

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
 325 WEST SAVANNAH AVENUE
 Monday, June 25, 2018
 5:30 P.M.

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

VISITORS PRESENT:
 (See Sign-In Sheet)

AGENDA ITEM #1:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Bailey called the meeting to order at 5:30 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 asked Commissioner McClendon to lead the Invocation, followed by the Pledge of Allegiance.

AGENDA ITEM #2:

Approval of the Meeting Minutes: May 29, 2018

Chairman Bailey called for questions, corrections, and approval of the May 29, 2018, GLPC meeting minutes. There being none, Chairman Bailey called for a motion.

Commissioner Hall made a motion to approve the minutes as presented. Commissioner Hightower seconded the motion. (Vote 7-0)

LOWNDES COUNTY CASES

Agenda Item #3

REZ-2018-13 (Sims, Sims, Jackson)

Nature of Request: Mr. Davenport stated this is a request for a change in zoning from agricultural (E-A) to residential (R-1). The three (3) lots in question are legal nonconforming. The applicant is proposing to re-divide the property which will trigger a rezoning to make the lots compliant. Updates from the work session are included in the staff report – a recommendation from the TRC for approval without the Board of Health’s recommendation; however, staff believes their recommendation would have been for approval as well.

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

Commissioner Gladwin asked staff to show the property on the map.

Mr. Davenport stated the properties were located on the south side of Phillips Road and along Beaver Lane.

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

Mr. William Sims, 4877 Beaver Lane, stated he is in favor of the rezoning request. He and his wife have lived on the property and wife’s mother would like to get some things settled. The properties will continue to be connected as family property.

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 from the Planning Commission.

Commissioner Gladwin asked if the Comprehensive Plan found the R-1 zoning acceptable as there is potential for further divide the properties into 1-acre lots.

Mr. Davenport stated yes, the Comprehensive Plan supports R-1 zoning when it is appropriate. The applicants are taking 3 current lots and converting them into 2 lots. While the lots are plentiful for R-1 zoning, it will be limiting to further subdivide the property given the property’s conditions (e.g. lot frontage, lot width).

Commissioner Willis asked if the family ties provisions could be used in this case.

Mr. Davenport stated the property is not large enough to utilize the family ties provisions.

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

Commissioner Willis made a motion to recommend approval of the request as presented. Commissioner Wildes seconded the motion. There being no discussion on the motion, Chairman Bailey called the motion and it was carried. (Vote 8-0)

Agenda Item #4

REZ-2018-14 (Stoker)

Nature of Request: Mr. Davenport stated this request, Coventry Villas, has received quite a bit of attention, up until Friday evening. Since the work session, staff has updated the coversheet with some considerations regarding this request. The county engineer has recommended approval. The updates really focused on the site plan. The developer initially proposed ~38 lots at 4,000 square feet each. After meeting with the developer, a revised site plan was submitted that included a different configuration for the proposed green space area, an increase in the side yard setback to eight (8') feet, a reduction in the number of lots to 35 lots, an increase in the size of the lots to a minimum of 5,000 square feet, and a proposed design that accommodates privacy concerns from the neighbors. Staff's initial goal was to support 6,000 square feet lots primarily to continue the original Coventry Subdivision development and to support affordable housing. Staff compromised with developer and the developer sacrificed on the development as well. Staff was unable to settle with the developer the recommendation concerning the sidewalk extension.

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

Commissioner Willis asked what is the proposed lot size.

Mr. Davenport stated the minimum lot size is 5,000 square feet, however, most of the proposed lots are 5,200 square feet with increased side yard setbacks from five (5') feet to eight (8') feet. The original site depicted 4,000 square feet lots.

Chairman Bailey asked what were the proposed front and rear yard setbacks.

Mr. Davenport stated fifteen (15') feet for the proposed front yard and 15'-30' for the proposed rear yard setback.

Commissioner Gladwin asked how were the building setbacks derived for lots #5 and #6, and how were the buffer yards determined.

Mr. Davenport stated the developer is proposing to request an administrative waiver to portions of the exterior boundary of the requested P-D zoning. Staff did not support a buffer on south side of the development due to the property's potential for commercial development.

Commissioner Willis asked if a precedent is being set for an 8' side yard setback.

Mr. Davenport stated a precedent has already been set in previous residential developments similar to this.

Commissioner Hall asked will lots #5 and #6 be buffered from the existing Coventry development lots.

Mr. Davenport stated staff did not suggest a buffer.

Commissioner Gladwin asked will the development propose additional parking other than the driveway parking.

