

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
325 WEST SAVANNAH AVENUE
Monday, April 24, 2017
5:30 P.M.

Members Present:

Franklin Bailey, Chairman
Jody Hall
Tommy Willis
W. Keith Sandlin
Brad Folsom
Chip Wildes
Gerald McClendon
Vicki Rountree
Johnny Ball, III

Members Absent:

Celine Gladwin
~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:

Welcome New Member:

Chairman Bailey welcomed new member, Mrs. Vicki Rountree, a City of Hahira appointee, to the Greater Lowndes Planning Commission.

AGENDA ITEM #3:

Approval of the Meeting Minutes: February 27, 2017

Chairman Bailey called for questions, corrections, and approval of the February 27, 2017, 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)

Lowndes County Cases

Agenda Item #4

REZ-2017-04 Jeffrey Taibl, Johnson Road SE, Valdosta, Georgia

Nature of Request: Mr. Davenport stated Mr. Taibl is the current property owner, and Mr. Reiffel is the purchaser. The current zoning is dominantly residential and the purchaser would like the ability to build a house and have livestock. The rezoning request is for E-A zoning. E-A zoning is located to the south of the subject property. The recommendation from Planning is a combination of R-A (Residential Agriculture) and CON (Conservation); the recommendation from Zoning is for all of R-A zoning; and, the remaining staff is recommending E-A zoning as requested in the application. Permission was granted to staff for a site visit onto the subject property. There is currently a large metal building with a roll up door. Staff was able to confirm that the property to the south has 2 horses and is currently zoned E-A; the property to the north had a substantial vegetative buffer against the subject property. Staff heard some chickens and geese but was not sure where they were located, other than heard them from the north of the subject property.

There being no 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, the public participation portion was closed.

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

Commissioner Folsom made a motion to recommend approval of CON and R-A zoning as presented by staff. Commissioner Willis seconded the motion

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

Agenda Item #5

REZ-2017-05 Cody Califf, Briggston Road, Valdosta, Georgia

Nature of Request: Mr. Davenport stated the subject property consists of 6 acres located off of Madison Highway and Briggston Road. The applicant would like to subdivide the subject property into 2 pieces - a 1-acre and a larger property. The smaller 1-acre portion will require a rezoning to R-1 (Low Density Residential). The 5-acre portion is suitable for a septic system, according to the Health Department. Staff had no recommended conditions, is recommending approval, and believes the request is ready for consideration.

There being no 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, the public participation portion was closed.

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

Commissioner Wildes made a motion to recommend approval of the request and finding the request consistent with the Comprehensive Plan. Commissioner Willis seconded the motion

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

City of Valdosta

Agenda Item #6

CU-2017-02 Eleanor McBurrough, Hollywood Street, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a Conditional Use Permit request for a Family Personal Care Home for 6 children under the State's Child Caring Institution (CCI) program. The subject is located at 208 Hollywood Street on eastern side of town. The subject property is located in a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan. The subject property contains a single-family residence that has undergone several expansions. The home is over 2,400 square feet in size. The subject property has a small front yard and a large fenced in back yard. While staff is supportive of a Personal Care Home at this location, the limited front yard area capacity is a concern given the existing driveway - the concern for vehicles for staff functions. Staff is recommending approval with 4 conditions:

- 1) Approval shall be granted for a Personal Care Home in R-6 zoning as a State-licensed "Child Caring Institution (CCI)" not to exceed 6 children;
- 2) There shall be no more than 2 resident on-site staff persons, and no more than 3 vehicles parked on the subject property at any one time. All parking shall be on the subject property on paved surfaces as approved by the City Engineer. There shall be no on-street parking;
- 3) The property shall maintain its single-family residential character, have no outdoor signage, and shall be kept clean and mowed at all times;
- 4) Conditional Use approval shall expire after 2 years from the date of approval if no Business License application has been submitted by that time.

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

Commissioner Folsom asked how will staff enforce the proposed condition #2 – will staff be amendable to adding to the last sentence to reflect "there shall be no on-street parking by employees or staff"

Mr. Martin stated if it is found to be in violation and if the vehicles are related to this facility, it is a zoning condition that can be enforced by zoning mechanisms.

Chairman Bailey asked if the condition #2 relating to "paved surfaces" is subject to being completed with 2 years; and, is the limitation of 6 children as mentioned in condition #1 enforced locally or by the state.

Mr. Martin stated the 2 years is to get the use established and if the use is not established, the approval expires automatically. Regarding enforcement, it will be done by both entities as staff will place the limitation on the documents that will be submitted to the State, as well as the business license.

Commissioner Wildes asked if the applicant is agreeable to the proposed conditions.

Mr. Martin stated he believed the applicant is agreeable and she is present.

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

Mrs. Eleanor McBurrough, 516 Hunters Glen, stated the facility in question is named Royal Oaks Community Living, Inc., LLC., a personal care home for 6 children. The staff consists of 1 person per shift. There are no plans for lots of parking, maybe 1 or 2. The backyard is fenced. The children will not be able to roam the neighborhood. Inside the facility is a large game room that will keep the kids busy.

