

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

Members Present	Members Absent	Staff
Franklin Bailey, Chairman	~Dasher Representative~	Jason Davenport, County Planner
Jody Hall	Keith Sandlin	Matt Martin, City Planning & Zoning Admin.
Ed Hightower	Tommy Willis	Carmella Braswell, Recording Sec.
Johnny Ball, III		
Vicki Rountree		
Chip Wildes		
Calvin Graham		
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 5:30 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:

Welcome New Member

Chairman Bailey welcomed new member, Mr. Calvin Graham, Sr., to the Greater Lowndes Planning Commission and thanked him for his willingness to serve.

AGENDA ITEM #3:

Approval of the Meeting Minutes: June 25, 2018

Chairman Bailey called for questions, corrections, and approval of the June 25, 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 7-0)

Agenda Item #4:
CU-2018-05 (LifeSouth)

Nature of Request: Mr. Martin stated this is a request by LifeSouth for a Conditional Use Permit (CUP) for a blood bank facility to be located at 301 Woodrow Wilson Drive. The subject property consists of 0.40 acres and is currently zoned Residential Professional (R-P). Blood bank facilities are a use that is classified under medical clinics for which a CUP is required. The subject property contains an existing structure that is 1,900 square feet and has been vacant for a while. There are no proposed changes to the site plan or the building footprint with the exception of some interior remodeling. The development pattern along this corridor consists of medical offices. Medical offices are a use allowed by right within the Office Professional (O-P) zoning district. The subject property is located in an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria and is recommending approval with the following conditions: 1) Approval shall be granted for a Blood Bank facility or other form of medical clinic in R-P zoning; 2) Maintain the existing solid hedge of vegetation along the south property line to fully screen the view from the adjacent property; 3) Conditional Use approval shall expire after 1 year from the date of approval if no Business License application for this use has been submitted by that date. The applicant has purchased the subject property.

Chairman Bailey asked if conditional #3 was still needed as the property has already been purchased.

Mr. Martin stated there was still need to complete the zoning approval process.

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

Commissioner Rountree asked if the existing parking facilities were sufficient.

Mr. Martin stated the existing off street parking facilities exceeded the minimum code requirement.

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

Mr. Rob Plumb, 1007 N. Patterson Street, stated he was present to represent the applicant. The business is a nonprofit organization and provides blood donations for the hospital. This is a donor-only facility with an administrative office. They will anticipate very low traffic. Present with him are several representatives of the organization to answer any specific questions about the operation.

Commissioner Hall asked if there is a chance of the operation to include the business of becoming a plasma center.

Mr. Plumb stated this is not their business plan.

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. Susan Hennly, 2208 Williams Street, stated she is fine with the operation at this location and feels they will be an asset to their community. She would like assurance that the operation will not become a plasma collection site similar to the one that is located downtown.

Chairman Bailey asked if anyone else was present wishing to speak in opposition to the request.

There being none, the public participation portion was closed.

Chairman Bailey called for further questions and discussion from the Planning Commission.

Commissioner Hall asked if the operation were to convert into a plasma center, will they be required to come back before the board.

Mr. Martin stated no.

Chairman Bailey allowed a speaker to approach the lectern.

Mr. J. D. Bowles, LifeSouth Senior V.P., 5071 Cumberland Lane, Spring Hill, Florida, stated this operation is not a plasma center and will not be able to convert to such as there are separate licensure procedures. Their operation do not collect nor do they have a license to perform that type of duty.

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

Commissioner Wildes made a motion to recommend approval of the Conditional Use Permit as presented by staff with the proposed 3 conditions. Commissioner Rountree seconded the motion.

Chairman Bailey called for questions on the motion – there being none the motion was called and carried. (Vote 7-0)

Other Business

Chairman Bailey announced Jason Davenport's departure from Lowndes County effective in the coming days. Chairman Bailey stated that Mr. Davenport will be missed and thanked him for his support, advice, and professionalism.

Mr. Davenport stated this will be a career change effective Tuesday, August 7th and is thankful for all the support given to him by the Planning Commission.

Commissioner Hightower stated he would like the GLPC to send a formal acknowledgment to the County Manager and would be happy to assist in that manner.

The consensus of the GLPC was to direct Chairman Bailey to send a formal acknowledgement concerning Mr. Davenport on behalf of the GLPC.

There being no further business, Chairman Bailey adjourned the meeting. (5:49 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date