

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

Members Present:

Franklin Bailey, Chairman
W. Keith Sandlin
Chip Wildes
Vicki Rountree
Celine Gladwin
Johnny Ball, III
Gerald McClendon

Members Absent:

Brad Folsom
Tommy Willis
Jody Hall
~Dasher representative~

Staff

Jason Davenport, County Planner
Matt Martin, City's Planning & Zoning Admin.
Ariel Godwin, Southern Georgia RDC
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:

Approval of the Meeting Minutes: April 24, 2017

Chairman Bailey called for questions, corrections, and approval of the April 24, 2017, GLPC meeting minutes.

There being none, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to approve the minutes as presented. Commissioner Ball seconded the motion.

There being no further discussion, Chairman Bailey called the motion and it was carried unanimously. (Vote 6-0)

CITY OF LAKE PARK

AGENDA ITEM #3:

Case #2017-05-02, City of Lake Park

Nature of Request: Mr. Godwin stated this is an amendment to the Lake Park Zoning Ordinance, specifically to the development standards table as reflected in the staff report. The change will be to the R-P (Residential Professional) zoning district, to the minimum lot area for development. One (1) acre is currently the minimum lot area requirement, and the proposal is if the lot has city public water and sewer services, the lot may be developed with a minimum lot area of 6,000 square feet. There are a small number of lots within the city limits within the R-P zoning district that are less than 1 acre in size and are within range of the city's water and sewer service and are over 6,000 square feet.

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

Commissioner Gladwin stated it seems like the change from 1 acre to 6,000 square feet is drastic - how will the amendment be distributed and what is the overall impact to areas around the city. What is R-C?

Mr. Godwin stated the impact is not great in his opinion. The R-6 and the R-C districts allow 6,000 square feet minimum lot area. There will be just a few affected lots. R-C is Residential Commercial, I believe.

Commissioner Sandlin asked how many acres are in that area; and, have any drawings or plans been submitted for houses or villas – the proposed amendment can result in approximately 7 houses per acre.

Mr. Godwin stated an area of approximately 10 acres or less. To his knowledge, there have been no plans submitted.

Commissioner Gladwin asked if there was any development or specific case that has triggered the proposed amendment.

Mr. Godwin stated not to his knowledge.

Commissioner Sandlin stated he is not in favor of the amendment until development plans are submitted for review.

Commissioner Gladwin stated she feels it is important to see a layout and map of the area that shows the current zoning designation, how the amendment will be distributed and compatible. As of now, there is no concept of how the text amendment will affect the areas of Lake Park.

Commissioner Rountree stated her concerns are the impact of going from 2 homes to 14 homes – this will make a huge difference.

Mr. Godwin stated he believes staff has the capability to produce maps from the VALOR-GIS system to pull up zoning data, and will depict in-depth analysis and information of potentially affected areas. This can be presented at the next GLPC meeting for review and consideration.

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

Commissioner Wildes made a motion to recommend the text amendment be table until next regularly scheduled meeting in order to obtain additional detailed information regarding the number of affected lots and the overall impact. Commissioner Gladwin seconded the motion.

Chairman Bailey called for discussion concerning the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 6-0, Unanimous)

CITY OF VALDOSTA

Agenda Item #4

VA-2017-08 (Todd Wilson)

Nature of Request: Mr. Martin stated the next 2 items involves the same property by the same applicant for which staff will present in one presentation. The first request is for rezoning, and the following request is for annexation into the City of Valdosta. The subject property consists of .08 acres and is located south of the southern terminus of Ravenwood Circle in the west portion of Eager Subdivision. The applicant has purchased property from Mr. Eager and is proposing to develop the property slightly different from what Mr. Eager had planned. The portion of the proposed cul-de-sac is located in Lowndes County. As depicted on the map, the subject property is the cross-hatched area that lines up with current city limits line. The applicant is proposing to shorten the street and reduce the number of lots from 5 to 4. The staff report lists numerous conditions that were also placed on the property to the east in 2009. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power, and recommends approval with the following conditions:

- 1) No more than five (5) homes will be constructed on the property being rezoned;
- 2) On-site detention will be provided;
- 3) No wetlands will be disturbed;
- 4) All homes will be compatible to the homes located in the adjoining sections of Eager Subdivision;
- 5) Restrictive Covenants compatible to the adjoining sections of Eager Subdivision will be established;
- 6) Appropriate compaction tests will be performed on the property before construction;
- 7) 100-year FEMA flood elevation will be established before construction;
- 8) The finished floor elevation of all homes will be set at 137.00' msl (2' above 500 year flood elevation);
- 9) Delineation of 100-year flood plain will depict final zoning line / city limits line. Will be required to submit topographical and storm water plans.

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

There being none, Chairman Bailey asked if anyone was present wishing to speak in favor of the request.

Mr. Todd Wilson, 2801 Country Club Drive, stated he was present to speak in favor of request. He and his wife purchased the property to build a house. The proposed lots will have a more pleasing street front and will allow for a larger footprint for the proposed homes.

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 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 and questions from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to recommend approval of the rezoning request from Conservation (CON-county) to Single-Family Residential (R-15-city) with the conditions as listed in the staff report and presented by staff. Commissioner Rountree seconded the motion.

Chairman Bailey called for questions and discussion concerning the motion.

There being none, Chairman Bailey called the motion and it was carried. (Vote 6-0, Unanimous)

Chairman Bailey called for a motion concerning Agenda Item #5 (Case VA-2017-09-annexation request).

