

**MINUTES**  
**GREATER LOWNDES PLANNING COMMISSION MEETING**  
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE  
 325 WEST SAVANNAH AVENUE  
 Monday, August 28, 2017  
 5:30 P.M.

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

**VISITORS PRESENT:**

(See Sign-In Sheet)

**AGENDA ITEM #1:**

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

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

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

**AGENDA ITEM #2:**

**Approval of the Meeting Minutes: July 31, 2017**

Chairman Hall called for questions, corrections, and approval of the July 31, 2017, GLPC meeting minutes.

There being none, Chairman Hall called for a motion.

Commissioner Folsom made a motion to approve the minutes as presented. Commissioner Ball seconded the motion.

There being no further discussion, Chairman Hall called the motion and it was carried unanimously. (Vote 7-0)

**CITY OF LAKE PARK**

### **Agenda Item #3**

#### **LP-2017-08-04, Leona Register**

**Nature of Request:** Mrs. Hylton, Southern Georgia Regional Commission, stated this request is a petition to change the zoning of a 1.68 acre parcel. The subject property is located at Highway 41 and 4-H Club Road. The rezoning request is from R-10 (Single Family Residential) to C-C (Community Commercial). Staff recommends approval as there is commercial zoning across from the subject property, and the requested C-C zoning will benefit the area.

Chairman Hall called for questions to staff from the Planning Commission.

Commissioner Sandlin asked if the applicant stated why they were requesting the change.

Mrs. Hylton stated no-they have not been able to sell the subject property.

Chairman Hall asked if there were anyone present wishing to speak in favor of the request.

Mr. Nathan Smith, 3890 Island Creek Road, stated he is a realtor with the Herndon Company and is representing the property owner. The subject property was once a part of a bigger parcel (15 acres). The history of the subject property is that the applicant's father subdivided the subject property for a proposed post office that was subsequently constructed on Highway 376. They once had a contract on the subject property in the past. The requested commercial zoning is across the street from other commercially zoned properties.

Commissioner Folsom asked the speaker what were the current uses of the parcels across the street.

Mr. Smith stated a Badcock store, a Dollar General store, and a movie store. The reason the tract is more desirable is due to the cut in the road.

Commissioner Rountree asked if the requested zoning a speculative zoning.

Mr. Smith stated that is correct as the price that is set is a commercial price which places the property in a better position to be sold.

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

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

Mr. Wesley Luke, 4-H Club Road, stated he lives directly across the street from the subject property. His property would be most affected. He would like the subject property to remain residential.

Mr. Dawson Vickery, 4-H Club Road, stated according to the ULDC, there are a number of uses that can be placed on the corner. They have been there since 1983.

Ms. Minnie Wetherington, 4-H Club Road, stated they have become a golf cart community. The requested commercial zoning will make it worse as they are a neighborhood of loving people.

Ms. Linda Ray, 603 4-H Club Road, stated there is a curve on Highway 41. The approval of the rezoning has the potential for many accidents.

Mr. Barry Plotnick, Jackson Circle, stated he lives approximately a block away. There is currently litigation against owner of the bottom of the lake. There is no need to have the land uses as listed by the previous presenter.

Mr. Blake Ellis, 805 Teresa Drive, stated he has lived on this property for over 50 years. There are all kinds of available commercial land in the area. Until there is a masterplan, he does not see that the requested zoning is appropriate.

Chairman Hall closed the public participation and entertained further discussion from the Planning Commission.

After the discussion and questions to staff, Chairman Hall called for a motion.

Commissioner Sandlin made a motion to recommend denial of the request. Commissioner Gladwin seconded the motion.

Chairman Hall called for questions concerning the motion. There being none, the motion was carried. (Vote 5-2 [Ball, McClendon])

## **Lowndes County**

### **Agenda Item #4**

#### **REZ-2017-07, Tomlinson**

**Nature of Request:** Mr. Davenport stated this is a request to rezone 6 acres from Estate Agriculture (E-A) to Residential Agriculture (R-A). Staff's recommendation is for approval and the request is ready for consideration by the Planning Commission.

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

Ms. Barbara Tomlinson, Humphrey Road, stated the proposed use will be for a home and shop.

Commissioner Folsom asked if they were planning to have any livestock.

Ms. Tomlinson stated no.

Chairman Hall asked if anyone else was present wishing to speak in favor of the request.

Mr. Darrel Tomlinson, 4489 U.S. 41 South, stated he owns the 14 acres surrounding the 6 acres and have no problems with the request.

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

There being none, Chairman Hall called for further questions and discussion.

There being none, Chairman Hall called for a motion.

Commissioner Folsom made a motion to recommend approval as presented by staff. Commissioner Wildes seconded the motion.

Chairman Hall entertained questions and discussion on the motion. There being none, the motion was carried. (Vote 7-0)

#### **Agenda Item #4**

##### **REZ-2017-08, West Side Business Park**

**Nature of Request:** Mr. Davenport stated this is a rezoning request for Westside Business Park. The proposed use is not allowed in the current General Commercial (C-G) zoning. Staff is recommending approval of the rezoning request to Highway Commercial (C-H).

