

**MINUTES  
 GREATER LOWNDES PLANNING COMMISSION MEETING  
 LOWNDES COUNTY SOUTH HEALTH DISTRICT ADMINISTRATIVE OFFICE  
 325 WEST SAVANNAH AVENUE  
 Monday, January 28, 2019  
 5:30 P.M.**

GLPC Commission Members Present	GLPC Commission Members Absent	Staff
Vicki Rountree, Chairperson	Tommy Willis	Molly Stevenson, Lowndes County Engineering/Planning Technician
Jody Hall	Keith Sandlin	Trinni Amiot, Lowndes County Planner
Ed Hightower	Johnny Ball, III	Carmella Braswell, Recording Sec.
Lou McClendon	~ Dasher Representative~	
Franklin S. Bailey		
Calvin Graham		
Chip Wildes		

**VISITORS PRESENT:**

(See Sign-In Sheet)

**AGENDA ITEM #1:**

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

Chairperson Rountree called the meeting to order at 5:30 p.m. Chairperson Rountree 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 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. Chairperson Rountree 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 Invocation followed by the Pledge of Allegiance.

**AGENDA ITEM #2:**

**Approval of the Meeting Minutes: November 26, 2018**

Chairperson Rountree called for questions, corrections, and approval of the November 26, 2018, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion.

Commissioner Wildes made a motion to approve the October 29, 2018, meeting minutes as presented. Commissioner Bailey seconded the motion.

There being no further discussion on this matter, Chairperson Rountree called the motion and it was carried. (Vote 5-0)

*(Of note: Commissioner McClendon present at 5:35 p.m.)*

### **Agenda Item #3: REZ-2019-01 (Jerry Stoker, Old Pine Road)**

**Nature of Request:** Mrs. Stevenson stated this is a request to rezone 2 parcels of land from R-21 (Medium Density Residential) to R-10 (Suburban Density Residential). The subject properties are just under 1 acre collectively. It is the applicant's intent to reconfigure these lots into 3 lots in order to construct 3 single story duplexes. The subject properties are depicted on the Future Development Map as a Suburban Character Area in the Comprehensive Plan, whereby R-10 is a permitted zoning within this character area. The developer plans to connect to county water and sewer which will be required. The Technical Review Committee (TRC) reviewed the request and had no objectionable comments and staff finds the request consistent with the Comprehensive Plan and recommends approval. Residential uses are the same within the R-21 and R-10 zoning districts. The project engineer is present to answer any questions.

Chairperson Rountree asked if there were any questions to staff from the Planning Commission.

Commissioner Bailey asked if county water and sewer utilities are available, and has there been conversation to align the units side by side.

Mrs. Stevenson stated the subject properties were located within 1,000 feet of the county's water and sewer system, and the site plan as presented was given to staff.

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

Mr. Matt Phelps, 4560-F Val North Drive, stated he is representing his client as the project engineer. Water extensions will be added as water is directly across the street and sewer located at the intersection of Cross Creek Subdivision.

Chairperson Rountree asked the speaker if he would address the proposed driveways.

Mr. Phelps stated the proposed lots will be developed with 3 independent driveways that will be an improved surface and each unit will have a paved concrete parking pad.

Commissioner Bailey asked if there was a way to design and align the units as 3 in a row.

Mr. Phelps stated the minimum lot design standards would not allow the units to be side by side – there is not quite enough room to meet the lot width requirement. The units in the rear will not directly face the rear of the middle lot – all units will face the street.

Commissioner Bailey asked if fencing could be placed to separate the use from the house depicted on the left side of the subject property so that the units will not face the rear yard of that lot.

Mr. Phelps stated fencing is a good idea and can be considered for the rear yards.

Commissioner Hall stated if the lots were not quite wide enough, would they consider a variance request – the development would look better if the units were in a straight line.

Mr. Phelps stated the lack is about 15 feet and was significant enough not to be approved for a Variance. If a Variance were approved, the development would appear to be too tight.

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

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

Ms. Kim Ortmeyer, 3733 Cross Creek Circle, stated her property is behind the subject properties. She is concerned about multi residential families on these lots. All of the houses are at least ½ acre or more in size and consist of single family homes. This development will be 3 duplexes on 2 lots and bring something different to their area that they do not desire and has the potential to devalue their property.

Chairperson Rountree asked if the renderings helped their concerns.

Mrs. Ortmeyer stated the renderings were disappointing. All of the houses in Cross Creek Subdivision are on septic systems and the house on the right has its own water pump that provides water to that area.

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

Mr. Dale Queen, 3729 Cross Creek Circle, stated their concern is population density. 6 families on those 2 smaller lots will be packed in. They are concerned about the water. There is a buffer area between his privacy fence and the end of his property. Are there plans by the developer to ensure that his yard will not be encroached upon.

Chairperson Rountree stated she believed the developer was willing to consider a buffer.

There being no questions of the speaker, Chairperson Rountree asked if anyone else was present wishing to speak in opposition to the request.

There being none, the public participation was closed.

Chairperson Rountree entertained further discussion from the Planning Commission.

Commissioner Bailey asked if there were any comments by the TRC.

