

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, April 25, 2022 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Calvin Graham, Ed Hightower, Robert Jefferson, Steve Miller, Vicki Rountree (Chairperson), Chris Webb, Chip Wildes, Tommy Willis

GLPC Commission Members Absent: Vicky Biles, Debbie Sauls (term expired)

Staff: Loretta Hylton, Senior Planner, SGRC; Jessica Freeman, Remerton City Clerk; Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; JD Dillard, 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 asked Commissioner Bailey to lead the Pledge of Allegiance followed by the Invocation.

Agenda Item #2

Approval of the Meeting Minutes: March 28, 2022

Chairperson Rountree called for additions, questions, and corrections of the March 28, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the March 28, 2022, meeting minutes as presented. Commissioner Jefferson second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

LP-2202-03-08 William J. Brady, 405 S Marion St., 0223D 021C, 2 acres, R-6 to M-2

The amendment to be considered is to rezone the 2-acre tract known as Map/Parcel 0223D 021C, located at 405 South Marion Street, Lake Park, Georgia, from R-6 Multi-

Family Residential (6,000 sq. ft) to M-2, Manufacturing. Applicant requests that the property be rezoned to M-2, Manufacturing. The applicant will be constructing a 7,000 sq. ft building, and all manufacturing will be conducted inside the structure. Daily tasks will consist of welding and manufacturing components and assembling the product line for water and pumps. There will also be 600 sq. ft of office space within the structure.

Staff recommends approval of LP 2022-03-08 rezoning request to rezone the property from R-6, Multi-Family Residential to M-2, Manufacturing, to construct a 7,000 sq. ft building for welding and manufacturing components and assembling the product line for water and pumps.

No one spoke in favor or nor against the request.

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

Agenda Item #4

DA-SE-2022-01, T. M. Daniels, Special Exception (Day Care Center), 3737 U.S. Highway 41 South, 0190 240D, 1.3-acres, A-U zoning district

This application was withdrawn by the applicant.

Agenda Item #5

RE-2022-01: MCL Investment Properties, LLC, 1201 Baytree Road, Rezone 0.80 acres from C-C to M-F

This case represents a rezone request to change the existing zoning from Community Commercial to Multi Family requirement on ~0.80 acres 1201 Baytree Road, Remerton, GA (currently known as CJs Pub & Pool). The main motivation behind the request is to combine 1201 Baytree Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.

- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

With this request, the following factors should be considered: 1) The frontage on Baytree Road. 2) The potential impacts to the existing community commercial neighbors to the east, west, and north. 3) The potential traffic impact. 4) The potential impact on water, sewer, police and fire protection. 5) The proposed zoning change is not suitable in view of the zoning and development of adjacent and/or nearby properties and can cause an adversely influence of existing conditions in the city which is why the property should not be redistricted. 6) The proposed zoning change is out of scale with the needs of the City of Remerton. 7) The potential economic impact generated from rezoning said property from Community Commercial to Multi-Family. 8). The potential increase in noise complaints.

Overall, staff is not supportive of the request to rezone 1201 Baytree Road, Remerton GA from being zoned community commercial to a multi-family zoning based on the factors listed above.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney for the property owner and offered to answer any questions the Commissioners may have. Mr. Langdale discussed the zoning of the surrounding neighborhood, the compatibility of the project with the neighborhood, the current condition of the building, and addressed the possibility of noise complaints.

No one spoke against the request.

Commissioner Bailey ask if the owner was open to mixed use. Mr. Langdale replied that given the unoccupied mixed-use buildings in the neighborhood, the owner would rather not proceed in that direction.

Commissioner Miller asked Ms. Freeman what the concerns of staff were. Ms. Freeman replied the loss of one more commercial property concerned the city council.

Commissioner Bailey asked Ms. Freeman if traffic on Baytree Road was a concern (yes); would there be a water/sewer impact (minimal); and if public safety would be impacted (heavily).

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, with the condition of no outlet for traffic on to Baytree Road. Commissioner Willis second. All in favor, no one opposed. Motion carried.

Commissioner Wildes stated he understands the City of Remerton's concern of losing commercial business, but multi-family use is essential.