Mr. Davenport stated each home is proposed to have an 18' wide driveway that will provide for at least 2 spaces. There being no further questions to staff, Chairman Bailey asked if anyone was present wishing to speak in favor of the request.

Mr. Matt Phelps, 4560 Val North Drive, stated he is the engineer for the proposed development. All of the proposed lots were pulled away from the property to the north intentionally. They are proposing to rotate lots #34 & #35 to make them appealing as much as possible. The proposed recreation area is more centralized to include sidewalks. The proposed development will not provide an additional parking area as their experience with providing additional parking yielded the encouragement of non-residents to enter into their private development. Lots #16, #17, and #14 in the original Coventry Subdivision are still vacant. Lot #15 was held out intentionally to provide a second access point into the proposed development.

Chairman Bailey asked if there is an open/green space and park area in the original Coventry Subdivision.

Mr. Phelps stated yes. It has been their experience, as well as other similar neighborhoods, the problem with non-residents. This development is not interested in the sidewalks as proposed by the staff for the reasons mentioned. The sidewalk suggestion is beyond what is in the code. They have already made compromises. Perhaps later, if the homeowners of both developments would like to merge and create connecting sidewalks, they can do that as an association.

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

Ms. Glenda Zahn, 3888 Old Pine Road, stated she is the owner of subject property. The Planned Development has been well thought out and planned so that every effort is made to make the development complimentary to the existing homeowners in the area. She believes the development will cater to first time homeowners at an affordable price and will be a great addition to Mulligan and Old Pine Roads area.

Chairman Bailey asked if she still lived in the area.

Ms. Zahn stated yes, for 31 years and plans to continue to live there.

There being no further 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.

Ms. Brenda Powell, 4126 Mulligan Road, stated her home has been where she raised her children. While she has no absolute objection to the request, she would like to ensure the privacy she currently has. She would like the buffer to be what is expected per the code. As well as the landscaping in order to maintain the standard of living they have always had. Will they be provided a copy of the covenants?

Mr. Davenport stated the developer's track record is to place the covenants as part of the public record.

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

Mr. Connie Fowler, Mulligan Road, stated he is not in objection to the request but would like to address the concern of the proximity that his driveway is located to the proposed road. He would like the proposed road to be relocated further away from his driveway in order to avoid the lights from incoming traffic into the subdivision and the traffic noises. His den area is located on the side closest to the proposed road.

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

Commissioner Hightower asked staff what was the driving force for recommending sidewalks.

Mr. Davenport stated the recommendation would be a continuous way to connect the sidewalks as he believes the residents from Coventry would not want to leave a short gap although the existing sidewalk is located on the other side of the street.

Commissioner Hall stated he believes the children will go to the same school and use the sidewalks for playtime. It is a lot easier to construct the sidewalks now rather than later.

Commissioner Gladwin stated she understood the developer's comments regarding the sidewalk as this will be similar to a gated community. Can the entrance road be oriented so that the storm water would be located on both sides of the road?

Chairman Bailey asked Mr. Phelps if he will approach the lectern.

Mr. Phelps stated while reorienting the road will probably not be a cost issue, the issue may be the lost in volume in the ponds as designed. At this time, they are not sure if it would work engineering wise. The proposed road will be curved somewhat as depicted on original site plan at a 90 degree angle.

Commissioner Willis stated he did not understand the reason for not supporting the construction of sidewalks.

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

Commissioner Hall made a motion to recommend approval of the request with the existing conditions as presented by staff. Commissioner Hightower seconded the motion.

Chairman Bailey called for questions and discussion on the motion.

Commissioner Willis stated he would like to see the proposed road off of Mulligan Road modified to address the separation of the existing driveway.

There being no further comments, Chairman Bailey called the motion and it was carried. (Vote 8-0)

CITY OF VALDOSTA CASES

Agenda Item #5

VA-2018-09 (Christian Love Ministries)

Nature of Request: Mr. Martin stated the subject property consists of 2.38 acres proposed to be rezoned from Highway-Commercial (C-H) to Neighborhood-Commercial (C-N). The subject property is located at 526 Griffin Avenue. It is an existing church that is proposing a large addition to the rear and north of the existing building. C-H zoning allows churches by right, however, churches do not require C-H zoning. The main purpose of the rezoning is to eliminate C-H zoning's more restrictive 30' buffer yard along the eastern property line. Staff's suggestion was to pursue down-zoning which will in turn lower the buffer yard. The subject property is located in a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive

Plan. The rezoning request will serve a dual purpose as the C-H is not a compliant zoning. Staff is recommending approval and finds the request consistent with Comprehensive Plan and the Standards for the Exercise of Zoning Powers.

