

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, May 23, 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 (late)

Staff: 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: April 25, 2022

Chairperson Rountree called for additions, questions, and corrections of the April 25, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Hightower made a motion to approve the April 25, 2022, meeting minutes as presented. Commissioner Jefferson second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

REZ-2022-09 Flannigan, James Road, 0087-163 and 165, ~7.8 Acres, Current Zoning: R-1 (Low Density Residential), Proposed Zoning: C-G (General Commercial)

This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject property. As the lot is a corner lot, access to and from the subject property is currently off James Road, a County

maintained major collector on the west side of the property, and Smith Street to the north, a County maintained local road. Continued access from Smith Street will be determined by the County Engineer during the plan review process, when an actual use of the property is determined. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is surrounded by R-1 zoning. The closest commercial zoning is located approximately 450 feet to the east and 850 feet to the south; 2. James Road is a major collector road and designed to support commercial activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot.

The TRC reviewed this application and had no objectionable comments, noting that if approved, the minimum buffer required between Commercial and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

Speaking in favor of the request:

- Stan Folsom

Mr. Folsom stated he is the surveyor for the applicant and that the intent is to market the property to a commercial developer.

The Commissioners had several requests for Mr. Folsom regarding the timeline of development and the use of solar panels. Chairperson Rountree asked staff if the uses mentioned are appropriate, Mr. Dillard responded yes. Commissioner Bailey asked staff if anyone had called in opposition to this request. Mr. Dillard responded no.

Speaking against the request:

- William Morgan

Dr. Morgan stated he was representing the community in opposition to this request. He stated ten pastors in the area oppose this rezoning request, and a petition of 107 signatures has been signed in opposition. He stated the development (if approved) would be next to homes, and where children play; Westside School would be affected; a historic

African American schoolhouse is in close proximity to the development and would be affected.

Commissioner Bailey asked Dr. Morgan if the community would agree to a residential subdivision, Dr. Morgan responded yes. Dr. Morgan listed several commercial venues that would be harmful to the neighborhood.

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

Agenda Item #4

REZ-2022-10 The Campus, 2193 Howell Road, 0007-082 and 0186-107, ~23 Acres, Current Zoning: E-A (Estate Agricultural), Proposed Zoning: P-D (Planned Development)

This case represents an attempt by the applicant to change the zoning of ~23 acres for the development of a Transitional Care Facility. The ULDC defines a Transitional Care Facility as the following:

A building or buildings in which is provided long-term but not permanent living accommodations for one or more persons who are in need of short term or long-term housing assistance, and in which may also be provided meals and social services including physical therapy, social therapy, emotional therapy, counseling, rehabilitation, or substance abuse recovery assistance.

This potential facility is not currently licensed for substance abuse recovery assistance. Beyond a support group or outside visit from a licensed counselor, clients with substance abuse needs will be referred to other facilities, organizations, or counselors licensed for such care. The rezoning is necessary because Transitional Care Facilities are not an allowable use in Estate Agricultural (E-A) zoning. For reference, the subject property has frontage on Howell Road, a County-maintained major collector (3,000 to 6,000 Vehicles Per Day). The current uses along this portion of Howell Road are dominantly a mixture sparsely settled residential and agricultural parcels. Concerning the Future Development Map, the subject property is within the Rural Service Area and depicted as an Agricultural/Forestry Character Area.

Based on the proposed site plan, the overall occupancy could reach up to 52 residents. The applicant is planning on developing the property in phases, with a maximum occupancy of 5 residents per house, and 1 resident per cabin.

Overall, staff found the request inconsistent with the Character Area, but consistent with the goals and policies of the Comprehensive Plan. The largest concerns for the TRC were

ensuring that the proposed use was able to be developed on the subject property and that its impacts to the surrounding area were manageable. At this point, it is the hope of staff that the benefit the proposed use brings to the community and the proposed site plan with its buffering and setbacks will mitigate any potentially negative effects on surrounding properties.

The Commissioners had questions regarding the plans for long-range development and the number of structures to be built.

Speaking in favor of the request:

- Brent Moore, Jr.

Mr. Moore stated he is the CEO of the business, and that 46 is the most residents they will have. The plan is to complete building in 10 years. He stated this is not a rehab, but a place to live, and the residents have to be finished with rehab for substance abuse before they can move in. The residents will be required to work and go to church, and keep up with AA or NA meetings. There will be random drug tests and an accountability system for each other. There will be no pedophile or sex offenders allowed. The family may visit on weekends only.

