

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

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

**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:**

**Approval of the Meeting Minutes: September 25, 2017**

Chairman Bailey called for questions, corrections, and approval of the September 25, 2017, GLPC meeting minutes. There being none, Chairman Bailey called for a motion.

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

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

## Lowndes County Case

### **Agenda Item #3**

#### **REZ-2017-11 Arrow Engineering LLC, Dasher Johnson Road and Howell Road**

**Nature of Request:** Mr. Davenport stated the applicants are asking to rezone 2.5 acres from E-A (Estate Agriculture) and R-A (Residential Agriculture) to O-I (Office Institutional) to construct an engineering office. Staff's recommendation are included in the staff report. Updates from the Planning Commission work session includes two (2) general inquiries by the public, the submittal of a survey to clarify proposed use, and the maximum building height for O-I zoning is forty-five (45'). The proposed O-I rezoning will allow a maximum potential development for the subject property on a septic system is the subdivision into two (2) lots. The applicants have confirmed that there no plans for any retail uses as it is not an allowable use in O-I zoning. The applicants are present and would like to present a PowerPoint presentation.

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

Commissioner Gladwin asked what is the height limitation in R-A zoning

Mr. Davenport stated thirty-five (35') feet.

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

Mr. Jesse Bush, 5116 Lanes Pond Road, and Mr. Larry Sanders, his partner, 6490 River Run, were both present to represent the rezoning request. Their company provides architect and engineering services and are growing. They currently have 5 employees and are in need of a new office space to potentially staff 10 employees by the year 2019. Their company only have approximately 1-5 visitors per week. They would like to have a similar project as the Georgia Forestry Commission on U.S. Highway 84 East. The subject property is well inside the limits for development and is close to the downtown. They are expecting to have a positive impact in Lowndes County and the surrounding counties. The subject property is located on the corner of 2 major roads with residential zoning surrounding it. The property is less than 1,000 feet for other property that is planned for heavy industrial zoning. The property is also located next to the railroad which can act as a buffer. There are a number of companies located in Lowndes County whose location is very similar to the subject property. If precedent alone is the primary reason for denial, then other companies who are very successful in Lowndes County should have been directed to look elsewhere. What they want for the county is progress.

Chairman Bailey asked if he were planning to reside on the property as well.

Mr. Bush stated yes.

Chairman Bailey asked if they were planning to construct a metal building.

Mr. Bush stated yes, to store trucks, equipment, and things like that.

Commissioner Hall stated he visited the site and there a lot of wetlands on the property. The residential look that they are planning makes it easier with exception of proposed metal building. He agrees with staff's reasons for setting a precedent. He, too, is a lifelong resident of Lowndes County and most of the businesses mentioned in the presentation were developed long before the planning system that is in place currently. He supports growth in an orderly fashion.

Chairman Bailey asked if they were on a timeline for construction.

Ms. Sanders stated as early as possible - as soon as they can close on the property.

Commissioner Rountree asked if they are interested in buying the subject property if the zoning request is denied.

Mr. Bush stated no.

Commissioner Folsom stated he understands development – they are almost making the case against the proposed commercial development; however, the commercial examples (i.e. large industrial uses/tracts) were contrary to their proposal, and are reasons to not support their requested rezoning. It appears that staff is making the case that all crossroads are appropriate for this type development. The concern is growing smart in the county.

Mr. Bush stated his question is why is it ok to have 350 employees at a crossroads, but not 20.

Commissioner Gladwin stated the subject property can be divided into 2.5 acres lots conceivably. An office use is compatible with a residential development in her opinion. The scale of the development is the question. Is a conditional use or conditions placed on the zoning an option to ensure that the scale of the development remains compatible within a residential development that is allowed by right.

Mr. Davenport stated it is within the decision of the Planning Commission to place conditions on the height, the use, etc. Staff is not concerned with the aesthetics of the building as it is the zoning because zoning can be contagious. Staff is concerned and has been careful with looking at all the incorporated areas comprehensively and deciding if the proposed zoning is appropriate for those intersections – citizens do pay attention to the decisions made by staff.

Commissioner Gladwin asked if they sought to develop the subject property into 2.5-acre residential properties, will they come before the Planning Commission for approval. She wished there were a zoning classification between R-A and O-I that would allow the proposed use as it seems appropriate in a residential area.

Mr. Davenport stated staff's preference was to allow the application to operate as a home occupation because he wanted to live and work on the subject property. Because the provisions for home occupations were too restrictive, the applicant was offered the opportunity to request variances to the Zoning Board of Appeals, or rezone the subject property due to the size of their development.

