

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
1901 N. Forrest St.
Monday, September 28, 2020 – 5:30 PM

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

GLPC Commission Members Absent: Lou McClendon

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

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: August 31, 2020

Chairperson Rountree called for additions, questions, and corrections of the August 31, 2020, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the August 31, 2020, meeting minutes as presented. Commissioner Wildes second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

VA-2020-10 Clayton Milligan, Property Location: 2061 & 2131 East Park Ave; Rezone 14.39 acres from Single-Family Residential (R-10) to Community Commercial (C-C).

Mr. Clayton Milligan is requesting to rezone two (2) parcels totaling 14.39 acres from Single-Family Residential (R-10) to Community Commercial (C-C). The subject property is located at 2061 & 2131 East Park Avenue, which is along the north side of

the road between J.L. Newbern Middle School and Scintilla Charter Academy. The subject property is currently vacant, and the applicant is proposing to develop a 60-unit Assisted Living and Memory Care residential facility on the easterly parcel (7.39 acres). This facility is planned to be a campus setting consisting of three (3) separate 1-story buildings which will each house 20 residents. The westerly parcel (7.00 acres) currently has no plans for development, but the rezoning is being requested in order to make its zoning consistent with adjacent properties as well as expand its marketability for the future.

The subject property is located within a Neighborhood Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning when the property is located on a Collector or Arterial Roadway. This segment of East Park Avenue is classified as a "Minor Arterial".

In terms of land use pattern, this portion of East Park Avenue is dominated by the JL Newbern Middle School, Scintilla Charter Academy, and also the west entrance to Valdosta High School. There is also an abundance of vacant land as well as a widely scattered development pattern consisting of churches, offices, a few single-family homes and also some commercial businesses. In terms of zoning pattern, most of the properties are still zoned single-family residential (including the 3 schools), but there is also some C-C and C-N zoned properties nearby with more intensive C-H zoning located closer to Inner Perimeter Road and Jaycee Shack Road. Continued single-family development with direct access to East Park Avenue is no longer appropriate here. These existing R-10 and R-15 zoning areas are "non-compliant" with the designated NAC character area on the Future Development Map, which calls for development to be of a little higher density or intensity of use. For the subject property, it is located within a pocket of land that is bounded on 2 sides by existing schools with the only means of access coming directly from East Park Avenue. C-C zoning is acceptable here, given this arrangement and the presence of other C-C and C-N zoning this is adjacent or a short distance away. This corridor is certainly not planned to become an intensive commercial corridor, but a few light-commercial uses in these pocketed areas are appropriate for the overall characteristics of the area and would help serve future non-commercial development along the corridor.

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

The Commissioners had questions for staff regarding egress and future expansion of existing roads.

Speaking in favor of the request:

- Clayton Milligan

Mr. Milligan offered to answer any questions the Commissioners may have.

No one spoke against the request.

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

Agenda Item #4

HA-2020-08 Stoker Development, Property Location: 412 – 418 East Lawson Street, Request Special Exception approval to allow 4 duplexes on 4 lots in R-10 zoning.

Stoker Development is requesting a Special Exception (SE) to allow construction of four (4) duplex residential dwellings to be constructed on four separate lots (1.07 acres total) in a Single-Family Residential (R-10) zoning district. The subject property is located at 412 – 418 East Lawson Street, which is along the south side of the road, about 400 feet east of North College Street. The proposed duplexes will be similar in size and design as what was recently approved and constructed along Peters Street, which is adjacent to the rear side of the subject property.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of an originally platted subdivision from the 1920's that has remained mostly in the same family all these years. It was never fully developed as such, and only a few residences were ever built. The subject property has recently been re-subdivided into the multiple lots as shown on the attached survey. Staff's general concern has been to protect the general zoning and development patterns of the area which range from larger lot single-family development in R-10 and R-15 zoning along the East Lawson Street corridor to the north, and the mostly vacant residential land to the south which has seen some recent development of duplexes along Peters Street. Given the nature of the Peters Street area and its more intensive development and zoning pattern to its south, staff was very supportive of that recent duplex development. However, the subject property is along East Lawson Street which is a different corridor with an already-established different land use pattern. Although the property to the immediate east is developed with multi-family development (Meadow Brook Apartments, 16 units), it is somewhat visually buffered from East Lawson Street and the rest of this corridor is dominated by all single-family residential development. It could be argued that duplexes would serve as a "transition" between these two development patterns. However, staff believes that having a row of 4 conventional duplexes along this side of the street would be too much of an intrusion into the established single-family residential neighborhood. However, staff would be supportive of a duplex on Lot # 4, which is immediately adjacent to the apartment complex. This lot is 15,550 square feet which is about 50% larger than the other 3 lots. It is not large enough to be subdivided into two (2) R-10 lots (which would need to be at least 10,000-sf each), but it is significantly larger than what would

be needed for a single-family residence in R-10 zoning, and is larger than the adjacent R-10 lots. Therefore, staff is supportive of this scenario. It should also be pointed out that the minimum required heated floor area for a duplex is the same for each dwelling unit as a single-family residence, which in R-10 zoning is 1,000-sf for each unit.

Staff Recommendation: Find the Special Exception request for Lot # 4 to be consistent with the Comprehensive Plan, and recommend approval to the Hahira City Council for Lot # 4 only, and denial for the other 3 lots.

The Commissioners had several questions for staff regarding the current standards for the lots, location of duplexes in regards to existing duplexes on adjacent lots, ability of the survey to be recorded.