Commissioner Bailey asked if there was a licensed counselor on staff, Mr. Moore answered no, that service is not offered. Commissioner Miller asked if this business was currently in operation, Mr. Moore responded yes. Commissioner Hightower asked if this business is regulated, Mr. Moore stated yes, it is a 501 C 3.

Speaking against the request:

- Jesse Bush
- Savannah Baker
- Kevin Daw
- James Spivey
- Lewis Gordon
- Sandra Canada
- Jed Allen

Comments against the request centered around the lack of oversight, the potential for crowding, turnover rate, supervision required for visiting with children, curriculum, goals, revenue, criminal activity, lack of license, general opposition to the project in the community.

Mr. Bush stated he had offered his services free of charge to help them locate in a different area.

Commissioner Hightower asked Mr. Moore if there were rules for living there, Mr. Moore stated yes, there is a system in place for living in the dwellings, and leaving for work or any other reason.

Chairperson Rountree asked if there was a curfew, Mr. Moore stated yes, 10 pm. She also asked about the success rate? Mr. Moore state people relapse, but in the program the relapse is less, and the average length of stay is 2 years.

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

Agenda Item #5

REZ-2022-11 Makesh, LLC, 5366 Golf Drive, Lake Park, 0199 (portion) 050, 1.07 Acres, Current Zoning: C-G (General Commercial/amended), Proposed Zoning: C-G (General Commercial)

Commissioner Miller recused himself due to a conflict of interest.

This request represents an update to a previously approved C-G rezoning request This case was previously considered for C-G zoning with conditions in 2009 (LO-2009-13) and again in 2014 (REZ-2014-14). Ultimately the TRC and GLPC recommended approval of the previous cases with conditions. Since the original request (2009) was heard it should be noted that the allowable uses proposed in C-G zoning were modified in 2010 with a text amendment and that the previous case was handled by a different agent (Leninco i.e. the operator of the Francis Lake Golf Course). Transitioning back to the current request, the main motivation in this rezoning is to remove some of the conditions placed on the property in 2014. The subject property is within the Urban Service Area and depicted as Established Residential on the Future Development Map. C-G zoning is not listed as a permitted zoning within an Established Residential Character Area. Concerning the subject property's location, Lakes Blvd is a State maintained major collector road.

The conditions from the previous rezoning request are available, and the applicant would like to remove numbers #4 (landscaped berm on the eastern and a portion of the southern property line), #8 (architectural design), #9 (dumpster locations), and #11 (light pollution).

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney representing the applicant and that the current conditions render the property useless. The applicant intends to keep the fencing and vegetative buffer, and address any light pollution.

Speaking against the request:

- Cheryl Oliver
- Ed Wilkinson
- Wendell Stockton
- Kelly Wilson

Comments against the request focused on the character of the neighborhood, the beauty of the yards, property values, noise, lights, property maintenance, and general resistance to commercial development in a residential setting.

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

Agenda Item #6

REZ-2022-12 Dorothy Pittman, Moss Oak Trail, 0198-046, 045, and 044, Current Zoning: R-10 (Suburban Density Residential), Proposed Zoning: C-G (General Commercial)

Commissioner Miller recused himself due to a conflict of interest.

This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation in this case is speculative commercial use on the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a permitted zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have rear access on Lakes Blvd., a major collector, 2. The commercial zoning

of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments.

Overall from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can compliment the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, and thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic will be allowed from the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially the minimum buffer required would currently be at least 15' wide and include a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney that represents the applicants. He stated the owners are long-term residents and are willing to address the concerns from the neighbors. Mr. Langdale stated the land has been undeveloped for 50+ years and can be better utilized.

Commissioner Hightower asked Mr. Langdale what an appropriate use would be, Mr. Langdale replied restaurants are an option. Commissioner Willis asked how long the current owners have owned the property, Mr. Langdale replied since 2001.

Speaking against the request:

- Edward Wilkinson
- Ken Hayes
- Wendell Stockton
- Jarod Harris

Comments in opposition to the request focused on property values, the abundance of fast food already in the area, quality of life, health of the lakes, and encroachment.