Agenda Item #6

COA-2022-01: MCL Investment Properties, LLC, 1201 Baytree Road, COA Demolition of existing structure and New construction for M-F units

This case represents a rezone request to change the existing zoning from Community Commercial to Multi Family requirement on ~0.47 acres at 1706 Poplar Street, Remerton GA (formerly known as the back parking lot for CJ's Pub & Pool). The main motivation behind the request is to combine 1201 Baytree Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.
- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

With this request, the following factor should be considered: 1) The property to the east, west, and south are zoned multi-family and this will separate with property from being an isolated district consisting of one parcel.

Overall, staff is supportive of the request for COA solely on the vote to approve the rezone request at 1201 Baytree Road, Remerton GA to demolish the current main structure and replace it with new construction for Multi-family.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney for the property owner and offered to answer any questions the Commissioners may have.

No one spoke against the request.

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

Agenda Item #7

RE-2022-02: MCL Investment Properties, LLC, 1706 Poplar Street, Rezone 0.47 acres from C-C to M-F

This case represents a COA request to demolish the current structure and replace it with a Multi Family development on ~0.47 acres 1706 Poplar Street, Remerton, GA (currently known as back parking lot CJs Pub & Pool). The main motivation behind the request is to combine 1201 Baytree Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.
- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

Overall, staff is supportive of the request to rezone 1706 Poplar Street, Remerton GA from being zoned community commercial to a multi-family zoning based on the factors listed above.

No one spoke in favor of nor against the request.

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

Agenda Item #8

PUD-2022-01: MCL Investment Properties, LLC, 1201 Baytree Road, 1708 and 1706 Poplar Street, Planned development approval for M-F residential development on 1.49

This case represents a PUD request to develop on ~0.47 acres at 1706 Poplar Street, Remerton GA (formerly known as CJ's Pub & Pool, the back parking lot for CJ's Pub & Pool and vacant lot). The main motivation behind the request is to combine 1201 Baytree

Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.
- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

With this request, the following factor should be considered: 1) The frontage on Baytree Road; 2) The potential impacts to the existing community commercial neighbors to the east, west, and north; 3) The potential traffic impact. 4) The potential impact on water, sewer, police and fire protection; 4) The potential economic impact generated from rezoning said property from Community Commercial to Multi-Family; 8) The potential increase in noise complaints.

Overall, staff is supportive of the PUD request 2022-01 at 1201 Baytree Road, 1706 and 1708 Poplar Street, Remerton GA based solely on the approval of the rezone request of 1201 Baytree Road, Remerton GA.

No one spoke in favor of nor against the request.

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

Agenda Item #9

COA-2022-02: MCL Investment Properties, LLC, 1706 Poplar Street, COA for New construction for M-F units

This case represents a COA request to demolish the current structure and replace it with a Multi Family development on ~0.47 acres 1706 Poplar Street, Remerton, GA (currently known as back parking lot CJ's Pub & Pool). The main motivation behind the request is to combine 1201 Baytree Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan

Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.
- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

Overall, staff is supportive of the request for COA 2022-02 at 1706 Poplar Street, Remerton GA to construct new multi-family housing and remove parcel from the Downtown District Overlay.

No one spoke in favor of nor against the request.

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

Agenda Item #10

HA-2022-06, Sweet Bay Properties, 7440 Union Road, 0024 024, 72 acres, R-15 to R-6

Sweet Bay Properties LLC is requesting to rezone approximately 72 acres from Single-Family Residential (R-15) to Single-Family Residential (R-6). The subject property is currently vacant and undeveloped, and located at 7440 Union Road. This is along the east side of the road at the far northern edge of the Hahira city limits. The applicant is proposing to sell the property to a developer who is proposing a single-family residential subdivision with 171 lots, and containing a mixture of individual lot sizes ranging from about 6,000 square feet upward.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is location along the Union Road corridor north of the City (going toward Cecil GA), at the far northern extreme edge of the city limits, near the Frog Town Winery property. This is a very slow growth area of the community. The subject property itself was annexed & rezoned into the City of Hahira in 2008 and given R-15 zoning (file # HA-2008-06). The property has previously been zoned "Planned Development (P-D)" by Lowndes County in 2007, with an approved master plan depicting 148 lots. The subdivision developer then requested connection to the Hahira utilities system, and hence

the annexation/rezoning requests in 2008. R-10 zoning in the City was requested, and the GLPC recommended approval of this with two conditions: (1) final density be limited to 149 houses, and (2) all lots front interior roads. In 2008, the Hahira City Council approved the request with R-15 zoning - with no conditions.

