

GREATER LOWNDES PLANNING COMMISSION MEETING
MINUTES
325 WEST SAVANNAH AVENUE
Monday, February 24, 2020 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Lou McClendon, Steve Miller, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Chip Wildes, Tommy Willis (no absentees)

Staff: Molly Stevenson, Lowndes County Engineering/Planning Technician; Trinni Amiot, Lowndes County Planner (Recorder); Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator

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 McClendon to lead the Pledge of Allegiance followed by the Invocation.

Agenda Item #2

Approval of the Meeting Minutes: January 27, 2020

Chairperson Rountree called for additions, questions, and corrections of the January 27, 2020, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the January 27, 2020, meeting minutes as presented. Commissioner Willis second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

REZ-2020-03 Wetherington Property, Val Del Rd., 72.5 ac., R-A to P-D, County Utilities

Nature of Request: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater residential density. Access to and from the subject property is off Val Del Rd., a County

maintained major collector road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Rural Residential Character Area. Per Comprehensive Plan guidance Rural Planned Development (PD-R) zoning is listed as a permitted zoning within a Rural Residential Character Area.

Aspects of this case worthy of consideration include the following: The Nelson Hill Planned Development Subdivision to the Southwest, which is close to being built out; The P-D zoning to the south; Current growth trends in the area; The planned future widening of Val Del Road; The future paving of Clyattstone Road; and County Water and Sewer connectivity.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC considered the request and had no objectionable comments.

Speaking in favor of the request: Jack Langdale. Mr. Langdale discussed the awareness of his client in regards to the traffic on Val Del Rd., similar subdivisions in the area that are comparable in lot size, the availability of utilities, and the compliance with the Comprehensive Plan.

Some of the Commissioners had questions regarding the timeline of the project and the build out (phases).

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, Commissioner Graham second. All in favor, no one opposed. Motion carried.

Agenda Item #4

VA-2020-03 Rezoning request by Jon Nijem, 406 Baytree Road, Request to rezone 0.56 acres from Multi-Family Residential (R-M)(c), to Multi-Family (R-M) with no conditions

Nature of Request: Jon Nijem, on behalf of Baytree Villa LLC, is requesting to rezone 0.56 acres from conditional Multi-Family Residential (R-M)(c), to Multi-Family (R-M) with no conditions. The subject property is located at 406 Baytree Road, which is along the north side of the street, about 300 feet west of Azalea Drive. The subject property was rezoned to R-M(c) last summer, and also received Planned Development approval for a 12-unit apartment complex which is now under construction. The applicant is now seeking to rezone the property in order to remove the "conditions of approval" of the R-M(c) zoning. The applicant also owns the existing apartment complex to the west at 410 Baytree Road, which has its own Planned Development approval. The applicant is also proposing to merge these two developments together under a single Planned

Development approval with its own new set of conditions, and this request is being reviewed concurrently under the next agenda item (VA-2020-04).

The subject property is located within both a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M zoning. The subject property is also located within the University Zone of the Baytree-University Corridor Overlay District (BUCOD), which has supplemental standards for site design and architectural standards.

Last summer (2019), the subject property was part of a larger rezoning request that also included the two parcels to the north, which are also under construction as its own apartment complex (part of Baytree Pointe). The three (3) Zoning conditions of approval from last summer are as follows:

- (1) From Pine Tree Road, minimum setbacks shall be at least 30' for buildings greater than one story, and 100' for buildings greater than 2-story.
- (2) Buffer Yard landscaping shall include a minimum of 3 canopy trees, 4 understory trees, and 30 shrubs per 100 linear feet. Buffer yards shall maintain a minimum width of 20'. There shall be an unbroken 6' tall opaque solid fence or wall along the entire western boundary as well as the entire frontage area of Pine Tree Road. There shall be no vehicular or pedestrian access to Pine Tree Road.
- (3) Structures abutting the Pine Tree side (2 existing parcels area, about 0.76 acres) shall be no more than two stories tall.

After last summer's rezoning, the subject property was re-subdivided into its current configuration. Although part of that approved rezoning request, the subject property does not front Pine Tree Road. It also does not border any single-family residential zoning, which means the enhanced buffer yard requirements listed in condition #2 are not needed here - only the very minimal standard requirements of a 10' buffer along the eastern boundary next to R-P zoning. Therefore, these existing conditions of Zoning approval are meaningless for this property and should be removed. The only possible need for special conditions of approval should come in the form of Planned Development approval.