Mrs. Stevenson stated there were no objectionable comments by the TRC.

Commissioner Wildes asked if other R-10 zoned properties in the area developed as multi-family.

Commissioner Bailey stated directly across the street of Old Pine Road and on Sara Road are 8 rental duplexes.

There being no further discussion, Chairperson Rountree called for a motion.

Commissioner Hall made a motion to recommend approval of the request with 1 condition: the condition that the developer construct a 6' privacy fence across the back from the existing homeowners and forward 100' on the exterior sides of both lots towards Old Pine Road. Commissioner Bailey seconded the motion.

Chairperson Rountree called for discussion on the motion. There being none, the motion was called and carried. (Vote 5-1[Wildes])

#### **Agenda Item #4: REZ-2019-02 (Greg Satfield, 1504 Madison Highway)**

**Nature of Request:** Mrs. Stevenson stated this is a request to rezone 1.25 acres from R-10 (Suburban Density Residential) to M-1 (Light Manufacturing). The subject property is part of the Bramlett Heights Subdivision and its entrance will be from Madison Highway. The developer is proposing to package cosmetics for online sales. The existing building is planned for their office use and storage. M-2 zoning is across Madison Highway and is adjacent to the south. Staff found the request consistent with the Comprehensive Plan and the Future Development Map that depicts the property within an Industrial Activity Center Character Area. The TRC had no objectionable comments. The prospective owners are present.

Chairperson Rountree asked if there were any questions to staff from the Planning Commission.

Commissioner Bailey asked if the proposed containers will be stacked.

Chairperson Rountree stated she believed the power point presentation by the applicant will explain the development.

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

Mr. Greg Satfield, Lake Wales, Florida, stated the company's name, Innova Cosmetic Solutions, LLC, a small manufacturing company. The company consist of repackaging and mixing cosmetic ingredients, and offer free online skin education and strategies and consulting.

Commissioner Bailey asked if this was their first location.

Mr. Satfield stated they are moving their operation to the US as an export operation. The containers are not engraved in stone-just an idea at this time. When making cosmetics, there is cosmetic ingredients – there is a big difference between making cosmetics and making cosmetic ingredients. Making ingredients can cause chemical reactions and chemical waste such as Dow Chemicals. Making cosmetics involves no chemical reactions and can go on one's face, hands, and body i.e. moisturizers, scrubs, etc. Their company is registered with the FDA. They mix the ingredients to achieve a certain texture and pack them into jars, bottles and tubes. They have minimal environmental impact and no harmful chemical waste. No noise can be heard outside of the building. They use a table top mixer - pneumatic container filler and a heat shrink tunnel that is used to make the products more stable. The equipment they use consists of hand mixers, stainless steel mixing pots and utensils. Their products are stored in food grade storage containers. Georgia is rated No. 2 as a business

friendly state in the nation. They are looking for industrial property that will fit their needs and is affordable and suitable. The name of their product line is “white box”.

Chairperson Rountree asked if there were any questions to the speaker.

Commissioner Hall stated his research on the container idea says they are practicably indestructible and appears to be a great idea.

Commissioner McClendon asked how soon would the business be ready for operation and how many people will be employed?

Mr. Satfield stated they will probably start with 4 containers. The employment will start with his wife and himself and maybe some part time workers. They have plans to employ physically and mentally challenged individuals. The business is based on sales from the internet that will be shipped to China.

Commissioner Hightower asked what part of China they are coming out of.

Mr. Satfield stated Shandong.

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

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

There being none, the public participation was closed.

Chairperson Rountree asked if there were any further discussion on the request.

There being none, Chairperson Rountree called for a motion.

Commissioner Hightower made a motion to recommend approval of the request as presented. Commissioner Wildes seconded the motion.

There being no discussion on the motion, Chairperson Rountree called the motion and it was carried. (Vote 6-0)

### **Agenda Item #5 (REZ-2019-03 Joe and Liska McKinnon, 2781 Madison Highway)**

**Nature of Request:** Mrs. Stevenson stated this is a request to modify the existing zoning lines within the subject property. The property owner wishes to build a new residence which will require moving the E-A zoning westerly into the C-G (General Commercial) zoning; thus, cutting the C-G zoning area in half (approximately 1 acre of C-G zoning will remain). The existing Conservation (CON) zoning will not change. The TRC and staff had no objectionable comments.

Chairperson Rountree asked if there were any questions to staff from the Planning Commission.

There being none, Chairperson Rountree asked if anyone was present wishing to speak in favor of the request. There being none, Chairperson Rountree asked if anyone was present wishing to speak in opposition to the request.

There being none, the public participation was closed.

Chairperson Rountree asked if there were any further discussion on the request.

There being none, Chairperson called for a motion.

Commissioner Wildes made a motion to recommend approval of the request as presented. Commissioner Bailey seconded the motion.

Chairperson Rountree called for discussion on the motion.

There being none, Chairperson Rountree called the motion and it was carried. (Vote 6-0)

### **Other Business**

There being no other business, Chairperson Rountree adjourned the meeting at 6:05 p.m.

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

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**Date**