

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, July 31, 2023 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Ron Bythwood, James Miller, Ed Hightower (Chairman), Steve Miller, Vicki Rountree, Chip Wildes, and Chris Webb

GLPC Commission Members Absent: Tommy Willis

Staff: Matt Martin - City of Valdosta Planner, JD Dillard - County Planner, Lowndes County; and Molly Stevenson - Lowndes County Planning Analyst (Clerk)

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. Chairman Hightower led the Pledge of Allegiance followed by the Invocation by Commissioner Bailey. Chairman Hightower welcomed everyone to the GLPC meeting and 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 then explained the meeting procedures and announced the dates of the public hearings for the local member governments, as listed on the agenda.

Agenda Item #2

Welcome of new Greater Lowndes Planning Commission member, James Miller

Chairman Hightower introduced and welcomed new GLPC member James Miller, City of Valdosta appointee.

Agenda Item #3

Approval of the Meeting Minutes: June 26, 2023

Chairman Hightower called for additions, questions, and corrections of the June 26, 2023, GLPC meeting minutes. There being none, Chairman Hightower called for a motion. Commissioner Bythwood made a motion to approve the June 26, 2023, meeting minutes as presented. Commissioner Rountree second. All voted in favor, no one opposed (7-0). Motion carried. (**Commissioner Wildes arrived at 6:37pm**)

Agenda Item #4

VA-2023-12 Jonathan Irvin, 510 & 512 N. Barack Obama Blvd., Planned Development amendment for a mixed-use Child Daycare and School facility in O-P and R-6 zoning

Mr. Martin presented the case in which the applicant is requesting to amend a previously approved "Planned Development" which was approved by City Council on June 10, 2021 (file # VA-2021-10). The approved development is for a mixed-use Child Daycare & School facility in O-P and R-6 zoning, and it is located at 512 North Barack Obama Blvd. This Planned Development was approved with seven (7) conditions of approval and the facility is currently operating (see attached approval Certificate and approved site plan from VA-2021-10). The applicant is now proposing to expand this facility by adding the adjacent lot at the SE corner of the site – which contains an existing single-family residence. The applicant is proposing to demolish the residence and replace it with a new building (about 1,860-sf) that will function as a "support building" to the overall operation by providing a small kitchen and dining area for the facility. The building's architecture will maintain the residential appearance and character of the previous building. The interior portion of this corner lot addition will also include a small parking lot with one-way entrance from East Adair Street, to be used by employees and the facility's fleet of daycare vans. The applicant is also proposing to add the western half of the vacated right-of-way of Myon Street, which was recently acquired in order to better serve a 2-way traffic flow at their entrance from East Adair Street. The proposed total expansion of the property is approximately 0.30 acres.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan. The existing O-P zoning is a grandfathered-in non-compliant zoning classification in this Character Area, and the R-6 zoning area is compliant.

All of the neighborhood characteristics, policies and planning considerations from the previous Planned Development approval 2 years ago, still remain valid and applicable today. The only proposed substantive changes to the Planned Development are the addition of two small land areas totaling 0.30 acres (zoned R-6), the replacement of a 1,467-sf old house with a new 1,860 sf residential style building, and the installation of a small parking lot with a dozen parking spaces. These changes do not really add much capacity to the overall facility, but they do relieve some of the existing site congestion as well as enhance the site's overall design. This new Planned Development should therefore be approved with mostly the same conditions as before.

Staff finds the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommends approval to the City Council, subject to the following seven new conditions:

- (1) This approval shall replace and supersede the applicant's previous approval under file # VA-2021-11. Approval shall be granted in the name of the applicant only for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.
- (2) All existing tax parcels included in this Planned Development approval shall be combined into one parcel.
- (3) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.
- (4) The entire perimeter of the site where it abuts private property, shall include a minimum 6' tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10' wide buffer yard with a minimum of 5 small trees, 1 canopy tree,

and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.

(5) All site lighting shall be directed downward and away from adjacent residential areas.

(6) Permanent freestanding signage at the East Adair Street main access driveway shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area. Signage within the O-P zoning area of the site, shall follow O-P standards.

(7) All other development standards and general building requirements for non-residential development, including regular commercial plan review and permitting, shall be followed for the entire site as applicable.

Commissioner Bailey asked if the original square footage would still be maintained. Mr. Martin explained that the original Condition #1 was 16,000 sq ft but has now been changed to 20,000 sq ft. Commissioner Bailey further inquired as to why vinyl siding would be required and if a 6 ft opaque fence would be erected. Mr. Martin stated that vinyl siding is present in the surrounding area and yes, a 6 ft opaque fence would be around the perimeter. Mr. Martin also stated that the entire plan will go through a complete plan review process, including Fire review.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Kent, Project Engineer, Innovate - 2214 N. Patterson St., Valdosta, GA
- Jonathan Irvin, Applicant, 4831 McCoggle Ln., Valdosta, GA

Mr. Kent stated he was present to answer any questions.

Mr. Irvin was asked by Commissioner Rountree how many children the program serves. Mr. Irvin said the program serves 250 children.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented with seven conditions. Commissioner Bythwood second. All voted in favor, no one opposed (8-0). Motion carried.

There being no other business, Chairman Hightower adjourned the meeting at 5:51 p.m.



Ed Hightower, Chairman
Greater Lowndes Planning Commission



Date