Commissioner Rountree asked if the applicants currently meet the regulations for a home occupation.

Mr. Davenport stated no – they wanted to work out of a separate building, they would like outside employees, the number of work trucks were too many, etc. As long as the provisions for home occupations were met, it would be permissible.

Commissioner Gladwin asked if supplemental standards were in place, would that require a public hearing.

Mr. Davenport stated no, as long as the supplemental standards are complied.

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

Mr. Charles Judd, 2604 Davis Lane, stated he is not necessarily in opposition to request and is not concerned with just an office being developed on the corner of Howell and Dasher Johnson Road. The commercial zoning in the area is his property to continue an existing business since 1972. He is concerned with a development that is more intense than an office.

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

Mr. John Quarterman, 6565 Quarterman Road, stated he agrees with staff that if the zoning is granted, every crossroads similar to the one near his agricultural property has the potential to request a zoning change. Many of those industrial uses that were referred to by the applicant are the causes for inherent waters in the county.

There being no questions for the speaker, Chairman Bailey called for anyone else wishing to speak in opposition to the request.

There being none, Chairman Bailey closed the public participation portion of the request and entertained further discussion from the Planning Commission.

Commissioner Hall stated we are a planning organization that needs to plan. This is not a residential use in a residential area. We need to review and consider staff's recommendation, especially the Planning and Zoning staff.

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

Commissioner Hall made a motion to recommend denial as recommended by the planning and zoning staff. Commissioner Folsom seconded the motion.

Chairman Bailey called for discussion on the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 5-2[Gladwin and McClendon]-1[Rountree])

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

## **CU-2017-05 206 College LLC**

**Nature of Request:** Mr. Martin stated this is a Conditional Use request for a Bed and Breakfast Inn in R-10 zoning and the Historical Overlay District. The subject property is also located within the Brookwood North National Register Historic District, and contains a single family residence- 5-bedroom, 2-story historic dwelling. The applicant wishes to convert the existing structure into Bed and Breakfast Inn. The proposed use requires adherence to the LDR's Supplemental Standards and the Historic Overlay District. The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. There are some non-residential uses in the area i.e. churches, apartment buildings. Concerning the subject property and site plan, there are 2 narrow unpaved driveways on west and east sides for which the property lines follow. The existing driveway on the east is a former alleyway. The proposed use is one that is targeted for historic properties as long as it is accessory to the principal use. Planning staff reviewed this request and finds it consistent with the Comprehensive Plan and the Condition Use Review Criteria with the following conditions:

- (1) Approval shall be granted in the name of the applicant only for a Bed & Breakfast Inn in R-10 zoning and the Historical Overlay District, for the existing building in accordance with the submitted conceptual site plan and adherence to all supplemental LDR requirements for such use.
- (2) All parking shall be on-site and located in the rear yard only with a minimum of 5 parking spaces. Vehicular access shall be in the form of residential one-way drives, with final driveway design and materials being approved by the City Engineer and the Historic Preservation Commission.
- (3) The property shall continue to maintain its residential character and historic appearance as approved by the Historic Preservation Commission.
- (4) Signage shall be limited to either one incidental wall sign not to exceed 5 square feet, or one freestanding sign not to exceed 4 square feet and 3 feet in height.
- (5) Conditional Use approval shall expire after 2 years from the date of approval if the applicant has not made the required site improvements and submitted a Business License application for a Bed & Breakfast Inn by that date.

Chairman Bailey asked if the subject property is currently operated as a Bed and Breakfast.

Mr. Martin stated yes it has been for a few month through AirBnB on a smaller scale.

Commissioner Folsom stated he is concerned with the proposed condition concerning the driveway. If a neighbor shuts down a portion of the driveway, that nullifies the condition concerning the driveway. There should be an easement or driveway condition - it appears that you should have both or nothing.

Mr. Martin stated the recommended condition can be modified or strengthened to address the concerns.

Commissioner Rountree asked if the back yard able to accommodate 5 parking spaces.

Mr. Martin stated yes, pretty easy.

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

Mr. Greg Moore, 507 Georgia Avenue, stated he is the owner of 206 College Street, formerly known as Cottage on College. His formal background is in real estate and AirBnb was an experience for the proposed use. Valdosta Daily Times produced a professional photograph of the home that consists of 5-bedrooms, 2 ½

baths. He is planning to live on the premise full time. On the east side of the subject property is a college rental, and on the west side is a neighbor with an established tree line with a privacy fence and established easement. In the backyard is a garage apartment. Within the Brookwood North District, there are set hours for parking on the street. The home is useful for business travelers, consultants, and small groups. He speaks and meets with everyone who wishes to use the home to protect his investment and interest in the subject property.

