

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, June 24, 2024 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Ron Bythwood, Ed Hightower (Chair), James Miller, Steve Miller (Vice-Chair), Vicki Rountree, Chris Webb, Chip Wildes, Tommy Willis (Late)

Absent: None

Staff: Matt Martin, City of Valdosta/Hahira Planning Director; JD Dillard, Lowndes County Planner; Trinni Amiot, Lowndes County Zoning Administrator

VISITORS PRESENT:

(Sign-In sheet available in file.)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Hightower called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairman Hightower 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. Chairman Hightower explained the meeting procedures and announced the dates of the public hearings for the local member governments, as listed on the agenda.

Chairman Hightower led the Pledge of Allegiance followed by the Invocation by Commissioner Bythwood.

Agenda Item #2

Approval of the Meeting Minutes: May 20, 2024

Chairman Hightower called for additions, questions, and corrections of the May 20, 2024, GLPC meeting minutes. There being none, Chairman Hightower called for a motion. Commissioner Bailey made a motion to approve the May 20, 2024, meeting minutes as presented. Commissioner Bythwood second. All voted in favor, no one opposed. Motion carried. (8-0)

Agenda Item #3

REZ-2024-14

Erik Little, 4253 Corinth Church Rd., 0195 023, ~4.9 acres
Rezone from E-A (Estate Agricultural) to R-1 (Low Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Corinth Church Rd. and Peat Moss Rd, both locally maintained County Roads, and is within the Urban Service Area and Rural Residential Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, and zoning pattern, the lack of available utilities, and therefore recommends approval of the request for R-1 zoning.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented, Commissioner Steve Miller second. All in favor, no one opposed. Motion carried. (8-0)

**Commissioner Willis arrived at this time

Agenda Item #4

TXT-2024-02 Lowndes County Board of Commissioners, ULDC Amendments, County-wide

Mr. Dillard explained the ULDC Text Amendment TXT-2024-02 includes general amendments to the Code regarding duplicate definitions, standards eligible for variance and administrative waiver requests, regulation of signage, future text amendment procedures, alignment of technical standards between codes, and administrative and/or clerical changes.

The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends approval of Amendments 1 through 7.

Commissioner Bailey had questions regarding the setback lines for side yard and whether an extension of an existing subdivision would be allowed to continue any setbacks that are in the original subdivision. Commissioner Steve Miller had questions regarding the length of the cul-de-sac and if this is a standard length. Mr. Dillard responded that this is standard for cul-de-sacs and the determination is based on lot count, not length.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, Commissioner Willis second. All in favor, no one opposed. Motion carried. (9-0)

Agenda Items #5 & #6

- VA-2024-08 Valdosta-Lowndes County Airport Authority, 3222 Madison Highway
Rezone a total of 3.21 acres from CON(county) & E-A(county),
to all M-2(city)
- VA-2024-09 Valdosta-Lowndes County Airport Authority, 3222 Madison Highway
Annex 3.21 acres into the City of Valdosta

Mr. Martin presented both cases together. The Valdosta-Lowndes County Airport Authority is proposing to rezone a total of 3.21 acres from Conservation (CON)(county) and Estate Agriculture (E-A)(county), to all Heavy Industry (M-2)(city). The subject property is located at 3222 Madison Highway which is along the west side of the road, about 300 feet north of the intersection with Carroll-Ulmer Road. The applicant is also seeking annexation of the property, which is contiguous to the existing Valdosta city limits where it abuts the remaining Airport property to the north and west. The subject property is currently vacant and cleared, and the applicant has no plans for any development here – just to make it part of the Airport property to provide more security and better emergency access to the south end of the existing airfield with the same M-2 zoning.

The subject property is located within the Transportation / Communication / Utilities (TCU) and the Neighborhood Activity Center (NAC) Character Areas on the Future Development Map of the Comprehensive Plan. Upon annexation and pursuant to LDR Section 202-8(B), all of the property will be designated with the TCU Character Area, which allows M-2 zoning.

This property was previously developed as a single-family residence in Lowndes County from 50+ years ago. The Airport Authority acquired the property in 2019 as part of a planned expansion of their airfield area. The residence was later demolished and the property was completely cleared and then fenced, to add more protection buffer to the airfield/runway, as well as provide a point of emergency access to the southern end of the airfield from Madison Highway. Since all of the remaining Airport properties are within the Valdosta city limits and zoned M 2, it would be logical to have the subject property zoned the same way.

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

Commissioner Bailey asked if the runway would be extended. Mr. Martin said he was unsure of any plans for the runway.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for motions.

For case # VA-2024-08, motion by Commissioner Bythwood to recommend approval of the request as presented, Commissioner Rountree second. All in favor, no one opposed. Motion carried. (9-0)

For case # VA-2024-09, motion by Commissioner Bythwood to recommend approval of the request as presented, Commissioner Ball second. All in favor, no one opposed. Motion carried. (9-0)

Agenda Item #7

VA-2024-10 Lawrence Thomas, 1611 North Patterson Street
 Rezone 0.40 acres from R-10 to O-P

Mr. Martin presented the case in which the applicant, Lawrence Thomas is requesting to rezone 0.40 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1611 North Patterson Street, which is along the east side of the road, about 200 feet south of the intersection with East Moore Street. This is also immediately north of the offices of the Greater Valdosta United Way. The property currently contains an existing historic single-family residence, which was acquired by the applicant and fully renovated about one year ago. The applicant is now proposing to convert the residence to a professional office and upgrade the site with a rear yard parking area to accommodate about 11 vehicles for office parking.

The subject property is located within an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of O-P zoning. The property is also located within the City's local "Historic District", as well as the Brookwood North National Register Historic District.

The subject property is part of the Brookwood North neighborhood which contains a mixture of mostly residential uses in a mostly older built-out historic pattern. However, many of the properties fronting North Patterson Street are either institutional uses, or former residences that have been converted to professional offices. The subject property is bordered to the north and to the east by existing residential uses. However, to the south and across the street to the west are existing professional offices in historic buildings with rear yard parking areas. The property is part of the North Patterson Street corridor which is dominated by higher volumes of traffic and the presence of the VSU main campus. Continued single-family residential usage of properties fronting this portion of North Patterson Street is becoming an anomaly and it is contrary to the development trends of the area. In terms of conceptual site plan review, it should be noted that in order to convert this property to an office use, the applicant will need to properly pave the rear parking area with an upgraded driveway connection to North Patterson.

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

Vice-Chair Steve Miller asked if this would affect the character area around VSU. Mr. Martin stated no. Commissioner Bythwood had questions regarding the paving of additional parking.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented, Commissioner Wildes second. All in favor, no one opposed. Motion carried. (9-0)

Other Business: Chairman Hightower announced that this is the last GLPC meeting for Commissioner Ball, whose term is expiring and he has not sought reappointment. Commissioner Ball has served the GLPC for 18 years and 5 months, which makes him the 3rd longest serving GLPC member to date. Mr. Martin presented him with a customized plaque thanking him for his dedication and service. Commissioner Ball received a standing ovation.

There being no other business, Chairman Hightower adjourned the meeting at 6:11 p.m.



Ed Hightower, Chairman

Greater Lowndes Planning Commission



Date