

GREATER LOWNDES PLANNING COMMISSION MEETING  
MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, April 29, 2019

**GLPC Commission Members Present:** Tommy Willis, Franklin Bailey, Lou McClendon, Ed Hightower, Vicki Rountree, Chairperson, Chip Wildes, Johnny Ball, Calvin Graham, Jody Hall, Chris Webb, Debbie Sauls

Of Note: Commissioner Ball present at 5:34 p.m.

**Staff:** Molly Stevenson, Lowndes County Engineering/Planning Technician, Trinni Amiot, Lowndes County Planner, Recorder

**VISITORS PRESENT:**  
(See Sign-In Sheet)

**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.

**Approval of the Meeting Minutes: March 25, 2019**

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

Commissioner Wildes made a motion to approve the March 25, 2019, meeting minutes as presented. Commissioner Bailey seconded the motion. There being no further discussion on this matter, Chairperson Rountree called the motion. All voted in favor, no one opposed. Motion carried.

**REZ-2019-06 Glenn Gregory, Stallings Rd.**

**Nature of Request:** This request represents a change in zoning of approximately 11.111 acres, from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) and R-1 (Low Density Residential) zonings. The motivation behind this request is two-fold: to rezone 5.988 acres (0148-066 & 066A) from E-A to R-A in order to create ULDC conforming parcels, originally created via a Family Ties Division; and to rezone 5.123 acres (0148-066) from E-A to R-1 in order to subdivide the southwest portion into 3 lots. Access to and from the subject property is off of Stallings Road, a minor collector. Stallings Road is a County maintained minor collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Suburban Area. Per Comprehensive Plan guidance both R-A and R-1 zonings are listed as a permitted zoning districts within a Suburban Character Area.

In addition to the above information, the following factors should also be considered: 1) the adjacent R-A zoning to the north, west and east of the northern portion request, 2) and the R-1 zoning to the west of the southern portion request. 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.

Speaking in favor of the request:

- Glenn Gregory. Mr. Gregory states the motivation is to sell.

Speaking in opposition of the request: no one.

There being no further discussion on this matter, Chairperson Rountree called the motion. Commissioner Hall made the motion to recommend approval of the request as presented by staff. Commissioner Willis seconded the motion. All voted in favor, no one opposed. Motion carried.

**REZ-2019-07 Lake Park CFA, Lakes Blvd.**

**Nature of the Request:** This request represents a change in zoning of approximately .422 acres of a 2.68 acres property, from R-10 (Suburban Density Residential) zoning to C-H (Highway Commercial) zoning. The motivation behind this request is to redevelop a portion of an existing motel and a closed restaurant. Access to and from the subject property is off SR 376 (Lakes Blvd.), a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Regional Activity Center. Per Comprehensive Plan guidance, C-H zonings is listed as a permitted zoning district within a Regional Activity Center Character Area.

In addition to the above information the following factors should also be considered: 1) the adjacent C-H zoning, 2) the frontage on a major collector road, 3) the subject property's service by County water and sewer, 4) and the desire for future development to focus on redevelopment opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan. 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.

Speaking in favor of the request:

- Bill Nijem. Mr. Nijem states the motivation is consistency in zoning.

Speaking in opposition to the request: no one.

There being no further discussion on this matter, Chairperson Rountree called the motion. Commissioner Wildes made the motion to recommend approval of the request as presented by staff. Commissioner Bailey seconded the motion. All voted in favor, no one opposed. Motion carried.

#### **TWR-2019-01 East Valdosta G8022**

**Nature of the Request:** This case represents an attempt by the applicant to construct a new ~300' telecommunications tower. The location of the proposed tower is a 100'x100' lease area that is accessed by a 30' easement from US Hwy 84 E. The subject property is currently zoned Estate Agriculture (E-A) and is allowed to be used for the construction of a new telecommunications tower with GLPC review and LCBOC approval. For further reference, where towers are allowed per the various zoning districts, new towers require LCBOC approval while collocation on existing towers require only administrative approval. Additionally, if the proposed tower is determined to likely interfere with the use of aircraft traffic operations around the Valdosta Regional Airport (VLD) or Moody Air Force Base (MAFB) the application can be required to receive a letter of clearance from the aforementioned bodies. In this case, because of the tower's height, communications regarding this case have taken place with MAFB and the Valdosta Airport Authority via email. The result of those communications is pending.

The primary motivation for a new tower at the subject property is a gap in the existing coverage area (Please See Attached Coverage Maps). The subject property is in the Rural Service Area and depicted as Agricultural/Forestry on the Future Development Map. While the character areas comment generally on the preservation of rural areas, Goal 10 of the Comprehensive Plan cites the support of technological infrastructure. The conflict between preservation and upgrading the technological infrastructure yields a potential hurdle in the interruption of the rural skyline.

Concerning the rural skyline, as long as the burden of proof for a new tower has been satisfied, Staff believes that the justification for the infrastructure outweighs the rural skyline. Additionally, Staff finds this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

Speaking in favor of the request:

- Clay Brogdon (Southern Linc). Mr. Brogdon stated the motivation for the request concerns the benefits of additional coverage.
- Scott Purvis (GA Power). Mr. Purvis stated GA Power depended on this coverage for safety.

Speaking in opposition to the request:

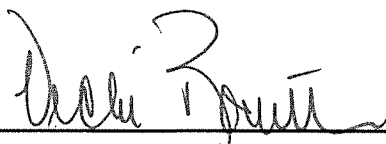
- Bill Bryan (Moody Air Force Base Chief Engineer). Mr. Bryan stated the current site is under a flight tract.

Several minutes of discussion continued between members of the Planning Commission, Mr. Brogdon, and Mr. Bryan.

There being no further discussion on this matter, Chairperson Rountree called the motion. Commissioner Hall made the motion to table the request until the May Commission Meeting as presented by staff. Commissioner Willis seconded the motion. Those voting in favor: Willis, Bailey, McClendon, Wildes, Graham, Webb, Sauls. Those voting against the motion: Hightower, Ball. Motion carried.

### **Other Business**

There being no other business, Chairperson Rountree adjourned the meeting at 6:12 p.m.



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

5/28/19

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**Date**