

MINUTES
GREATER LOWNDES PLANNING COMMISSION MEETING
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE
 325 WEST SAVANNAH AVENUE
 Monday, September 25, 2017
 5:30 P.M.

Present	Absent	Staff
Jody Hall, Acting Chairman	Brad Folsom	Jason Davenport, County Planner
Keith Sandlin	~Dasher Representative~	Carmella Braswell, Recording Sec.
Chip Wildes		
Tommy Willis		
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 Invocation followed by the Pledge of Allegiance.

AGENDA ITEM #2:

Approval of the Meeting Minutes: August 28, 2017

Chairman Hall called for questions, corrections, and approval of the August 28, 2017, GLPC meeting minutes.

There being none, Chairman Hall called for a motion.

Commissioner Gladwin made a motion to approve the minutes as presented. Commissioner Wildes seconded the motion.

There being no further discussion, Chairman Hall called the motion and it was carried unanimously. (Vote 8-0)

City of Valdosta

Agenda Item #3

VA-2017-14

City of Valdosta

Nature of Request: Mr. Davenport stated Mr. Martin had an unexpected commitment. Since the work session, there are no updates. Regarding the request, the City of Valdosta is proposing to amend the Future Development Map of the Comprehensive Plan by changing the Character Area designation of 12 parcels to reflect "Industrial Activity Center" and to change one parcel along S. Patterson Street to reflect "Community Activity Center". The City of Valdosta has exceeded the advertising requirements, and there has been no opposition or concerns regarding the amendment.

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

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

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

There being none, the public participation portion was closed.

There being no further discussion among the Planning Commission, Chairman Hall called for a motion.

Commissioner Hall make a motion to recommend approval of the amendment as presented. Commissioner Gladwin seconded the motion.

Chairman Hall called for discussion on the motion. There being none, the motion was called. (Vote 8-0)

Lowndes County

Agenda Item #4

REZ-2017-09

Register Estate, W. Marion Street, 4-H Club Road, Corbett Road, and Long Pond Road

Nature of Request: Mr. Davenport stated this request was reviewed last month by the GLPC and tabled in order that staff prepare further analysis and study regarding the proposed land use. Mr. Davenport stated that the Board of Commissioners cancelled their regular meeting of September 12th due to Hurricane Irma and rolled those cases onto their regularly scheduled meeting of September 26th. Regarding updates, staff has received a petition with 131 signatures, along with some analysis and a cover letter that outlines the opponent's position, and a map produced by staff that depicts the area and the opponent's propert(ies). Staff's dominant conversation has been with the proposed 5 conditions that have been approved by the applicant since the last meeting. The neighborhood was not in favor of the original proposal; however, a copy of the proposed conditions were sent last Friday to the opponents of the rezoning request. At this time, staff cannot provide the Planning Commission with a consensus from the neighborhood regarding the proposed conditions. Staff can confirm that the proposed conditions has a profound effect and shift on the rezoning request.

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

Commissioner Gladwin asked staff if there had been any engagement with the applicant regarding their providing an area for open space.

Mr. Davenport stated there has been no conversation regarding open space. The applicants are aware of the Planned Development (P-D) requirements regarding open space.

Commissioner Willis asked if the commercial tract was still on the table for rezoning.

Mr. Davenport stated that portion had been withdrawn from the rezoning request.

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

Mr. Nathan Smith, with The Herndon Company, stated he is representing the property owners and they have heard the concerns. He and his team spoke with the property owner and made a few changes to their rezoning request. One of the changes were to reduce the density to 3 lots per acre instead of 4 lots per acre; there will be no mobile homes, modular homes, or duplexes allowed within the development. Mr. Smith stated he would like to state that the current R-1 zoning will allow manufactured homes with all roads and driveways on the exterior of the property. Lastly, they have withdrawn the 13-acre tract for commercial zoning, as well as the 6-acre tract that was proposed for annexation into the city limits. They are not attempting to create an island zoning, and would like the same rights as the neighboring properties.

Chairman Hall asked if the 13-acre tract that was proposed for commercial zoning be added with the rest of the property with the proposed conditions.

Mr. Smith stated yes.