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

Agenda Item #7

CU-2022-05 Justin Moore (1109 & 1111 North Patterson Street), CUP for two Personal Care Homes in R-P zoning

Dr. Justin C. Moore is requesting a Conditional Use Permit (CUP) for two adjacent Personal Care Homes in a Residential Professional (R-P) zoning district. The subject properties total approximately 0.63 acres and are located at 1109 & 1111 North Patterson Street. These are along the east side of the street about 200 feet south of East Ann Street. These properties each contain an existing historic single-family residence and these were each previously used as rental houses. The applicant is a prospective new owner of these properties and is proposing to convert each of them into a "Family" size (6 or fewer residents – each) Personal Care Home for elderly persons. The applicant is proposing 4 residents with 2 staff members in the southerly house (3-bedroom), and 5 residents with 2 staff members in the northerly house (4-bedroom), for a total of 9 residents and 4 staff. There is an existing shared parking lot (9+ spaces) between the houses that will serve both facilities. The applicant is proposing no physical changes to the site nor the outside of the homes – other than the addition of rear ADA access ramps and re-striping of parking spaces. Because these are physically separated buildings, the State is requiring that each facility be licensed independently. Because there would then be two (2) facilities on the same City block, the applicant applied for and received Variance approval from the LDR supplemental standards for Personal Care Homes (allowing no more than one per block), as approved by the Zoning Board of Appeals (ZBOA) on 5-3-2022 (file # APP-2022-06).

The subject properties are located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan. These are also located within the City's local Historic District as well as the North Patterson National Register Historic District.

This is not the typical CUP request for a small-sized Personal Care Home (or in this case, two of them...) in a residential neighborhood. The subject properties are indeed residential in character and have a long history of being used as rental houses. However, they are zoned R-P which means they allow all forms of residential as well as professional offices. They are located along a busy street that is a non-residential corridor whose land uses are dominated by professional offices and light commercial. Therefore, the issues in this particular case are not those of compatibility with the surrounding neighborhood, but rather a compatibility with the existing historic structures and historic theme of the area. The applicant is proposing to respect the historic character of the properties and leave

the buildings and site generally "as is" except for the type of building occupancy -- - which by the way is less intensive than professional offices or many other uses allowed in R-P zoning. The total occupancy of the site in terms of the number of residents and staff members, is only truly limited by the structures themselves and the number of parking spaces the property can appropriately hold (which is sufficient).

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 up to two State-licensed and fully compliant Family Personal Care Homes on the subject properties, with no more than 5 residents in each facility, and no more than 9 total residents in both facilities. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Homes..
- (2) There shall be no temporary signage, and permanent signs shall be limited to those which are allowed in the Historic District under R-P zoning and in accordance with the Historic District Design Guidelines (LDR Appendix G)..
- (3) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility(ies) by that date..

Speaking in favor of the request:

- Justin Moore
- Jeff Hanson

Mr. Moore stated he is the property owner and described the project. Mr. Hanson stated he supports the need for this project.

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, including the conditions. Commissioner Webb second. All in favor, no one opposed. Motion carried.

Agenda Item #8

CU-2022-06 Francisco Menjivar (805 Old Clyattville Road), CUP for a church in R-6 zoning

Rev. Francisco Menjivar is requesting a Conditional Use Permit (CUP) for a Church in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.54 acres and is located at 805 Old Clyattville Road. This is at the SW corner of Old Clyattville Road

and Loch Laurel Street, and located directly behind the "Bratts Plaza" shopping center. The property contains an existing commercial building (3,048-sf) in the northern tip of the property, as well as some remnants of a small parking lot (broken pavement) immediately behind. The store has been vacant for more than 10 years, and it was last used as the "The Meat Place" butcher shop. The applicant is proposing to renovate the existing building and convert it for church use. The applicant is currently NOT proposing any changes to the site.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan.

In spite of their being an existing commercial building on the property, the ER Character Area on the property does not allow any form of commercial zoning. Therefore, the only possible non-residential use of the building would be something "institutional" such as perhaps a church. The only alternative is to remove the old commercial building (which has been empty/vacant for more than 10 years....) and redevelop the property residentially under R-6 zoning, which equates to a handful of houses or duplexes. The cost of demolition alone would probably make that scenario cost-prohibitive.

In this case, the applicant is proposing to do nothing to upgrade the overall site, and therefore staff's initial recommendation was for denial. However, with the existing building being locked into its nonconforming status and it having sat empty for so many years already, staff has determined that even just "occupancy" of this building is a move in the right direction. With the existing building size having a limited capacity for the gathering of worshipers and there being enough pavement on site to accommodate 10-20 cars, then a modest version of the proposed use as a church should be deemed acceptable. However, certain conditions of approval will be needed to make sure the use of the property does not become overcrowded to the point that it becomes a detriment to the neighborhood rather than a positive change. If in the future the proposed church gathers sufficient resources to enable a true redevelopment of the whole property, then a new CUP review (with a proper site plan) would be required.