Speaking in favor of the request:

- Matt Phelps

Mr. Phelps stated he represented the applicant and offered to answer any questions the Commissioners may have. Mr. Phelps stated that Lot 1 will be revised for development of a single family development on the lot. Lots 2-4 continue to be developed as duplexes.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request of a Special Exception for Lots 2, 3, 4, Commissioner Miller second. All in favor, no one opposed. Motion carried.

Agenda Item #5

REZ-2020-13 Williams, 7141 Ousley Rd., 0039 010, 5.71 ac., well/septic, E-A to R-1
This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into five (5) individual lots, and in order for the lots to remain in conformance with the ULDC after the division, a change in zoning would be necessary. The new lots will remain large enough to satisfy the size criteria for individual well and septic systems.

The subject property is within the Rural Service Area and Agricultural Character Area, and possesses road frontage on Ousley Road, a Major Collector road in the County. Per Comprehensive Plan guidance, "Residential subdivisions should be severely limited, and any minor exceptions should be required to follow a rural cluster zoning." While R-1 zoning is not a recommended zoning type in the Agricultural Character Area, it is consistent with the neighboring properties along the East side of Ousley Road in its proposed size and use.

The TRC reviewed the application and has no technical objections. Recommended action: Board's Pleasure.

Questions for staff included location of wetlands, consistency with the Comprehensive Plan, and compatibility with adjacent zoning.

No one spoke in favor of the request.

Speaking against the request:

- Justin Sims
- Melinda Miller

Oppositional comments included character of the surrounding area (5 acre + tracts), intent of rezoning, traffic, adjacent active farming operations and the impacts of these operations, vandalism.

Commissioner Bailey asked if staff knew the owner's intention, staff did not.

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

Agenda Item #6

REZ-2020-14 Michael DeLoach, 7163 Miller Rd., 0010 004, well/septic, E-A to PD-R
This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to PD-R (Rural Planned Development) zoning. The general motivation in this case is for the applicant to utilize the property as an Event Facility/Venue, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The subject property possesses road frontage on Miller Road, a local County-maintained road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Rural Service Area and depicted in an Agricultural Character Area.

Aspects of this case worthy of consideration include:

- 1) The nature of the request as it pertains to a rural setting,
- 2) Current trends of event venues in rural areas,
- 3) Applicants residence adjacent to the proposed event space property.

The TRC considered the request and is supportive of the following Staff-recommended conditions:

1. The property may be used only for:
 - Uses permitted in the Estate Agricultural (E-A) zoning district, and
 - An event facility where the operation of an event facility is limited to

meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8am to 10pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).

2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

Recommended action: Board's Pleasure.

The Commissioners had several questions regarding the structures currently under construction, the volume of requests for events, noise ordinance, and revenue generated for the County.

Speaking in favor of the request:

- Michael DeLoach
- Ann Rogers

Mr. DeLoach expressed gratitude to the Commissioners for their service and his neighbors for supporting his motivation for an event venue on his property. He offered to answer any questions the Commissioners may have. Mr. DeLoach stated he lives on site, plans to work at the events, and agrees to all the conditions staff has recommended. Ms. Rogers stated she does not feel the rezoning and events will negatively affect the surrounding area and neighbors.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, including the recommended conditions, Commissioner Hightower second. Commissioners voting in favor of the motion: Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Steve Miller, Debbie Sauls, Chris Webb, Chip Wildes. Commissioners voting against the motion: Franklin Bailey, Tommy Willis. Motion carried.

Agenda Item #7

REZ-2020-15 Ivey Lane Duplexes, Ivey Rd. & Old Bemiss Rd., 0145B 095-097, .99 ac., water/sewer, C-H to R-10

This request represents a change in zoning on the subject property from C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential) zoning. The general

motivation in this case is for the applicant to develop three (3) new duplexes. In order for the lots to remain in conformance with the ULDC, a change in zoning would be necessary as two-family homes are not allowed in C-H zoning.

The subject property is within the Urban Service Area and part of the Neighborhood Activity Center Character Area, and possesses road frontage on Ivey Road, a County maintained local road. As the proposed development is within the connection requirements found in ULDC Chapter – 6.03.03 for County Water and the connection requirements for County Sewer as found in ULDC Chapter – 6.03.04 any future development will be required to connect to both water and sewer services. The applicant has proposed to make these connections at their expense as indicated in their letter of intent.

The TRC reviewed the application and has no technical objections.

Recommended action: Board’s Pleasure.

Speaking in favor of the request:

- Matt Phelps

Mr. Phelps stated he represented the applicant and offered to answer any questions the Commissioners may have.

Speaking against the request:

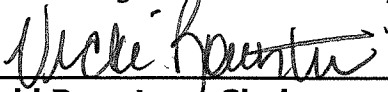
- Rachel Parker
- Ken Parker

The Parker’s live across from the proposed development and expressed concerns regarding a change in the character of the neighborhood, traffic, potential for criminal activity, indigenous wildlife.

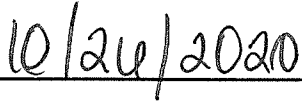
The Commissioners had questions for staff regarding adjacent zoning and the expense of the utilities connection.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend denial of the request as presented, Commissioner Webb second. Commissioners voting in favor of the motion: Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Debbie Sauls, Chris Webb, Chip Wildes, Tommy Willis. Commissioners voting against the motion: Franklin Bailey, Steve Miller. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 6:36 p.m.



Vicki Rountree, Chairperson
Greater Lowndes Planning Commission



Date