

GREATER LOWNDES PLANNING COMMISSION MEETING  
MINUTES  
325 WEST SAVANNAH AVENUE  
Tuesday, August 26, 2019 – 5:30 PM

**GLPC Commission Members Present:** Franklin Bailey, Johnny Ball, Calvin Graham, Ed Hightower, Lou McClendon, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Tommy Willis

**GLPC Commission Members Absent:** Jody Hall, Chip Wildes

**Staff:** Molly Stevenson, Lowndes County Engineering/Planning Technician, Trinni Amiot, Lowndes County Planner (Recorder), Matt Martin, City of Valdosta Planning & Zoning Administrator

**VISITORS PRESENT:**  
(See Sign-In Sheet)

**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 body to the local member governments regarding land use requests. Chairperson Rountree 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. 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 McClendon to lead the Pledge of Allegiance followed by the Invocation.

**Approval of the Meeting Minutes: July 29, 2019**

Chairperson Rountree called for additions, questions, corrections, and approval of the July 29, 2019, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion.

Commissioner Bailey made a motion to approve the July 29, 2019, meeting minutes as presented. Commissioner Ball second. There being no further discussion on this matter, Chairperson Rountree called the motion. All voted in favor, no one opposed. Motion carried.

**REZ-2019-12 Val Del 61, Val Del Rd.**

**Nature of Request:** This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater residential density. For reference, the ULDC Standards for P-D zoning are attached. Access to and from the subject property is off Val Del Rd., a County maintained major collector road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Character Area. Per Comprehensive Plan guidance P-D zoning is listed as a permitted zoning within a Suburban Character Area.

Aspects of this case worthy of consideration include the following: 1. The Nelson Hill Planned Development Subdivision to the Northwest, which is close to being built out, 2. The P-D zoning adjacent to the north, 3. Current growth trends in the area, 4. County Water and Sewer connectivity, and 5. The preservation of natural green spaces.

Overall, staff finds this request consistent with the Future Development Map and with the Community Goals of the Comprehensive Plan. The TRC will consider the request at its August 20<sup>th</sup> regular meeting.

Speaking in favor of the request:

- Clint Joyner. Mr. Joyner offered to answer any questions anyone may have. Commissioner Willis asked if this would be on County utilities; Mr. Joyner said yes.

No one spoke in opposition to the request.

Motion by Commissioner Willis to recommend approval of the request, Commissioner Bailey second. All in favor, no one opposed. Motion carried.

**VA-2019-06 Shannon Perkins:** 704 Holly Drive, 0.37 acres, R-10 to R-M

**Nature of Request:** The subject property is located at 704 Holly Drive, which is along the north side of the road, about 250 feet east of North Forrest Street. The property contains an existing Family Personal Care Home with four residents, which was approved with a Conditional Use Permit (CUP) last October. The applicant is not proposing any physical building expansions or changes to the site, but is proposing to expand the facility to seven residents. This causes a reclassification of the facility to a "Group" Personal Care Home, which is not allowed in R-10 zoning but could be allowed in R-M zoning with a different CUP approval. The applicant is simultaneously requesting this CUP approval under file CU-2019-05. The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of up to R-M zoning. In terms of zoning patterns, this entire neighborhood and much of the surrounding area is zoned R-10 with no R-M zoning nearby. The proposed rezoning of this one property to R-M would clearly be considered spot zoning, without any logical connection to the surrounding pattern, and would be

an intrusion into the singular R-10 zoning pattern of the neighborhood. In terms of existing land use patterns, this entire neighborhood is developed as single-family residential dwellings and related uses such as this smaller (family size) Personal Care Home. By contrast, R-M zoning would allow the full range of more intensive residential uses on this property such as duplexes, townhouses, multi-family apartments (if the property were expanded by 4,000 sf), and boarding house as permitted uses. It would also allow the possibility of a manufactured home, halfway house, bed & breakfast, and a larger Personal Care Home with a CUP approval. Such permitted uses would definitely be out of character and too intensive for the existing patterns of the neighborhood. The applicant's motivation for this rezoning request is simply and only to make the property eligible for a CUP consideration, to allow expansion (nearly doubling) of the existing "Family" Personal Care Home to the next regulated category of size; 7-15 persons as a "Group" Personal Care Home. This proposed use alone would also require a variance to the LDR supplemental standards for such use, which requires a minimum 1-acre lot size for a Group Personal Care Home.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend denial to the City Council.

Several minutes of discussion between the commissioners and staff for clarification of the request before the Chairperson opened floor for the public hearing.