Staff finds this request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Speaking in favor of the request: Jon Nijem. Mr. Nijem offered to answer any questions the Commissioners may have, and stated combining the two properties will allow him to use one address for deliveries, mail, etc.

Speaking against the request: no one.

Several of the Commissioners had questions for Mr. Martin regarding the timeline of development, the addition of a water line, and the address.

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 #5

VA-2020-04 Planned Development request by Jon Nijem, 406 & 410 Baytree Road, Request Planned Development "amendment" for a multi-family residential development in R-M zoning

Nature of Request: Jon Nijem is requesting Planned Development amendment in the form of combining two existing multi-family residential Planned Development approvals together as one. The subject properties are located at 406 & 410 Baytree Road. The property at 406 received Planned Development approval last summer (VA-2019-03), and the property at 410 received Planned Development approval in 2017 (VA-2017-13). The Land Use Certificates from both of these approvals are available in the City of Valdosta Zoning office. The applicant is also seeking to rezone the property at 406 in order for both to have the same regular R-M zoning, The rezoning request is being reviewed concurrently with the previous agenda item (VA-2020-03).

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the University Zone of the Baytree-University Corridor Overlay District (BUCOD).

Pursuant to LDR Chapter 212, any significant changes to an already-approved Planned Development or change to the property boundaries of a Planned Development, is considered a major amendment and must be reviewed and approved by City Council in the same manner as a new Planned Development. In this case, the applicant is the custodian of two (2) separate Planned Developments, each approved at different times and each approved with its own terms and conditions. The applicant simply wants to merge the two developments together as one. Since one of the Planned Development has already been constructed and completed and the other one is now under construction, and there being no proposed changes to either, the only task is to merge together the two sets of terms and conditions in a manner that makes the most sense. The conditions of approval for each, are listed below for easy comparison.

** [410 Baytree road, approved 2017] # VA-2017-13

- (1) Approval shall be granted for a multi-family residential development in general accordance with the submitted layout plan, including the minimum building setback distances as shown. Both parcels shall be combined together as one parcel.
- (2) There shall be no more than 24 dwelling units total, and all of these shall be 1 bedroom units in accordance with R-M zoning standards.
- (3) Building height shall not exceed 2 stories.
- (4) There shall be connecting interior sidewalks and one driveway access from Baytree

Road.

- (5) The perimeter of the property shall include buffer yard landscaping as required next to the neighboring R- 10 zoned properties, as well as required trees and shrubs in the Baytree street yard and through the rest of the development as required by the City's LDR. There shall be a minimum 4' high decorative fence along Baytree Road and along the side property lines for a distance of 25' from Baytree Road. The remainder of the side and rear property lines shall include a minimum 6' tall solid opaque fence or wall.
- (6) All other applicable development standards and requirements shall be followed.
- (7) Construction of the development shall commence within 3 years. Otherwise, Planned Development approval shall automatically expire.

** [406 Baytree road, approved 2019] # VA-2019-03

- (1) As part of the landscaped buffer yards and street yards of these collective apartment complexes, the applicant shall plant Leyland Cypress trees on 10-foot centers as follows: along the entire Pine Tree Road frontage portions of the parcels currently known as #1504 Azalea Drive and #403 Pine Tree Road (distance of 153 feet), along the entire western boundary of #403 Pine Tree Road (distance of 159 feet), and along the entire northern boundary of #410 Baytree Road (distance of 250 feet).
- (2) The applicant shall extend the existing decorative white vinyl fence along the Baytree Road frontage, from the property at #410 Baytree Road eastward all the way down to at least the corner of Azalea Drive and Baytree Road. This fence line shall only be broken by street connections for driveways and paved pedestrian walkways.

Staff finds the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a multi-family residential development in general accordance with the previously submitted layout plans, including the minimum building setback distances as shown. Both parcels shall be combined together as one parcel.
- (2) There shall be no more than 36 dwelling units total, and all of these shall be 1 bedroom units in accordance with R-M zoning standards.
- (3) Building height shall not exceed 2 stories.
- (4) There shall be connecting interior sidewalks throughout the development which connect to the sidewalk along Baytree Road. Inter-parcel access with abutting properties will be deemed optional.

