

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
 325 WEST SAVANNAH AVENUE
 Monday, May 29, 2018
 5:30 P.M.

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

VISITORS PRESENT:

(See Sign-In Sheet)

AGENDA ITEM #1:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Bailey called the meeting to order at 5:32 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 led the Pledge of Allegiance, followed by an invocation by Commissioner McClendon.

AGENDA ITEM #2:

Approval of the Meeting Minutes: April 30, 2018

Chairman Bailey called for questions, corrections, and approval of the April 30, 2018, GLPC meeting minutes. There being none, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to approve the minutes as presented. Commissioner Hightower seconded the motion. (Vote 6-0)

Agenda Item #3

CU-2018-04 (J. Michael Orenduff)

(Of note, Commission Gladwin abstained from any participation for this request due to perceived conflict of interest.)

Nature of Request: Mr. Martin stated this is a Conditional Use request for a small motel facility in C-D zoning. The subject property is located at 120 North Patterson Street. The applicants are proposing to rent out 3 small bedrooms on the first floor for temporary lodging. The subject property is located in the core of downtown and is within the Historic district, as well as the Downtown Valdosta National Register Historic District. Staff reviewed the request and is recommending approval subject to the following 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 2 days per stay.
- 2) The facility shall be limited to no more than 3 lodging rooms, with a maximum total of 4 guests, and the use shall operate under its own Business License. Updated floor plan for the entire building shall be submitted and approved by the City's Building official and Fire Marshall.
- 3) Conditional Use approval shall expire after 1 year from the date of approval if no request for a Business License has been submitted by that date.

Chairman Bailey asked staff a few questions about the floor plan.

Commissioner Willis asked staff to clarify the condition concerning limitation in stay.

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

Mr. Orenduff, 121 N. Patterson Street, stated staff has been very helpful with their project. They have no concerns with the proposed conditions as presented by staff. They have no interest in operating an apartment or boarding house. Most of the guests stay only 1 night.

Chairman Bailey asked if there were any questions for the speaker.

Commissioner Willis asked the speaker how he felt about the condition relating to the number of guests and stay.

Mr. Orenduff stated he was not sure – maybe a few days.

Commissioner Rountree asked staff how will the condition compare to hotels and motels and considering a guest who may need to stay longer.

Mr. Martin stated hotels and motels allow for longer stays; however, staff is amendable to increasing the length of stay to 7 days.

Chairman Bailey asked if there was anyone else 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 was closed.

There being no further questions or discussion from the Planning Commission, Chairman Bailey called for a motion.

Commissioner Willis made a motion to recommend approval with 3 conditions as presented – condition #1 to be amended to lengthen the stay to 1 week or 7 days, and condition #2 to be amended to read a maximum of 2 adults per room (not to include children). Commissioner Hall seconded the motion.

There being no questions or discussion, Chairman Bailey called the motion and it was carried. (Vote 6-0-1 [Gladwin])

Lowndes County Cases

Agenda Item #4

REZ-2018-11, J.C. McMullen

Nature of Request: Mr. Davenport stated this is a request to rezone from R-21 (Medium Density Residential) to R-A (Residential Agriculture) zoning. The developer has not been able to sell the subject properties as individual lots. The idea is to combine all or a portion of the lots and market them as mini farm lots. The presentation has the recommendation from the TRC. The applicant is the original developer of the subdivision and is very much involved. Staff has one unresolved concern related to whether the covenants will follow the subject properties. Staff is unsure of how the covenants will relate to R-A zoning.

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

Commissioner Rountree asked if the covenants over ruled the zoning.

Mr. Davenport stated covenants are normally more restrictive than the zoning classification and is self-imposed.

Chairman Bailey asked if the applicant stated his intended purpose.

Mr. Davenport stated he believes the applicant will sell the subject property as one 8-acre piece, or perhaps in 4-acre pieces.

There being no further questions for 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 questions and discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Wildes seconded the motion.