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:

Approval shall be granted for a small church and related church accessory uses which utilize the existing building only. Any new buildings or building expansions will trigger review of a new CUP application.

All parking for the facility shall be off-street on private property at all times.

All recent construction and renovation work performed on site shall be subject to full commercial plan review and required inspections as applicable.

Conditional Use approval shall expire after 2 years from the date of approval if no Certificate of Occupancy has been approved for the facility by that date.

Commissioner Miller asked if the church would impact existing businesses? Mr. Martin stated due to the distance from the church to other businesses, there probably wouldn't be an impact.

Speaking in favor of the request:

- Robert Winter
- Jimmy Cone

Mr. Winter stated he represents the owner and acts as an interpreter. He stated the use will improve the appearance of the property and be a plus to the neighborhood. Mr. Cone stated he is the architect for the project and they have already met with Inspections to discuss the correct way to obtain permits and renovate the building.

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 Jefferson second. All in favor, no one opposed. Motion carried.

Agenda Item #9

CU-2022-07 Fellowship of Christian Athletes (FCA) (2110 Jerry Jones Drive), CUP for a religious fraternal organization in R-15 zoning

The Fellowship of Christian Athletes (FCA) is requesting a Conditional Use Permit (CUP) for a religious Fraternal Organization in a Single-Family Residential (R-15) zoning district. The subject property consists of approximately 1.10 acres and is located at 2110 Jerry Jones Drive. This is along the west side of the road about 350 feet north of West Park Avenue. The property contains an existing single-family residence (2,496-sf) which was previously used as a rental house. It also contains a large circular driveway in the front yard and small parking area (both paved) on the south side of the building. The applicant is proposing only minor interior renovations and to utilize the existing structure as administrative offices for their organization, as well as occasional meeting space for FCA students and staff/volunteers. The facility will be non-residential and will only be utilized during daytime and early evening hours. Other than perimeter fencing and landscaping, no exterior changes to the site are being proposed.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan.

The LDR requires Fraternal Organizations to be located in proximity to the VSU main campus on properties designated by an official map. The subject property is not featured on this map, and the applicant requested and received a Variance to this requirement from the Zoning Board of Appeals (ZBOA) on 5-3-2022 (file # APP-2022-07). In addition to single-family residential uses, zoning districts such as R-15 do allow the possibility of certain other uses (such as a church, home business, family daycare, personal care home, etc...) if the details of the proposal are found to be compatible with the surrounding land use patterns. In such instances, there are very often several "conditions of approval" imposed which ensure the proposed use remains as such.

In spite of the relatively high traffic counts along Jerry Jones Drive, the subject property is completely surrounded by a very large and stable residential area which has been maintained for more than 50 years. The introduction of any non-residential uses into this area should be weighed and considered very carefully, and the perception of any non-residential encroachment along Jerry Jones should be avoided. In this particular case, the subject property is larger than most other adjacent properties and has driveway access only onto Jerry Jones. The property's existing building (if unchanged) will continue to match the massing and residential appearance of the surrounding area. Therefore with proper conditions of approval, a modest non-residential use might go unnoticed here, as long as it does not overload the property with too many people or vehicles. It could very well be considered compatible here as long as it avoids the negative perception of encroachment. It is paramount that the overall residential character of the property and this neighborhood be maintained.

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 8 conditions:

- (1) Approval shall be granted in the name of Fellowship of Christian Athletes (FCA) only, to utilize the existing building and adjacent grounds for administrative office and meeting space, as well as passive or light recreation. The existing building shall maintain its residential character, and there shall be no building expansions or new accessory buildings installed.
- (2) All parking shall be off-street, and located on existing pavement only - with no pavement expansions. There shall be no vehicular or pedestrian access to/from Thomwall Street.
- (3) All Install perimeter landscaping along with a minimum 6' tall solid opaque privacy fence along the entire western boundary, as well as at least the westerly halves of both

north/south side yards. (fencing/plantings along the front halves is optional) The density of existing and new vegetation along these boundaries shall at least be comparable to that of a 20' wide buffer yard in accordance with LDR requirements. This landscaping and fencing design shall be approved in advance by the City Arborist. There shall be no permanent signage on the property's exterior other than non-illuminated wall signage that does not exceed a cumulative total of 32 square feet and one incidental freestanding yard sign not to exceed 3 feet in height and 3 square feet in area. There shall be no banners or other forms of temporary signage allowed..