Chairman Hall called for questions to staff from the Planning Commission.

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

Mr. Jack Langdale, 701 N. Patterson Street, stated he is present on behalf of FWMS, LLC, to answer any questions concerning the rezoning request.

Chairman Hall asked if anyone else was present wishing to speak in favor of the request.

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

There being none, the public participation portion was closed.

After questions and discussion, Chairman Hall called for a motion.

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

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

#### **Agenda Item #6**

##### **REZ-2017-09, Robert A. Register Estate**

**Nature of Request:** Mr. Davenport stated this is a request to rezone 112 acres in total that is currently undeveloped. The rezoning request is for R-10, minimum 10,000 square foot lots, and for General Commercial (C-G) zoning for approximately 13 acres. The first amended change is the applicant's request for commercial zoning. The amendment is to change the request from Crossroads Commercial (C-C) to C-G. The second change

is a written statement by the applicant that included their 11-acre property along Corbett Road to be withdrawn from the rezoning request. Staff was unable to answer questions regarding lake access. Staff was able to confirm that Lowndes County regulations will not allow multi-family/apartments within the current and proposed zoning. Regarding lot size, the requested zoning will be similar to the properties located across the street; however, a smaller lot size will require a master plan and public hearing. A masterplan is not required for the requested R-10 zoning. Staff has confirmed that the requested commercial zoning has the depth as shown for space that a retail grocery store may require. There is no specific tenant at this time. The recommendation by staff is for approval with 1 condition – the condition being that all lots will front an interior road system. The applicants have been made aware of the recommendation.

After questions to staff by the Planning Commission, Chairman Hall asked if anyone was present wishing to speak in favor of the request.

Mr. Nathan Smith, Island Creek Road, stated the property owner would like to be in the same position as the surrounding properties and would like the same opportunity to sell their property.

Commissioner Folsom asked why was the 11-acre tract withdrawn, and is there any interest to withdraw the 13-acre tract.

Mr. Smith stated the 11-acre tract is under contract and there is no intention to withdraw the rezoning for the 13-acre tract.

Commissioner Sandlin stated the applicant also owns the property across the street – has consideration been made for rezoning that property to commercial.

Chairman Hall asked if anyone else was present wishing to speak in favor of the request.

Ms. Leona Register, stated she had wished her dad was still living to present this rezoning request. The reason for the rezoning request is because Lake Park needs the rooftops.

There being no further questions for the speakers and no one else speaking in favor, Chairman Hall called for those wishing to speak in opposition to the request.

Mr. Ronny Sauls, 1100 W. Marion Avenue, stated he would like to see houses built with a lesser density and would like for the property to remain as R-1 zoning.

Mr. Dawson Vickery stated the zoning will allow duplexes and can turn into a mobile home park.

Commissioner Gladwin asked staff if mobile homes were allowed.

Mr. Davenport stated that manufactured homes are allowed by right.

Mrs. Nancy Hobby, 707 Smithbriar Drive, stated she also owns a house on Teresa Drive. The rezoning request appears to be premature. There have been lots of investment in the area and a compromise should be made for nicer homes and less congestion. This area needs to be protected.

Mr. Steve Sellers, 410 Jackson Circle, stated he is concerned with how to make the future better for this neighborhood. The potential drainage, water control, and population growth can affect the lake. His other concerns are the school system being able to handle the increased population.

Mr. Barry Plotnick, stated his concerns are the potential agreements for access to the lake. He is against the request R-10 zoning as this will have an affect property values, traffic, and crime.

Mr. Blake Ellis, 805 Teresa Drive, stated he has lived there for 50 years. Lake Park does not need to become the southern blue pool of Lowndes County.

Chairman Hall closed the public participation and entertained further questions and discussion from the Planning Commission.

Commissioner Folsom asked if manufactured homes are allowed in R-1 zoning.

Mr. Davenport stated yes. The ULDC has design standards in place for single-family homes.

Commissioner Gladwin stated the overall rezoning request lacks understanding of how the subject property will be developed.

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

Commissioner Rountree made a motion to accept staff's recommendation of R-10 zoning and made a recommendation to deny the requested C-G zoning. Commissioner Folsom seconded the motion.

Chairman Hall called for questions concerning the motion. There being none, Chairman Hall called the motion. (Vote 3-4)

Because the motion failed, Chairman Hall called for a motion.

Commissioner Wildes made a motion to table the rezoning request for 1 month in order that the applicant address the concerns of the community. Commissioner Gladwin seconded the motion.

Chairman Hall called for questions concerning the motion. There being none, Chairman Hall called the motion and it was carried. (Vote 4-3)

## **Other Business**

There being no other business, Chairman Hall adjourned the meeting. (6:48 p.m.)

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Jody Hall, Acting Chairman  
Greater Lowndes Planning Commission

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Date