Commissioner Gladwin asked if the applicant's current restrictions apply to the proposed Bed and Breakfast.

Mr. Moore stated yes.

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

Mr. Craig Tomlinson, Slater Street, stated he abuts the subject property on the north side. He is neither for nor against the request, and believes the proposed use will be good for the neighborhood. He believes that the proposed parking in the rear yard of the subject property will be situated in a way to satisfy him.

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

There being none, Chairman Bailey closed the public participation of the request and entertained further questions and discussion.

There being none, Chairman Bailey called for a motion.

Commissioner Gladwin made a motion to recommend approval of the request with 5 conditions as presented by staff. Commissioner Ball seconded the motion.

Chairman Bailey called for questions and discussion concerning the motion.

Commissioner Folsom asked if one of the conditions can be amended as a way to protect the applicant and the neighbor – amended to read “conditional use shall not be valid until a joint driveway use and easement agreement is executed and recorded with the owner of the parcel to the west of the subject property.”

Commissioner Gladwin stated that she would amend her motion to include the suggestion made by Commissioner Folsom. Commissioner Ball seconded the amended motion.

Chairman Bailey called for further discussion concerning the amended motion.

There being none, Chairman Bailey called the motion and it was carried. (Vote 8-0)

## **Agenda Item #5**

### **VA-2017-15 Northway Community Church**

**Nature of Request:** Mr. Martin stated this is a request to rezone 3.53 acres from R-10 to R-P. The subject property is currently split zoned between R-10 and R-P. The subject property is located at 4851 Inner Perimeter Road. The properties located along this stretch of Inner Perimeter Road is in trees with the

exception of the subject property that was cleared a few years ago. These properties were once part of Brayland which was master planned but later auctioned into separated pieces. The applicants purchased this portion of land and would like to build church, in phases. Churches are a permitted use in R-P, or a Conditional Use in R-10 zoning. Staff recommended that the applicants apply to rezone the property in lieu of a conditional use request. The Character Areas supports R-P zoning, and staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power, and recommends approval. Chairman Bailey asked if there were any questions to staff from the Planning Commission.

There being none, Chairman Bailey asked if anyone was present wishing to speak in favor.

Mr. Jesse Bush, 5116 Lanes Pond Road, stated they are helping the church with the project. They would like to relocate and build 1 building to start and use the property to further grow and help this local community. This is a young church that is growing.

There being no questions for the speaker, Chairman Bailey asked if anyone else is present wishing to speak in support of the request.

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

There being none, Chairman Bailey closed the public participation portion of the request and entertained further questions and discussion from the Planning Commission.

There being none, Chairman Bailey called for a motion.

Commissioner Rountree made a motion to recommend approval of the request as presented by staff. Commissioner Wildes seconded the motion.

Chairman Bailey called for questions and discussion concerning the motion. There being none, Chairman Bailey called the motion and it was carried. (Vote 8-0)

## **City of Lake Park**

### **Agenda Item #6**

#### **LP-2017-09-19 (Vanessa Wade)**

**Nature of Request:** Mrs. Hylton stated the subject property is located at 106 Pine Circle, Lake Park, Georgia. This is a Special Exception request to establish a manufactured home in an R-6 (Multi-Family Residential) zoning district. The proposed manufactured home will not be detrimental to the surrounding properties, and it is not contrary to the Lake Park Zoning Ordinance. This will be a single-family residence and a continuation of a residential use. The proposed home meets the development standards for a special use permit, and will require a variance with the Lake Park Mayor-Council due to the uniqueness of the lot and the placement of the drainfield. Staff is recommending approval.

There being no questions to staff from the Planning Commission, Chairman Bailey asked if anyone 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.

There being none, Chairman Bailey closed the public participation of the request and entertained further discussion from the Planning Commission.

Commissioner Rountree asked has the existing mobile home been removed.

Mr. Hylton stated she believed it has been removed.

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

Commissioner Wildes made a motion to recommend approval of the Special Exception. Commissioner Willis seconded the motion.

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

### **OTHER BUSINESS**

Mr. Davenport stated that tentative GLPC Calendars for the year of 2018 were placed at each Planning Commission's stated to be considered at next month's meeting.

Mr. Davenport also stated that plans for the GLPC Christmas Dinner were also being considered. Further details will be presented at a later date.

There being no further business, Chairman Bailey adjourned the meeting. (6:42 p.m.)

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Franklin S. Bailey, Chairman  
Greater Lowndes Planning Commission

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Date