- (4) Daily hours of operation shall be limited to within the timeframe of 6:00am to 8:30pm.
- (5) All outdoor lighting shall be residential in scale and shielded from all adjacent properties.
- (6) There shall be no outdoor speakers or other amplified/mechanical outdoor sound systems.
- (7) Conditional Use approval shall expire after 2 years from the date of approval if no Certificate of Occupancy has been approved for the facility by that date.

Commissioner Bailey asked the purpose of the fence, Mr. Martin stated it would be additional insurance against encroachment on the neighbors. Commissioner Hightower asked if these conditions were currently in place on the property, Mr. Martin stated no due to the like uses of the properties. Commissioner Miller asked if there was a limit to the number of people allowed on the property, Mr. Martin stated no, but there will be a limit to the number of vehicles.

Speaking in favor of the request:

- Bobby Willis

Mr. Willis stated he is the area director for FCA. He stated they needed to expand their meeting place and grow the ministry. The house they previously had is being demolished. The new location will still conduct bible studies and offer quiet study times. Meetings will be at lunch, and the students will always be supervised. There will be no outdoor music, and the building will be used as an office.

Commissioner Bailey asked if the fence requirement is acceptable, Mr. Willis responded yes.

Speaking against the request:

- Johnny Johnson

Mr. Johnson stated he doesn't think this will fit in with the character of the neighborhood and had concerns regarding traffic and parking.

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

Agenda Item #10

VA-2022-09 T.W. Paine (James Road & Riverside Road), Rezone 58.74 acres from PMD to C-N

Commissioner Miller recused himself due to a conflict of interest.

T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 8.14 acres from Planned Mixed-Use District (PMD) to Neighborhood Commercial (C-N), as well as 58.73 acres from Planned Mixed-Use District (PMD) to Single-Family Residential (R-6) [66.87 acres total] The subject property is mostly vacant and located along the west side of James Road, both north and south of its intersection with Riverside Road. The applicants are proposing to later vacate Riverside Road, and have most of the property developed as a conventional subdivision with about 200-210 single-family residential lots that meet R-6 standards (minimum 6,000-sf and 60' wide). The applicant is also proposing to reserve a strip of speculative C-N commercial zoning (about 200' deep) along most of the western frontage of James Road, which will be serviced by a primary entrance (lining up with James Circle) and a reverse frontage road. There are no specific commercial uses being planned, but the property would be marketed to all those uses allowed in C-N zoning. As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former "Market Street" master planned development, which was approved in 2007 but never developed.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 and C-N zoning.

This property is part of the northern "James Road corridor" in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning and other public hearings regarding a Quick Trip truck stop to the north at the intersection of James Road and North St Augustine Road, this entire property has been sitting dormant for 15 years. The PMD master plan covers about 240 acres and calls for a fairly intensive mixed-use development consisting of 500+

high-density dwelling units (townhouses, duplex/villas, & houses on 60' wide lots), as well as approximately 1.3 million square feet of commercial development, consisting of retail shopping centers with anchor tenants, hotels, restaurants, and offices. (enclosed is a copy of this conceptual master plan) For multiple reasons, it is unfortunate that this PMD development never got built, nor even started.

The applicant's subject property consists of a little less than 1/3 of the total PMD acreage, but is generally the least intensive portion of it with about half of this portion being planned for residential development rather than commercial. When focusing on just this portion, the PMD would have called for 157 dwelling units and about 375,000 square feet of commercial building space. As a comparison, the applicant's new development proposal is calling for about 205 dwelling units, and what would likely amount to about 100,000 square feet of commercial (depending on the final layout pattern and the actual type of commercial uses). Overall, the applicant's proposal is slightly less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a "down-zoning".

However, as a further comparison staff finds the applicant's conventional layout design to be very non-creative and unimaginative. It is very obvious that the overall intent of the design is simply to maximize housing density. The amount of proposed development amenities are poorly situated and are really nothing more than "gratuitous" at best – given the size of the development and the likely future expansions westward. Given the existing PMD master plan drawing that is still in place (albeit only conceptual), it is VERY unfortunate that the applicants are proposing a replacement for 1/3 of it that is so lacking --- to the point that staff's initial recommendation was for DENIAL of this request. However, based solely on the numbers in comparing this portion of the PMD with the applicant's proposal, and given the notion that this PMD master plan will never be developed as depicted, it is with great reluctance that staff is instead recommending approval. The only consolation is that this request is NOT an approval of a layout design. It is simply to reset the defunct PMD zoning on this property to a combination of R-6 and C-N instead --- which ironically is consistent with the development intensities of this part of the PMD.