Chairman Hall asked if there were any additional questions for the speaker from the Planning Commission.

Commissioner Sandlin stated that Ronnie Sauls, who have property on Hwy. 41, was concerned about a buffer.

Mr. Smith stated they are aware that any commercial development against residential zoning will require a buffer.

Commissioner Gladwin stated her concern is not regarding density, but are focused on an area for open space as this is a very large property – is that something that can be considered?

Mr. Smith stated that will be a decision for the developer.

After much discussion concerning the proposal to provide open space areas and there being no further questions for the speaker, Chairman Hall asked if anyone else was present wishing to speak in favor of the request.

Ms. Leona Register, 1392 Register Road, Adel, Georgia, stated she is not in favor of the added condition. They have paid taxes on the property for 60 years, gave a road around 4-H Club Road, and would like to be treated fairly.

There being no one else speaking in favor of the request, Chairman Hall asked if anyone was present wishing to speak in opposition to the request.

Mr. Barry Plotnik, 411 Jackson Circle, submitted pictures and stated those pictures reflect the Schoolhouse Pond development that consists of R-1 zoning. There are plenty of 30+ empty lots for sell nearby. The Registers have had the subject property for sale for some time now and need to adjust the sales price to what the market is calling for. Nearby, there are low-income rentals units being constructed, with future phases. The proposed request will generate increased population, traffic, and crime. A better idea is to have a masterplan and a town hall meeting to discuss the development.

Mr. Bobby Ray, 603 4H Club Road, stated that criteria “j” in the Standards for the Exercise of Zoning Powers is the only support for the rezoning request. It seems to reason to wait for an interested developer and then make an informed decision. Once a masterplan is seen and reviewed, a better decision can be made regarding the development of the property. What if this development was across the street from your residence?

There being no questions for the speaker, Chairman Hall closed the public participation portion of the request and entertained further discussion.

Commissioner Willis stated he is in agreement that something needs to happen to the subject property to improve it.

Commissioner Gladwin stated this is really about maintaining the character of the surrounding neighborhood, as the property will be developed eventually.

Commissioner Hall stated the sellers have come a long way in compromising with the neighborhood and in making their rezoning request better. The County is only responsible for the right-of-way and not personal property. Any further restrictions will not help.

After much discussion concerning proposal for open space and the wetlands area, Chairman Hall called for a motion.

Commissioner Willis made a motion to recommend approval to rezone to R-10 zoning to excluding condition #5, recommend approval of conditions #1, #2, #3, #4, and, a maximum of 5 acres set aside for greenspace and recreation, whether or not the areas are in the wetlands area or outside (determined by the developer), to be used by the residents of the development. Commissioner Hall seconded the motion.

Chairman Hall called for questions and discussion concerning the motion.

Mr. Davenport stated he has to work on the wording for the proposed condition relating to open space, as there is an unknown factor regarding the storm water. However, staff can ensure to present to the Board of Commissioners the acreage for greenspace/recreation/open space at a minimum or total of five (5) acres being reserved and not used for storm water purposes as an added condition.

There being no further discussion, the motion was called. (Vote 7-0-1 [Sandlin])

Agenda Item #5

REZ-2017-10

Laurel Run Homes LLC

Nature of Request: Mr. Davenport stated the subject property has some history with multiple owners. The current property owners would like to reconfigure the lots that are commercially zoned in order to develop them as residential property. In addition to the rezoning, the property owner is conveying a 20' strip of property to the adjacent property owner to the north so that their property has access to Loch Laurel Road. The commercial zoning was placed on the property purposefully by the original developer - the current developers would like to remove the commercial zoning. Staff is recommending approval of the request with no conditions.

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

There being none, Chairman Hall asked if anyone 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 no further discussion or questions, Chairman Hall called for a motion.

Commissioner Rountree made a motion to recommend approval of the request as presented with no conditions. Commissioner Willis seconded the motion.

There being no discussion concerning the motion, Chairman Hall called the motion and it was carried. (Vote 8-0)

Other Business

There being no other business, Chairman Hall adjourned the meeting. (6:35 p.m.)

Franklin S. Bailey, Chairman
Greater Lowndes Planning Commission

Date