Commissioner Wildes made a motion to recommend approval of the annexation request with the following conditions: 1) Immediately upon annexation, combine the subject property with the applicant's adjacent property to the east in order to form a single parcel of land before being subdivided as part of the proposed residential development. Commissioner Ball seconded the motion.

Chairman Bailey called for questions and discussion concerning the motion made for annexation.

There being none, Chairman Bailey called the motion and it was carried. (Vote 6-0, Unanimous)

LOWNDES COUNTY

Agenda Item #6

REZ-2017-06 (Statenville Hwy & Boring Pond Rd)

Nature of Request: Mr. Davenport stated this is rezoning request from Planned Development-Residential to C-G (General Commercial) for the establishment of a Dollar General retail store. The only update from the work session is the submittal of an updated survey that depicts an overall land area of 1.6 acres. The recommendations are before you. The applicant and agent are both present for additional questions.

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

Commissioner Gladwin asked if there were any inquiries from the public.

Mr. Davenport stated there was 1 phone call received from an adjacent property owner who was in opposition to the request.

Commissioner Rountree asked if the public access will be from the additional property to the north – the 9,000 square feet portion.

Mr. Davenport stated New Statenville Highway is a state route and staff believes that DOT will not grant the applicant a driveway access. The access will be from Boring Pond Road, but not through the 9,000 square feet additional portion to the north.

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

Mr. Bill Nijem, 1007 N. Patterson Street, stated he is present on behalf of the applicant. The application consists of a combination of 2 parcels. The proposed entrance will be from Boring Pond Road as depicted on the site plan. While the Comprehensive Plan will support C-C (Crossroads Commercial) zoning, the request was revised for C-G (General Commercial) zoning as supported by the county and will provide more protection with regards to permissible land uses. The existing house will be relocated by Mr. Roberts. In the contract, there is a requirement for a privacy fence to be constructed on the north end of the subject property.

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

There being none, 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.

Mr. Ira Lumley, 5015 Boring Pond Road, stated his driveway will be directly in front of the proposed driveway for Dollar General in this residential area. Boring Pond Road was originally paved in the early 70s and the proposed driveway by the applicant will be placed in front of his driveway. This portion of Boring Pond will not accommodate a commercial driveway and there is no interest in the county taking more of his property to accommodate a big yellow store in front of his house with lights that will shine all night long in their neighborhood. They are not interested in a store at the end of their driveway.

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

Mr. Davenport stated the submitted survey shows eighty (80') feet of right-of-way – there is no proposal for additional right-of-way.

Commissioner Gladwin asked if the proposed driveway will align with Boring Pond Road Extension, and what is the classification of the road.

Mr. Davenport stated he was not sure as Boring Pond Road Extension is a private dirt road.

Commissioner Gladwin asked the speaker if their concerns were regarding car headlights.

Mr. Lumley stated they moved out into the county to get away from the city and the hustle and bustle – they want the peace and quiet. He does not mind driving into town if he needs to go to the grocery store.

Commissioner Gladwin asked staff where is the current driveway for the existing house – is it off of New Statenville Highway.

Mr. Davenport stated yes - GDOT will ultimately make the call concerning the proposed driveway for the proposed Dollar General.

Commissioner Rountree asked if it was possible to relocate the proposed driveway to the west.

Mr. Davenport stated GDOT will make the final call. Additionally, relocating the driveway to the west will place it closer to the neighbor to the west.

Commissioner Gladwin stated she would like for the applicant to do what is necessary minimize the impact of the proposed driveway as depicted on the site plan.

Mr. Nijem stated the driveway is a GDOT issue; as they understand, the proposed retail development will be too close to the intersection of New Statenville Highway and Boring Pond Road. This matter has already been addressed by his client. The proposed access point as depicted on the site plan is far south towards intersection that will cause the headlights to shine towards the convenience store across the street.

Commissioner Wildes asked what are the proposed operating hours and would they be amendable to conditions that addresses the hours for the lights.

Mr. Nijem stated the typical hours are from 8:00 a.m. to 6:30 p.m.; this will not be a 24-hr store as the hours varies from store to store. There will be concerns on placing conditions on a national tenant. They can work with staff to address lighting concerns.

Mr. Lumley stated the school bus stops at end of the driveway that will be at the store's exit. Boring Pond Road will not accommodate the traffic and where will the water runoff go.

Chairman Bailey asked if there will be a fence along the west lot line.

Mr. Davenport stated while the buffer standards table do not list the P-D zoning designation, he believes that a 30' landscaped buffer yard (or 15' with a privacy fence) will be required to the north and west.

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

Ms. Patel, Cypress Lakes, stated the convenience store located across the street is operated by her parents – it is a country store. The normal business hours for Dollar General is 6:00 a.m. until 10:00 p.m. The community is nice and quiet and the kids are walking and riding their bikes.

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

There being none, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to recommend approval as presented by the staff as the requested zoning is an appropriate land use with 3 conditions: 1) any lighting be directed and shielded to avoid illumination onto adjacent properties, 2) a buffer yard (30' or 15' with an opaque fence) be established along the north and west lot lines, and 3) eliminate lighting outside normal operating hours. Commissioner Gladwin 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: 5-0-1[Sandlin abstained])

Other Business

There being no other business on the agenda, Chairman Bailey adjourned the meeting at 6:20 p.m.

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date