Speaking in favor of the request:

- Shannon Perkins. Ms. Perkins stated the reasons for the request and the day-to-day details of the current use of the property.

No one spoke against the request.

Motion by Commissioner Graham to recommend approval of the request, Commissioner Sauls second. Commissioners Graham, Sauls, Webb and McClendon voted in favor of the request; Commissioners Willis, Bailey, Hightower and Ball voted against the request. Chairperson Rountree voted against the request to break the tie.

Motion by Commissioner Bailey to recommend denial of the request, Commissioner Hightower second. Commissioners Willis, Bailey, Hightower and Ball voted in favor of the recommendation to deny; Commissioners Graham, Sauls, Webb and McClendon voted against the recommendation. Chairperson Rountree voted in favor of the recommendation to deny to break the tie.

**CU-2019-05 Shannon Perkins:** 704 Holly Drive, 0.37 acres, R-10 to R-M

**Nature of Request:** Ms. Shannon Perkins is requesting a Conditional Use Permit (CUP) for a Group Personal Care Home with seven residents in a Multi-Family Residential (R-M) zoning district. The subject property consists of 0.37 acres along the north side of

the road about 250 feet east of North Forrest Street. The property contains a previously-approved 4-resident Personal Care Home (called "Nurturing Love LLC). The existing building is a 2-story single-family residence that consists of 5 bedrooms and 2 baths (2,477-sf total). In order to be eligible, this request requires a Rezoning to R-M, which is being reviewed separately via file # VA-2019-06. Items related only to this CUP requested are outlined below:

- The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan.
- The existing Personal Care Home has been operating at this location for the past 2 years; first as a Permitted Use in R-10 zoning with 3 residents, and then as an expanded 4-resident facility that received CUP approval last fall, subject to the following 4 conditions (file # CU-2018-08):
- Approval shall be granted in the name of the applicant only, as the operator for a State-licensed and fully compliant Personal Care Home with up to 4 residents at the facility. No other uses allowed in R-10 zoning shall be allowed on the property that are in addition to the Personal Care Home.
- All parking associated with the facility shall be on-site and located on paved surfaces only, as approved by the City Engineer, with no more than 5 total cars at any one time.
- There shall be no non-incidentual signage allowed and the property shall maintain a single-family residential character at all times.
- Conditional Use approval shall expire after 1 year from the date of approval if no updated city Business License for the expanded facility has been requested by that date.

The surrounding development pattern is that of a single-family residential neighborhood which should be preserved and protected. City staff is not aware of any reported incidents or complaints with regard to this facility and it seems to be operating in full compliance with its CUP conditions of approval. Given the good track record and the size of the home, it is believed the facility could perhaps accommodate a couple more residents. However, there is some concern about the facility NOT having operational staff who "reside" on the premises but is instead operated only by trained staff who come to the facility to work 12-hour shifts. There is argument that with a small Personal Care Home (such as 4 residents, plus a couple staff) this still likely maintains a sufficient residential character with a typical household size. However, with larger facilities (such as 7 or more residents, plus additional staff), the apparent household size goes beyond the norm for a single-family residence and the character becomes a little more institutional in nature. This is one reason why the proposed use falls into a different size category as a "Group" Personal Care Home (with 7-15 residents) that is subject to additional requirements at both the State and local level. Locally, the use is only allowed in R-M or higher zoning districts and the LDR supplemental use standards require a minimum lot size of one (1) acre for such uses. This means that in addition to the CUP, the applicant would also need a Variance from the ZBOA for this requirement.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

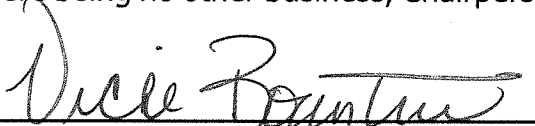
Motion by Commissioner Bailey to recommend denial of the request, Commissioner Willis second. Commissioners Bailey, Willis, Hightower and Ball voted in favor of the recommendation to deny; Commissioners Graham, Sauls, Webb and McClendon voted against the recommendation. Chairperson Rountree voted in favor of the recommendation to deny to break the tie.

**Other Business**

Motion by Commissioner Willis to approve the resolution establishing the official record of the meeting minutes as voted on by the Commission, Commissioner McClendon second. All in favor, no one opposed. Motion carried.

Commissioner Hall officially resigned on August 26, 2019, due to health reasons.

There being no other business, Chairperson Rountree adjourned the meeting at 6:04 p.m.



**Vicki Rountree, Chairperson  
Greater Lowndes Planning Commission**

\_\_\_\_\_ 9/30/19  
**Date**