

GREATER LOWNDES PLANNING COMMISSION MEETING
MINUTES
325 WEST SAVANNAH AVENUE
Monday, March 25, 2019

GLPC Commission Members Present: Vicki Rountree, Chairperson, Jody Hall, Ed Hightower, Lou McClendon, Debbie Sauls, Calvin Graham, Chip Wildes, Johnny Ball

GLPC Commission Members Absent: Franklin Bailey, Tommy Willis, Dasher Representative

Staff: Molly Stevenson, Lowndes County Engineering/Planning Technician, Trinni Amiot, Lowndes County Planner, Recording Sec.

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

Agenda Item #3: REZ-2019-04 (JSMI, LLC, 4555 N Old Hwy 41)

Nature of Request: Mrs. Stevenson stated this is a request to rezone approximately 9.2 acres, from R1 zoning to Office Institutional (O-I) zoning. The motivation behind this request is to enable the property owner to establish a professional office space, including physicians' offices and a surgery center. Access to and from the subject property is off of Old US Hwy 41 N., a minor arterial road. This section of Old US Hwy 41 N. is a County maintained arterial road. It should be noted that plans are underway to widen part of Old US Hwy 41 N., within the next 3 years, including this portion. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Neighborhood Activity Center.

Per Comprehensive Plan guidance OI zoning is listed as a permitted zoning district within a Neighborhood Activity Center Character Area.

In addition to the above information the following factors should also be considered: 1) the non-residential zoning adjacent to the north Scruggs, 2) the frontage on an arterial road, 3) the subject property's service by County water and sewer, 4) and the fact that the subject property is also within the Old US 41 North Corridor Road Overlay District.

The TRC considered this request and had no objectionable comments.

Staff found the request overall consistent with the Comprehensive Plan and recommends for its approval.

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

Tommy Bussey, Practice Manager for JS Medical Diagnostics at 3790 Old US Hwy 41 N, stated they need room to expand and estimate a 20,000 square foot building.

Madam Chairperson Rountree inquired about the existing home on the property?

Mr. Bussey replied the disposition of it is undecided at the moment- regarding modifying/moving/relocating it or demolishing it.

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.

Misty Yeargin 4501 Wellington Woods asked what the plans are for the development of the property and how it will affect her property.

By request of the Chairperson, Mr. Bussey stated that access cannot be on the narrow end of the property and will probably be somewhere close to where the current one is.

Chairperson Rountree asked again if anyone was present wishing to speak in opposition to the request.

Ms. Stevenson stated buffering and landscape regulations are required when the project gets to the design phase.

Commissioner Hall made a motion to recommend approval of the request as presented. Commissioner Graham seconded the motion.

Chairperson Rountree called for discussion on the motion.

There being none, Chairperson Rountree called the motion and it carried. (Vote 7-0)

AGENDA ITEM #2:

Approval of the Meeting Minutes: February 25, 2019

Chairperson Rountree called for questions, corrections, and approval of the February 25, 2019, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion.

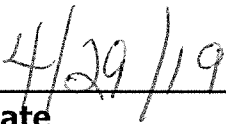
Commissioner Wildes made a motion to approve the February 25, 2019, meeting minutes as presented. Commissioner Hightower seconded the motion. There being no further discussion on this matter, Chairperson Rountree called the motion and it was carried. (Vote 7-0)

Other Business

There being no other business, Chairperson Rountree adjourned the meeting at 5:44 p.m.



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



Date