Staff Recommendation: With reluctance, 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:

- Bill Nijem
- Matt Inman
- William Morgan

Mr. Nijem stated he is the attorney for the project and represents the developer. He stated the developer would like a nice, senior living community with covenants and plenty of amenities. He stated the infrastructure is in place and the character area supports this development. Mr. Inman stated he is the engineer for the project and offered to answer any questions the Commissioners may have. Dr. Morgan stated the community overall supports the development, but there are certain things they do not support: no nightclubs, bars, liquor stores, cigarette/vaping stores, adult entertainment or storage units. He also stated the community would like to keep Riverside Road open and not abandoned.

Speaking against the request:

- Darrell Dove

Mr. Dove stated this location is in front of his house and believes the traffic will get worse with the development. He also stated blind spots are in the road that causes accidents.

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

Agenda Item #11

VA-2022-10 Salvation Army (Virginia Avenue & North Troup Street), Rezone 0.90 acres from R-6 to R-M

The Salvation Army is requesting to rezone four (4) parcels of land totaling 0.75 acres from Single-Family Residential (R-6) to Multi-Family Residential (R-M). The subject properties are generally located along the south side of Virginia Avenue, west of North Troup Street. This is directly behind and to the north of the existing Salvation Army main facility, located at the NW corner of Smithland Place and North Troup Street. This is also located within the local Historic District. The applicant owns 3 of these properties, has the 4th property under contract, and has ongoing ambitions to acquire the remaining 2 properties to the east along Virginia Avenue. The applicant is proposing to expand their overall facility to include all of these properties under one "campus" master plan which includes some more transitional housing building space.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning. The property is also located within the Local Historic District as well as the East End National Register Historic District.

The existing main facility to the south is zoned R-P which allows both the main use and the possibility of transitional housing (through CUP). However, these other properties zoned R-6 do NOT allow transitional housing facilities at all, and a rezoning to at least R-M is required. These properties are located within an Established Residential (ER) character area which caps the possible zoning change at R-M. It is the intent of the applicant to rezone these properties to R-M now, perhaps rezone other properties to R-M later (if acquired), and then to prepare a comprehensive overall "master plan" that can be submitted for formal Planned Development review under both R-P and R-M zoning. Currently, the proposed master plan is "extremely draft" and has a long way to go. Staff is supportive of the overall idea of tying the Salvation Army's existing facilities I this location into one cohesive "campus" master plan, with perhaps some expansions at an appropriate scale.

The applicant's current request is really just a stepping stone in the overall process, to get more of the appropriate zoning categories in place to support their vision of an overall master plan. If this rezoning request gets approved, their next steps are to continue seeking the acquisition of the other adjacent properties to the east, but more importantly to now solidify their proposed building plans. These plans, along with any proposed demolitions, will then need formal approval from the Historic Preservation Commission (HPC). Only then would their Planned Development proposal be sufficiently complete to submit back to City Council for final consideration. If after this rezoning the Planned Development process is abandoned, the approved R-M zoning would still be considered compatible with the surrounding land use pattern (which includes both apartments, duplexes, boarding houses, etc.)

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.

Commissioner Miller asked if the building would be multi-family? Mr. Martin responded no.

Speaking in favor of the request:

- Captain Chris Thomas

Capt. Thomas explained the project. He stated the intent is to improve the neighborhood and offer shared parking with the adjacent businesses.

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 Bailey second. All in favor, no one opposed. Motion carried.

Agenda Item #12

HA-2022-07 City of Hahira (Zoning Ordinance text amendments)

The City of Hahira is proposing to amend certain Sections of the Hahira Zoning Ordinance, particularly those that relate to the review and approval of "Planned Development requests and also pertaining to the methodology of determining front yard setback distances. The main purposes of these is to provide more clarity in the Planned Development provisions of the Ordinance, in the hopes that the quality and creativity of Planned Development proposal will improve. These amendments also stem from an abundance of Variance requests these past couple of years, which pertain to front and rear yard setback requirements in residential zoning. Part of the issue is that Hahira is still following the rural old-school method of measuring front yard setbacks from the "centerline" of the adjacent street, instead of the front property line. These changes will put Hahira on a similar methodology as Valdosta.

Staff Recommendation: Find consistent with the Comprehensive Plan and recommend approval 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 Hightower to recommend approval of the request as presented. Commissioner Willis second. All in favor, no one opposed. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 8:52 p.m.

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

Date