The current proposal depicts the exact same street layout as was proposed in 2008, but with a mixture of lot sizes and a total of 171 lots instead of 149. According to the new proposal, 49% of the proposed lots are smaller than 10,000 square feet and therefore R-6 zoning would be required for conventional development. This is significantly more dense than the existing R-15 and R-10 development patterns along this portion of Union Road - particularly this far north of the core areas of the City. However, regular R-10 zoning for the subject property would be more appropriate and consistent with the surrounding area, and staff does not believe that special conditions would not be necessary. Staff acknowledges that this is more generous than the City approval granted in 2008, but since the property has remained undeveloped these past 14 years, perhaps an increased density to R-10 would be viewed as reasonable.

Staff Recommendation: Find R-10 zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-10 zoning (instead) to the City Council.

Speaking in favor of the request:

- Jimmy Whatley

Mr. Whatley stated he represented the owner of the property. He thanked the Commissioners for their service. He stated the owner would like to see a return on his investment and feels this request will do that.

Speaking against the request:

- Areda Sermons

Ms. Sermons stated traffic on Union Road was bad, with speeders and no law enforcement unless they were called.

Commissioner Willis asked how many PD lots there were? Staff replied that in 2007 there were 148 lots.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend rezoning all lots to R-10, Commissioner Willis second. All in favor, no one opposed. Motion carried.

Agenda Item #11

CU-2022-04 Ashley Skipper, 2317 Bemiss Road, 0112C 246, Conditional Use Permit (CUP)
- Personal Service Shop and Aesthetics Academy, Office Professional (O-P) zoning

Ms. Ashley Skipper is requesting a Conditional Use Permit (CUP) for a Personal Service Shop and Aesthetics Academy in an Office Professional (O-P) zoning district. The subject property consists of 0.45 acres located at 2317 Bemiss Road, which is at the SE corner of Bemiss Road and Randolph Street. This is the same property that was recently rezoned to O-P at the request of the same applicant (file #VA-2022-01), in preparation for submitting this CUP request. The property contains an existing professional office building (2,023-sf) and both front and rear parking lots with a total of 9 parking spaces. There are no proposed changes to the building or the site, except for some minor interior remodeling.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of the "low intensity" stretch of the Bemiss Road corridor between the more intensive commercial nodes of the Castle Park shopping center and the Northside Drive intersection areas. This portion of the corridor is non-commercial and characterized by mostly professional offices and multi-family development. This is reflected on the maps by the NAC Character Area. Most all of the properties in the portion of the corridor are zoned R-P, which allows both professional offices and high-density residential uses. The subject property was recently rezoned to O-P which allows a limited few more uses than R-P - such as banks, which R-P does not. O-P zoning also adds a few uses with a CUP approval, such as a commercial-sized daycare center, pharmacy, and the more intensive kind of Personal Services Shops (which the applicant is proposing). Although the land use pattern along this portion of Bemiss Road is non-commercial, it should be remembered that this is still a 5-lane State highway that functions as an Arterial roadway with high traffic volumes. In this regard, slightly more intensive uses (such as that being proposed by the applicant) should certainly be considered compatible along this portion of the corridor, with the proper conditions in place.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Personal Services Shop in O-P zoning in the form of cosmetic/medical tattoo, esthetician and other spa-related services. Approval shall also be granted for an "aesthetics training academy" with no more than 5 students at a time, as an accessory use to the property.
- (2) The existing building may be expanded or reconstructed, but shall not exceed 3,000 square feet GFA.

- (3) Daily hours of operation for the facility shall be within the timeframe of 6:00am – 8:00pm.
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for the approved use(s) have been requested by that date.

