

GREATER LOWNDES PLANNING COMMISSION MEETING
MINUTES
325 WEST SAVANNAH AVENUE
Tuesday, July 29, 2019 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Calvin Graham, Ed Hightower, Lou McClendon, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Chip Wildes

Note: Commissioner Ball present at 5:31 p.m.

GLPC Commission Members Absent: Jody Hall, Tommy Willis

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

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. and 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 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.

Approval of the Meeting Minutes: June 24, 2019

Chairperson Rountree called for additions, questions, corrections, and approval of the June 24, 2019, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion.

Commissioner Wildes made a motion to approve the June 24, 2019, meeting minutes as presented. Commissioner Graham second. There being no further discussion on this matter, Chairperson Rountree called the motion. All voted in favor, no one opposed. Motion carried.

CU-2019-04 Daiana Martinez Property Location: 2729 Dogwood Circle Request Conditional Use Permit (CUP) for a Manufactured Home in R-6 zoning

Nature of Request: Mrs. Daiana Colon Martinez is requesting a Conditional Use Permit (CUP) for a Manufactured Home (doublewide mobile home) in an R-6 zoning district. The subject property consists of 0.48 acres. This is along the south side of the street, about half way between Dogwood Lane and Cason Street. The property is currently vacant, but has an existing well and septic system from when it formerly contained a mobile home (which was removed from the property 6 years ago). The applicant purchased the property 3 months ago, and is proposing to place a 28'x48' doublewide new mobile home on the property. The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. The applicant acquired the property only 3 months ago with the hopes of placing a doublewide mobile home on the property, which will utilize the existing well and septic system from 7 years ago. As part of the islands annexation and the City's installation of water/sewer services throughout the neighborhood (with stub-outs to each parcel), any development on this property will be required to connect to the City utility system. Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

Speaking in favor of the request:

- Daiana Colon Martinez. Ms. Martinez discussed her desire to own her home and get away from renting.
- Gretchen Quarterman. Ms. Quarterman stated she supports the applicant's desire to move into her own home and live there.

Speaking in opposition to the request: no one

The Commissioners had several minutes of discussion. Chairman Rountree called the motion. Motion to recommend approval of the request was made by Commissioner Wildes, Commissioner Bailey second. The motion to recommend approval of the request carried 8-0.

VA-2019-04 Jay & Tee Georgia Properties LLC Property Location: 603 North St Augustine Road Request to rezone 0.98 acres from Neighborhood Commercial (C-N) to Community Commercial (C-C)

Nature of Request: Vicki & Tony Franks, on behalf of Jay & Tee Georgia Properties LLC, is requesting to rezone 0.98 acres from Neighborhood Commercial (C-N) to Community Commercial (C-C). The property currently contains an existing commercial building (5,850-sf) with 2 tenant spaces, and the applicant is proposing to market this property to a wider range of potential commercial tenants as allowed in C-C zoning, as well as have additional signage as also allowed by C-C zoning. No building expansions or changes to the site are being proposed. The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning. The subject property

was part of the islands annexation in 2006. It was previously zoned C-N in Lowndes County and was developed with the existing commercial building about 20 years ago. When it was annexed, the property was errantly given the City's C-N zoning. As with other similar C-N properties at the time, this property should have been given the City's C-C zoning which has always been considered comparable. The applicant is not proposing to make any physical changes to the site and the only differences the C-C zoning would bring in this case is to allow a slightly wider range of commercial uses (while still meeting standard C-C requirements) and also a little more commercial signage that puts the property on par with the C-H property to the south. Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Speaking in favor of the request:

- Tony Franks. Mr. Franks stated he was willing to answer any questions anyone may have.

Speaking in opposition to the request: no one.

The Commissioners had several minutes of discussion. Chairman Rountree called the motion. Motion to recommend approval of the request was made by Commissioner Wildes, Commissioner Webb second. The motion to recommend approval of the request carried 8-0.

VA-2019-05 Building Valdosta LLC Property Location: 3660 Mt Zion Church Road Request to rezone 9.40 acres from conditional Single-Family Residential (R-6)(c) to Single-Family Residential (R-6)

Nature of Request: Mr. Clint Joyner, on behalf of Building Valdosta LLC, is requesting to rezone 9.40 acres from conditional R-6(c) to R-6 with no conditions. The subject property is located directly across from the intersection with Kelsee Circle. This is also about half way between the intersections with North Forrest Street Extension and Jaycee Shack Road. The property is currently vacant and cleared, and the applicant is proposing to develop the property as a 42-lot single-family residential subdivision. The property was initially annexed and rezoned in 2007 with the following three conditions:

- (1) Cut-through to Chadwyck Place Subdivision [connection] = required.
- (2) All lots must face interior street.
- (3) Minimum lot size of 8,000 square feet.

The applicant is proposing this new development to simply be a regular R-6 type subdivision, and wants to not be required to connect to the streets of Chadwyck Place subdivision. The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-6 zoning. As for the conditions of zoning approval, it is staff's preference not to have any such conditions when they are not necessary and they are not germane to the land use questions in hand. Staff Recommendation: Find consistent with the

Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Speaking in favor of the request:

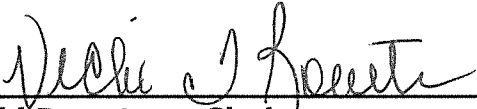
- Clint Joyner. Mr. Joyner stated that he was against installing any kind of connection to Chadwyck Place. The project calls for a substantial privacy fence between the new development and Chadwyck Place and does not include an emergency gate.

Speaking in opposition to the request: no one.

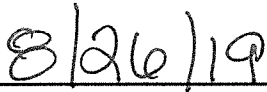
The Commissioners had several minutes of discussion. Chairman Rountree called the motion. Motion to recommend approval of the request as presented by the applicant was made by Commissioner Hightower, Commissioner Bailey second. The motion to recommend approval of the request carried 8-0.

Other Business

There being no other business, Chairperson Rountree adjourned the meeting at 6:20 p.m.



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



Date