- (5) The perimeter of the property shall include buffer yard landscaping as required by LDR Chapter 328 next to the neighboring R-10 zoned properties, which shall also include a minimum 6' tall solid opaque fence or wall. The portion of the buffer yard adjacent to the Pine Tree Road properties shall be planted with Leyland Cypress trees on 10-foot centers, or as otherwise as deemed comparable and sufficient by the City Arborist to create a dense evergreen vegetative sight barrier above the fence line. There shall be a minimum 4' high decorative white vinyl fence along the entire Baytree Road frontage, and along the western side property lines for a distance of 25' from Baytree Road.
- (6) All other applicable development standards and requirements shall be followed.
- (7) This approval shall supersede and fully replace the prior Planned Development approvals for these properties as denoted in file # VA-2017-13 and # VA-2019-03.

No one spoke in favor of or against the request.

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

Agenda Item #6

VA-2020-05 Rezoning request by Pregnancy Support Clinic of Valdosta, 2203 North Oak Street, Request to rezone 0.58 acres from Duplex Residential (DR-10) to Office Professional (O-P).

Nature of Request: The Pregnancy Support Clinic of Valdosta, Inc. is requesting to rezone 0.58 acres from Duplex Residential (DR-10) to Office Professional (O-P). The subject property contains an existing single-family residence (3,598-sf) and is located at 2203 North Oak Street. This is at the SE corner of North Oak Street and Wayne Avenue. The applicant is proposing to convert this dwelling to professional/clinic office space with parking facilities and combine this property with their existing clinic facility to the south.

The subject property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of O-P zoning. The subject property is also located immediately adjacent to the City's local Historic District, as well as the Brookwood North National Register Historic District.

This portion of the North Oak Street corridor is on the edge of the local Historic District and is dominated by mostly all single-family residential uses, and is indicated by the prevalence of the low-density R-15 zoning in the area. The only exceptions to this along North Oak Street are at the busy intersections with Gornto Road and West Park Avenue (both are minor arterials) where there is O-P zoned properties on one or more of the

corners. The applicant's existing clinic/office facility immediately to the south, was rezoned to O-P(c) in 2010 subject to the following conditions:

- The proposed building shall be limited to a maximum of 6,000 square feet.
- Drive-thru facilities shall be prohibited and building exteriors shall be residential character in design as determined by the Historic Preservation Commission.
- Coordinate the site design with the Valdosta Engineering Department and make allowances for future intersection improvements at West Park Avenue and North Oak Street.

Staff was reluctantly supportive of the request in 2010, but only with these conditions of approval being attached. The rationale was based primarily on the fact that the property faced and was considered part of the West Park Avenue corridor, which has numerous non-residential uses and in many ways is an extension of the office corridor along North Patterson Street. Special care was given at that time to protect the residential character of North Oak Street, with the design details being determined by the Historic Preservation Commission to help ensure compatibility with the surroundings.

In this case, the subject property is at a very different street intersection - with a small local street that is dominated by residential uses. Here, there are existing single-family residential uses on three (3) sides of the subject property. It should also be noted that the existing R-P zoning along Wayne Avenue is misleading in that it is developed exclusively as single-family residential, with exception of those couple properties at the east end of the street where they are adjacent to North Patterson Street. Although expansion of the existing Pregnancy Support Clinic is admirable and seems benign, the expansion of O-P zoning with all of its allowable uses is certainly an incompatible and unwarranted encroachment into this residential area.

Staff finds the request inconsistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends DENIAL to the City Council.

Several of the Commissioners had questions for Mr. Martin regarding the inconsistency of the request, neighboring homes, location in regards to the historical district.

Speaking in favor of the request:

- Dr. Mark Eanes
- Britt McLane

Comments included the growth of the clinic, benefits of the organization, purpose of the adjacent house, seamless transition into the neighborhood.

Speaking against the request: Dr. Brad Bergstrom. Dr. Bergstrom stated the parking spaces and paved area would cause an increase in runoff, and encroachment into the neighborhood.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, Commissioner Ball second. Those in favor of the motion: Commissioners Bailey, Ball, Biles, Graham, Hightower, McClendon, Sauls, Webb, Wildes, and Willis. Commissioner Miller voted against the motion. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 6:17 p.m.



Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

6/30/20

Date