

GREATER LOWNDES PLANNING COMMISSION MEETING
MINUTES
300 N Lee St.
Tuesday, June 30, 2020 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Vicky Biles, Calvin Graham, Ed Hightower, Steve Miller, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Chip Wildes, Tommy Willis

GLPC Commission Members Absent: Johnny Ball, Lou McClendon

Staff: JD Dillard, Planning & Zoning Director; Trinni Amiot, Lowndes County Planner (Recorder); Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator

VISITORS PRESENT:

(Sign-In sheet available in file)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairperson Rountree called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairperson Rountree explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairperson Rountree explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

Chairperson Rountree asked Commissioner Bailey to lead the Pledge of Allegiance followed by the Invocation.

Agenda Item #2

Approval of the Meeting Minutes: February 24, 2020

Chairperson Rountree called for additions, questions, and corrections of the February 24, 2020, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Hightower made a motion to approve the February 24, 2020, meeting minutes as presented. Commissioner Webb second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

REZ-2020-03 Wetherington Property, REZ-2020-06, Cedric Solomon, Ga Hwy 135, 0247 023, 5.09 ac., E-A to R-1, well/septic

Nature of Request: In March of 2020, five parcels were reconfigured and subdivided as part of an estate settlement into various size lots at a minimum of 5 acres to comply with the current E-A (Estate Agricultural) zoning. This request is for a change in zoning from E-A to R-1 (Low Density Residential) and an additional subdivision of the property into three ~1.7-acre lots. The general motivation per the applicant's letter of intent is to place "a mobile home on each property" and "up to two [mobile homes] per plot" on the property. The Agriculture/Forestry/Conservation Character Area that this property is located within encourages that "the rural character should be maintained by strictly limiting new development and protecting farmland and open space by

maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." A change to R-1 zoning would create an island, or spot zoning, within the Character Area, and be inconsistent with the Comprehensive Plan's recommended development strategies.

The subject property possesses 210' of road frontage on GA Hwy 135, a GDOT-maintained major collector road. Per Chapter 8 of GDOT's Regulations for Driveway and Encroachment Control manual, "Individual drives shall not be approved for newly subdivided lots of less than 5 acres. Subdivision streets or shared drives shall be used to provide access to smaller lots or subdivided properties." A shared driveway between the proposed lots is discouraged from a Planning standpoint to decrease the possibility of a land use dispute should any of the three new lots be resold outside of the proposed family residences.

Staff finds the request inconsistent with the Comprehensive Plan Character Area and Future Land Use Development Map, as further subdivision of the property will result in an increase in population density that affects the rural character of the area and impacts the traffic and safety on the state route and recommends denial.

Commissioners Bailey and Willis had questions regarding the purpose of the family ties eligibility and the placement of driveways.

No one spoke in favor of the request.

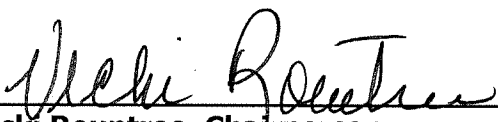
Speaking against the request:

- Mary Lightsey
- Robert Metts

Comments included the fairness of the request regarding land use/acreage, character of the existing neighborhood, potential for an increase in taxes, and abandoned mobiles homes.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend denial of the request as presented, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 6:17 p.m.



Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

Date

2/22/20