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

Agenda Item #5

REZ-2018-12, Harry S. Stubbs

Nature of Request: Mr. Davenport stated there is completed recommendation from staff since the work session. The applicant is requesting to rezone the subject property from E-A (Estate Agriculture) to C-G (General Commercial). They would like to develop a mini-storage business and would also like to have their office situated on the property for their existing metal construction business. Of the 12-acre parcel, approximately 8 acres will be devoted to mini-storage to include outdoor storage, which would leave about 4 acres of speculative commercial zoning. The southern portion of the subject property appears to be wet, although there are no indications of such on the wetlands map. At the work session, there was a question concerning the depthness of the subject property. At the very northern end, the depth is about ~200+ feet and narrows to about ~150' then increases to ~300+ at the bottom end (southern end). Similar properties along Baytree Road near the college (i.e. intersection of Melody Lane and Baytree Road) are about 150' – 300' in depth. While C-C is supported in the Comprehensive Plan, staff feels that C-G is more appropriate given the existing residences to the north. Both E-A and R-A zoning will work for the subject property. Some commercial uses can also work given the interstate visibility, its location of two collector roads, and the property's interesting features. Staff is recommending approval with 1 condition – to provide a 10' buffer along Union Road. The applicant is pursuing a series of Variances to the Supplemental Standards for Mini-Storage facilities. The submitted site plan is for concept only – they have not gone as far to hire a surveyor to perform a tree survey.

Chairman Bailey called for questions to staff from the Planning Commission.

Commissioner Gladwin asked staff to confirm the zoning of the property that is south of the subject property, stated her concerns for commercial zoning.

Mr. Davenport stated the property to the south is zoned E-A; the zoning map depicts R-A zoning in a reddish-orange color.

Commissioner Willis stated he was concerned with a buffer yard around the perimeter of the property due to its limited depth.

The Planning Commission and staff discussed at length the pros and cons for a buffer yard.

Commissioner Hall stated commercial zoning in this area appears to be pushing the envelope as compared to agriculture and residential zoning.

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

Harry Stacy Stubbs, Morven, Georgia, stated he is looking to buffer ~1,700 feet in the future but for now ~300 feet from the north to the south.

Commissioner Rountree asked the speaker if he was proposing outdoor storage.

Mr. Stubbs stated he is proposing outdoor storage for those residential neighborhoods who cannot park their boats on their properties.

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

Mr. Robert McLeod, 4245 Oak Forest Drive, stated he had a few questions as he is not in favor nor opposition to the request. Mr. McLeod stated he supported the subdivision, Union Springs that is across the street. Is the applicant proposing to operate a business? He is concerned about the unsold lots in the subdivision. He is also concerned about sound and lighting that will interfere with the subdivision. He supports the requirement for a buffer yard.

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

Mr. Wayne Hughes, 5140 Northwind Boulevard, stated he is necessarily opposed to the request. While he understands the difficulty in developing the property due to its narrowness, commercial development concerns him and the land value of his property. If the zoning is changed, can a different use be developed other than what is being proposed. He supports anything that is an enhancement and not a detriment to the community.

Mr. Davenport addressed the speaker's question.

There being no questions for the speaker, Chairman Bailey closed the public participation and entertained further questions and discussion from the Planning Commission.

Commission Gladwin expressed her concerns about other permitted uses that are allowed in C-G zoning.

Staff addressed the concerns.

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

Commissioner Willis made a motion to recommend approval with a condition to require a 10' buffer as presented by Planning staff and a condition to restrict uses as clubs, lodges, alcohol package stores, and gasoline stations (with or without a convenience store). Commissioner Rountree seconded the motion.

Chairman Bailey called for questions on the motion.

There being none, Chairman Bailey called the motion and it was carried. (Vote 5-2[Hall, Hightower])

OTHER BUSINESS

Staff presented copies of a presentation by the USGS Division (i.e. flood mapping, online mapping information, etc.)

There being no other business, Chairman Bailey adjourned the meeting.

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date