Road, Map/Parcel # 0072-061, ~149 Acres, County Utilities, Lot Count TBD, Current Zoning: R-1 (Low Density Residential), Proposed Zoning: C-G (General Commercial), P-D (Planned Development) and R-10 (Suburban Density Residential)

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to C-G (Commercial General) on ~63 acres, PD (Planned Development) zoning on ~28 acres, and R-10 (Suburban Density Residential) on ~55 acres. The general motivation in this case is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Community Activity Center Character Area, and possesses road frontage on Val Del Road, a major collector, and Camelot Crossing, a local road.

The minimum lot size for C-G zoning on County Utilities is 10,000sf, with a minimum lot width of 80 feet; identical to the R-10 zoning proposed on the northern portion. Parking for Office and Commercial Businesses is based on gross floor area, between 2-300 sf depending on each use, while restaurants are determined by occupancy load and employees. For reference, the C-H parcels to the south are approximately 1 acre each.

The property is within a medium groundwater recharge area, and contains large areas of wetlands, which act as natural dividers between the proposed zoning districts.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy to "include a relatively high-density mix of retail, office, services, and employment," while the "residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family [developments]."

Staff finds the request overall consistent with the Comprehensive Plan and existing land use patterns, and the TRC noted that before a final Certificate of Occupancy can be issued for the PD portion, a secondary point of ingress/egress must be established.

Commissioner Willis discussed many points regarding traffic and density on Val Del Road. Commissioner Bailey asked for the total number of units. Commissioner Hightower asked if the commercial portion would have an entrance; Mr. Dillard responded yes.

- b. An event facility where the operation of an event facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8am to 10pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the R-A zoning district.
 3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

Speaking in favor of the request:

- Bill Langdale

Mr. Langdale is the property owner and spoke on behalf of his wife, who would be operating the venue.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, Commissioner Wildes second. All in favor, no one opposed. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 7:41 p.m.



Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

4.25.22

Date