

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, June 27, 2022 – 5:30 PM

**GLPC Commission Members Present:** Johnny Ball, Vicki Biles, Calvin Graham, Ed Hightower, Robert Jefferson, Steve Miller, Vicki Rountree (Chairperson), Chris Webb

**GLPC Commission Members Absent:** Franklin Bailey, Chip Wildes, Tommy Willis

**Staff:** Loretta Hylton, Senior Planner, SGRC; JD Dillard, Lowndes County Planning & Zoning Director; Trinni Amiot, Lowndes County Planner (Clerk)

**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 led the Pledge of Allegiance followed by the Invocation given by Commissioner Graham.

**Agenda Item #2**

**Approval of the Meeting Minutes: May 23, 2022**

Chairperson Rountree called for additions, questions, and corrections of the May 23, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Hightower made a motion to approve the May 23, 2022, meeting minutes as presented. Commissioner Jefferson second. All voted in favor, no one opposed. Motion carried.

**Agenda Item #3**

Application No. DA-ZA-2022-01, Petition by Larry Wisenbaker to rezone property located off 41 S in Dasher, also known as a portion of Parcel ID 01901 039, from A-U/Agricultural Use to S-A/Suburban Agricultural. The property currently consists of 167.4 acres, and the applicant wants to subdivide two parcels out of the total acreage, with one parcel being 3.17 acres and one being 3.19 acres. The remainder of the property will continue to be A-U, Agricultural Use. No one spoke in favor of or against the request.

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

**Agenda Item #4**

REZ-2022-13 Hunter Property, Madison Highway, Map/Parcel # a portion of 0097-032, 2 Acres, Current Zoning: E-A (Estate Agricultural), Proposed Zoning: C-C (Crossroads Commercial)

This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. The general motivation in this case is for the development of approximately two acres of the subject property for "future commercial use," per the letter of intent. The subject property possesses road frontage on Madison Hwy, a State maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance C-C zoning is listed as a recommended zoning within an Agriculture/Forestry Character Area.

In addition to the above information, the following factors should also be considered: 1) the commercial zoning to the north and south, 2) the frontage on an arterial road; access should be discussed with GA DOT 3) and the subject property's service by County water.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

No one spoke in favor of or against the request.

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

**Agenda Item #5**

REZ-2022-14 Ben Beasley, 4374 River Road, Map/Parcel# 0144-041, ~12.9 Acres, Current Zoning: R-21 (Medium Density Residential), Proposed Zoning: R-A (Residential Agricultural)

This request represents a change in zoning on a portion of the subject property from R-21 (Medium Density Residential) to R-A (Residential Agricultural) zoning. The original parcel was 17 acres and includes two existing residential dwellings that were subdivided into a 1 acre and 3 acres tract earlier this month. If approved, the applicant intends to utilize Family Ties and further subdivide the ~13 acre tract to create up to 5 additional lots. Per ULDC Section 4.04.04 "Lots created as a result of the Family Ties Land Division are exempt from the subdivision standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and Chapter 6, and the platting requirements set forth in Chapter 10, provided that the lots are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (parent parcel)."

The subject property is in the Urban Service Area and Suburban Area Character Area, and possesses road frontage on River Rd., a County maintained local road. Per Comprehensive Plan guidance, Suburban Character Areas are predominantly focused on moderate density with a greater focus on Traditional Neighborhood Development, though R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The various residential zoning districts that dominate the area, 2) the existing rural character of the property,

3) the use of family ties to divide the subject property, and 4) the requirement to connect to County Water.

The TRC considered the request and had no objectionable comments, and Staff finds the request consistent with the Comprehensive Plan.

The Commissioners had several questions regarding the family ties process and the different uses available for the different zoning districts.

Speaking in favor of the request:


- Ben Beasley

Mr. Beasley stated he planned to use family ties to divide the property and leave it as an inheritance for the younger children in the family.

No one spoke against the request.

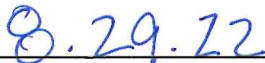
There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented, Commissioner Ball second. Those voting in favor of the recommendation to approve: Commissioners Ball, Biles, Graham, Jefferson. Those against the recommendation to deny: Commissioners Miller, Hightower, Webb. Motion Carried.

There being no other business, Chairperson Rountree adjourned the meeting at 5:52 p.m.



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



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**Date**