Speaking in favor of the request:

- Ashley Skipper

Ms. Skipper stated she is the owner of the property and described the services the business would provide.

No one spoke against the request.

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

Agenda Item #12

VA-2022-07 Trevor Shaw, 104 Hemlock Street, 0119C 051, 1.04 acres, Heavy Industrial (M-2) to Highway Commercial (C-H)

Mr. Trevor Shaw is requesting to Rezone 1.04 acres from Heavy Industrial (M-2) to Highway Commercial (C-H). The subject property is located at 104 Hemlock Street, which is peculiarly located at the SW corner of West Hill Avenue and South St Augustine Road, but also has a rear driveway access to Hemlock Street. The property contains an existing commercial building and has been used commercially for many years. Up until about two (2) years ago, an Auto Sales business operated on the property but was classified as a nonconforming use on M-2 zoning. The applicant is simply wanting to rezone the property to a commercial category, so that an Auto Sales business and possibly other typical commercial businesses can operate from the property in the future.

The subject property is located within a Regional Activity Center (RAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of C-H zoning.

This property has a long history of being zoned M-2 while at the same time maintaining a purely commercial development pattern and occupancy. The zoning patterns of the surrounding area are dominated by C-H along the West Hill Avenue and South St Augustine Road corridors, as well as M-1 & M-2 along the adjacent side-streets back away from the main roads. This is the only area where the side-street industrial zoning pattern merges onto the main roadway corridors which are otherwise commercial in nature.

Existing development trends along West Hill Avenue have favored new commercial development for the past several decades. This remaining industrial zoning is simply a remnant from the distant past when this entire area between West Hill Avenue and the CSX railroad yard was originally planned as an industrial park – but never materialized. The ongoing industrial zoning on the subject property does not fit the overall surrounding commercial pattern and it has sometimes hampered the applicant from marketing the property to a wide range of commercial tenants. Therefore, this zoning should be changed to better reflect the surrounding corridor patterns.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-H zoning to the City Council.

Speaking in favor of the request:

- Lawton White

Mr. White stated he is the property owner and would like to see the property appropriately zoned for commercial use.

No one spoke against the request.

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

Agenda Item #13

VA-2022-08 True North Companies, 2320 North Patterson Street, 0113B 096, 2.0 acres, Residential-Professional (R-P) to Community Commercial (C-C)

True North Companies LLC is requesting to rezone 2.00 acres from Residential Professional (R-P) to Community Commercial (C-C). The subject property is currently vacant and is located at 2320 North Patterson Street. This is at the SW corner of North Patterson Street and Roosevelt Drive, and is directly west across the street from the VSU North Campus as well as the South Georgia Medical Center (SGRC). The subject property is part of a larger tract of land containing 6.67 acres overall, with the balance of the tract to remain as either R-P or R-P(c) zoning. As an initial phase, the applicant is still proposing to develop a majority of the property as a 100+ unit apartment complex utilizing one 4-story building. However, there is also additional room on the property for other development such as professional offices, particularly those that are medical-related. The applicant is also contemplating a “mixed use” form of development that would be later proposed as a Planned Development master plan.

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 R-P zoning. The subject property is also located within the City's Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards.

The details of the applicant's proposed Planned Development proposal are still in the design phase. However, in this design process the applicant is also contemplating the addition of one or more smaller light commercial uses, and also the possibility of increasing the overall residential unit density beyond that which is allowed under R-P zoning. Both of these scenarios under a Planned Development proposal would require at least some small measure of C-C zoning on the property to accommodate this range of uses.

Staff is generally supportive of the applicant's initial concept for the Planned Development thus far, and is supportive of adding the 2 acres of C-C zoning to the background mixture of zoning for the development. As configured, and under a regular "conventional development" scenario, this proposed 2 acres would not allow a very intensive (large) form of commercial development at this corner, which could otherwise be considered incompatible with the surrounding institutional and residential environments. However, as a small portion of the proposed overall development, it does add a lot of potential flexibility for the mixed-use proposal.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-C zoning to the City Council.

No one spoke in favor or nor against the request.

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

There being no other business, Chairperson Rountree adjourned the meeting at 6:40 p.m.

Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

Date