Commissioner Willis asked if there will be vehicle curbside drop-off.

Mrs. McBurrough stated this is not a day care center – it is a RCCI (Residential Child Care Institution) group home, whereby the residents will live and occupy the facility.

Commissioner Rountree asked if the residents will be of driving age.

Mrs. McBurrough stated the residents will not have their own transportation. The residents are sent to their facility by the DJJ and come from broken homes and have “fallen through the cracks” in the system.

Chairman Bailey asked if they are wards of the State that are given to her facility.

Mrs. McBurrough stated they are from DFACS and the DJJ – the facility will be her first home dealing with children.

There being no further questions to 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, the public participation portion was closed.

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

Commissioner Folsom made a motion to recommend approval of the CUP with the listed conditions as presented; however, the last sentence of condition #2 being amended to read “*There shall be no on-street parking by staff, common employees, or residents of the business*”. Commissioner Wildes seconded the motion

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

(Of Note: Commissioner Folsom recused himself from Agenda Items #7 and #8)

Agenda Item #7

CU-2017-03 Flint Equipment Company, Hunt Road, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a Conditional Use Permit request to the provisions of the Perimeter Road Corridor Overlay District. The subject property is located at the NE Corner of Inner Perimeter Road and Hunt Road, consisting of 2 parcels at approximately 7 acres. The subject property is zoned M-1 and is established as a trucking company business. The applicant has the subject property under contract for purchase to expand their operation and convert into a John Deere Equipment dealer and rental service. The subject property currently has a metal building with doors. The proposal is to upgrade the display area for the heavy equipment to be visible from Inner Perimeter Road and to construct a staging area north of the existing building. The applicant is also planning to improve the grass display area. Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria and recommends approval with the following conditions:

- 1) Approval shall be granted for merchandise Outdoor Display Area in the Inner Perimeter Road Corridor Overlay District, in the name of the applicant only;
- 2) The display areas in the front portions of the property facing either Hunt Road or Inner Perimeter Road shall be limited to a cumulative maximum total area of 20,000 square feet, and shall not cumulatively exceed 250 linear feet along Inner Perimeter Road. Such areas shall be setback at least 20' from all right-of-way lines, shall be either paved or grassed, and shall be maintained in a clean and orderly appearance;
- 3) The customer equipment outdoor "staging area" shall be limited to a cumulative maximum total of 10,000 square feet, and shall be located to the north of the existing building and setback at least 200 feet from Inner Perimeter Road;
- 4) Conditional Use approval shall expire after 3 years from the date of approval if the display areas and staging areas are not reflected in completed site improvements and actively being used before that time.

Chairman Bailey asked if the applicants were agreeable to the display area condition as they have over 600 feet of road frontage along Inner Perimeter Road.

Mr. Martin stated a portion of the property to the north is wetlands and they are given 250 feet to display their merchandise.

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

Mr. Tony Sanders, Albany, Georgia, stated they were present to answer any questions.

Commissioner Willis asked if the business consisted of rentals and sales.

Mr. Sanders stated their business will consist of full service dealership for equipment, rentals, parts, and services.

Commissioner Hall asked what were the plans for the remainder of the area.

Mr. Sanders stated they only had limited time to get the surveys completed; however, the some of the wooded areas have been cleared. Their planned timeline is to open late July or mid-August.

There being no further questions for the speaker, Chairman Bailey 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, Chairman Bailey called for a motion.

Commissioner Willis made a motion to recommend approval with 4 conditions as presented by staff, as the request is consistent with the Comprehensive Plan and the CUP Review criteria. Commissioner Hall seconded the motion.

There being no discussion on the motion, Chairman Bailey called the motion and it was carried. (Vote 7-0-1[Folsom])

Agenda Item #8

CU-2017-07 Sapelo Sound Investments, LLC, Inner Perimeter Road, Valdosta, Georgia

Nature of Request: Mr. Martin stated this is a rezoning request on Inner Perimeter Road from Office Professional (O-P) to Highway Commercial (C-H). The current business establishment is CuraCare that has operated for approximately 25 years. The subject property is completely surrounded by C-H zoning and is continuing to develop out as commercial uses. The subject property was annexed and rezoned about 25 years and given O-P zoning, hence the current use. The motivation for the rezoning request is allowable signage for the property. The current sign meets the O-P standards. The requested zoning will allow more signage ability, comparable to their neighbors. The planned use is to remain as office-professional. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Powers and recommends approval.

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.

Mr. Bubba Highmsith, #1 St. Andrews Circle, stated he owns the building and would like to relocate his State Farm office to the subject one day. He anticipates the current use to stay. He would like a bigger sign.

There being no questions for the speaker, Chairman Bailey asked if anyone else is present 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 and entertained discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Willis stated the request is consistent with the Comprehensive Plan and he motioned to recommend approval. Commissioner Wildes seconded the motion.

There being no discussion on the motion, Chairman Bailey called the motion and it was carried. (Vote 7-0-1[Folsom])

Other Business:

There being no other business, Chairman Bailey adjourned the meeting. (6:06 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date