

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
325 WEST SAVANNAH AVENUE
Monday, June 26, 2017
5:30 P.M.

Members Present:

Jody Hall, Acting Chairman
W. Keith Sandlin
Chip Wildes
Vicki Rountree
Celine Gladwin
Johnny Ball, III
Gerald McClendon
Tommy Willis

Members Absent:

Brad Folsom
Franklin Bailey
~Dasher representative~

Staff

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

VISITORS PRESENT:

(See Attached Sign-In Sheet)

AGENDA ITEM #1:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Acting Chairman Hall called the meeting to order at 5:30 p.m. Acting Chairman Hall welcomed everyone to the GLPC meeting, and thanked staff for their efforts for arranging the special called meeting. Acting Chairman Hall explained that the Planning Commission serves as an advisory body to the local member governments regarding land use requests. Acting Chairman Hall 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. Acting Chairman Hall 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. Acting Chairman Hall announced the dates of the public hearing for the local member governments as listed on the agenda.

Acting Chairman Hall asked Commissioner McClendon to lead the Invocation followed by the Pledge of Allegiance.

AGENDA ITEM #2:

Approval of the Meeting Minutes: May 30, 2017

Acting Chairman Hall called for questions, corrections, and approval of the May 30, 2017, GLPC meeting minutes.

There being none, Acting Chairman Hall called for a motion.

Commissioner Wildes made a motion to approve the minutes as presented. Commissioner Gladwin seconded the motion. There being no further discussion, Acting Chairman Hall called the motion and it was carried unanimously. (Vote 7-0)

CITY OF LAKE PARK

AGENDA ITEM #3:

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

Nature of Request: Mr. Godwin stated this is a request that was tabled from the last meeting. The City of Lake Park is proposing a text amendment to the development standards table in the Lake Park Zoning Ordinance. The change will be to the R-P (Residential Professional) zoning district, to the minimum lot area for development. If the proposed development utilizes a well and septic system, the minimum lot area will remain one (1) acre. However, if the proposal is served by the city’s public water and sewer services, the lot may be developed with a minimum lot area of 6,000 square feet. As a result from the discussion at the work session, there were some concerns with the wording. Additionally, staff has conducted further land use analysis that is contained in the staff report as a result from the May meeting. The proposed amendment will bring Lake Park’s development standards in line with other jurisdictions.

Commissioner Gladwin asked if the staff report differs from what was provided at the work session.

Mr. Godwin stated no.

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

There being none, Acting Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation was closed and the Acting Chairman entertained further discussion among the Planning Commission.

There being no further discussion, Acting Chairman Hall called for a motion

Commissioner Rountree made a motion to recommend approval of the text amendment to read “one (1) acre unless water and sewer is utilized, a minimum of 6,000 square feet is allowed”. Commissioner Wildes seconded the motion.

Acting Chairman Hall called for questions and discussion concerning the motion. There being none, the motion was carried. (Vote 7-0, Unanimous)

CITY OF VALDOSTA

Agenda Item #4

CU-2017-04 (Ron Borders)

Nature of Request: Mr. Martin stated this is a Conditional Use request by Ron Borders for a beauty salon in a Residential Professional (R-P) zoning district. The subject property is located at 401 Woodrow Wilson Drive. This area along Woodrow Wilson Drive was originally developed in the 1950’s as part of a single-family residential neighborhood, but has transitioned with the development of the hospital, the auditorium, the library, and school complex. Most properties along the south side of Woodrow Wilson Drive are professional offices. The subject property has an existing office building that was constructed more than 30 years ago. The R-P zoning is a district that is closer to neighborhoods. This portion of Woodrow Wilson is already a little more intensive and more align with the O-P zoning district. Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval subject to the following conditions: 1) Approval shall be granted for a Beauty Salon or related personal service shop in an R-P zoning district; and, 2) Conditional Use approval shall expire after 10 years from the date of approval if no Business License application for a beauty salon on the premises has been submitted by that date.

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

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

There being none, Acting Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation was closed.

Acting Chairman Hall called for further questions and discussion concerning the Conditional Use Permit. There being none, Acting Chairman Hall called for a motion.

Commissioner Willis made a motion to recommend approval with two (2) conditions as presented by staff. Commissioner Gladwin seconded the motion.

Acting Chairman Hall called for questions and discussion concerning the motion. There being none, the motion was called. (Vote 7-0, Unanimous)

Other Business

Mr. Davenport stated there was discussion concerning training in June. At this time, there has been no confirmation by the Regional Commission. Staff will keep the Planning Commission aware of any changes or proposals.

Mr. Martin stated that staff is looking to amend the LDR as it pertains to Bed and Breakfast Inns – as a result of the business “AirBnB” concept, a less intense use from the bed and breakfast. Many communities have not fully addressed this idea. There are several already operating within the city limits without a license. Staff is also looking at how other communities address the topic. Staff plans to bring this discussion to the next work session.

There being no other business, Acting Chairman Hall adjourned the meeting at 5:49 p.m.

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date