Chairman Bailey asked if the zoning will require a fence.

Mr. Martin stated while C-N zoning does not require a buffer yard, perimeter landscaping is a requirement.

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

Mr. Jimmy Cone, 1806 Plum Street, stated he is present as the architect on the project, along with some of the members of the church to answer any questions.

There being no questions, 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 was closed.

Chairman Bailey called for further discussion and questions.

Commissioner Hall asked if there was an existing house on the property.

Mr. Martin stated the closest house was located along Smith Drive.

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

Commissioner Willis made a motion to recommend approval as presented by staff. Commissioner McClendon seconded the motion.

Chairman Bailey called for discussion on the motion. There being none, the motion was called and carried. (Vote: 8-0)

Agenda Item #6

VA-2018-10 (ADCO Investments LLC)

Nature of Request: Mr. Martin stated this is a request to rezone 1.75 from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is located at 3320 N. Oak Street Extension, across from Three Oaks Apartment complex. The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. The NAC Character Area allows both O-P and R-P zoning, as well as some commercial uses. The applicant is proposing to redevelop the subject property as a professional office park. The site plan is based on professional offices in lieu of medical offices. The property located to the south of the subject property is currently developed as a “planned development” under the previous PRD-15 (Planned Residential Development) and PCD (Planned Commercial Development) zoning classifications. The proposed R-P zoning offers a mixture of either professional offices or high-density

residential, and this pattern fits very well with the surrounding area. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power, and is recommending approval.

Chairman Bailey asked staff to explain the “No Left Turn” signalization that is currently posted on the right-of-way.

Mr. Martin explained at length the “no left turn” signalization.

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

Ms. Luanne Smith, 5059 Planters Crossing, stated she is an attorney that is proposing the rezoning request, and principal of ADCO Investments. LLC. They are proposing to purchase the subject property and build an office space to house their law firm. They are not anticipating any medical offices within this development. They have been looking to locate their office in the north Valdosta area that has adequate space. They have spoken with the only residential home owner to the north who is in favor of the request, as well as with the neighbors to the rear of the subject property who has no objections.

Chairman Bailey asked the speaker if they would be willing to entertain a shared driveway entry with the existing complex to the south.

Ms. Smith stated she would consult with her design professional, Mr. Cone.

Mr. Cone stated they will consider that suggestion.

Mr. Martin commented about the future widening of N. Oak Street Extension (4-lane road).

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.

Chairman Bailey entertained further questions and discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Wildes made a motion to recommend approval of the request as presented by staff. Commissioner Hall seconded the motion.

Chairman Bailey called for questions and discussion on the motion.

There being none, the motion was called and carried. (Vote 8-0)

Agenda Item #7
VA-2018-11 (Yvette Waters)

Nature of Request: Mr. Martin stated this is a request to rezone 0.67 acres from Single-Family Residential (R-6) and Community-Commercial (C-C) to Office-Professional (O-P). The subject property is located at 500 E. MLK Drive. Staff believes this block consisted of several parcel that were consolidated into 1 and contained a commercial building that has been removed. The subject property currently contains a commercial building that was previously used as a daycare center many years ago but became ineligible as a commercial sized daycare upon the adoption of the LDR in 2009. The applicant is proposing to rezone the subject property in order to make the property once again eligible for a commercial size daycare facility. The rezoning request is both a down-zoning from the current commercial zoning in place, as well as an up-zoning from the current residential zoning in place. The subject property is located in a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. While there is commercial zoning in the area, there is no commercial land use domination. The requested O-P zoning is a very good companion to existing residences in the area. The existing building was designed and built as a daycare center. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power and is recommending approval.

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

Mrs. Yvette Council Waters, 4612 Hickory Creek Circle, stated her name.

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, the public participation was closed.

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

Commissioner Willis made a motion to recommend approval of the request as presented. Commissioner Gladwin seconded the motion.

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

OTHER BUSINESS

Chairman Bailey announced that this meeting was Commissioner Gladwin's last public meeting with the Greater Lowndes Planning Commission, and thanked her for her knowledge and service on the commission.

Commissioner Gladwin stated the experience on the GLPC had been a privilege and thanked the Board members.

Mr. Martin read and presented a plaque to Commissioner Gladwin for her service on the GLPC.

There being no further business, Chairman Bailey adjourned the meeting. (6:57 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date