

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, August 29, 2022 – 5:30 PM

GLPC Commission Members Present: Johnny Ball, Vicki Biles, Calvin Graham, Ed Hightower, Vicki Rountree (Chairperson), Chris Webb, Tommy Willis

GLPC Commission Members Absent: Franklin Bailey, Robert Jefferson, Steve Miller, Chip Wildes

Staff: Jessica Freeman, Remerton City Clerk; Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; 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.

Commissioner Hightower led the Pledge of Allegiance followed by the Invocation given by Commissioner Willis.

Agenda Item #2

Approval of the Meeting Minutes: June 27, 2022

Chairperson Rountree called for additions, questions, and corrections of the June 27, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Ball made a motion to approve the June 27, 2022, meeting minutes as presented. Commissioner Webb second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

TXT-2022-01 Amendment to Chapter 82 Article III Schedule of Permitted Uses Section 84 Table of Permitted Uses (Sec.82.84) – Re: Launderette or washeteria (self-service laundries)

This text amendment is requesting a change to its current ordinance to allow for a laundry service / washeteria. The current land use is not allowed in the Community Commercial district, only the Light Industrial District.

*Of note: The GLPC agenda indicates Remerton City Council is Tuesday, September 12th, 2022; the correct date of Remerton City Council is Monday, September 12th, 2022.

No one spoke in favor of 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 Graham second. All in favor, no one opposed. Motion carried.

Agenda Item #4

This case represents a COA request to change the front façade of the existing structure consisting of ~ 0.63 acres at 1211 Baytree Road, Remerton, GA (currently known as Stoner's Pizza). The main motivation behind the request is to change the exterior / front façade of the existing structure.

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.

Façade changes:

- Remove front brick wall and place 3 pane windows on the east and west side of the front of the building.
- Remove the brick middle section and replace it with a walk two entry doors with glass on each side.

Overall, staff is supportive of the request for COA 2022-03 at 1211 Baytree Road, Remerton GA to make the exterior alterations to the building as depicted in the conceptual drawing presented by the developer.

No one spoke in favor of nor 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 Biles second. All in favor, no one opposed. Motion carried.

Agenda Item #5

This case represents a variance request to replace the existing changeable copy sign with a multiple-message sign consisting of ~ 0.13 acres at 1301 Baytree Road, Remerton, GA (currently known as Hug In A Mug Coffee Co). The main motivation behind the request is to change existing changeable copy sign to a multiple-message sign to promote their business.

Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas.

Multiple-Message Sign

No multiple-message sign shall be located within 1250 feet of any pre-existing multiple-message sign located within the city limits as measured along the same side of the road to which the sign faces or within 1000 of any pre-existing multiple-message sign located outside the city limits if such sign is visible from a vantage point five (5) feet above the ground level of such proposed sign within the city limits.

The proposed multiple-message sign will be located from another multiple-message sign:

- 436 ft. within the Remerton city limits
- 1211 ft. within the Remerton city limits
- 512 ft. outside the Remerton city limits
- 886 ft. outside the Remerton city limits

Overall, staff is not supportive of the request V 2022-01 at 1301 Baytree Road, Remerton GA to allow for a multiple-message sign to replace the existing changeable copy sign.

The Commissioners had several questions regarding the proximity of signs inside the city limits of Remerton to signs outside the city limits of Remerton.

No one spoke in favor of 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.

Agenda Item #6

This case represents a COA request to replace the existing changeable copy sign with a multiple-message sign consisting of ~ 0.13 acres at 1301 Baytree Road, Remerton, GA (currently known as Hug In A Mug Coffee Co). The main motivation behind the request is to change existing changeable copy sign to a multiple-message sign to promote their business.

Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas.

Multiple-Message Sign

No multiple-message sign shall be located within 1250 feet of any pre-existing multiple-message sign located within the city limits as measured along the same side of the road to which the sign faces or within 1000 of any pre-existing multiple-message sign located outside the city limits if such sign is visible from a vantage point five (5) feet above the ground level of such proposed sign within the city limits.

The proposed multiple –message sign will be located from another multiple-message sign:

- 436 ft. within the Remerton city limits
- 1211 ft. within the Remerton city limits
- 512 ft. outside the Remerton city limits
- 886 ft. outside the Remerton city limits

Overall, staff is not supportive of the request COA 2022-04 at 1301 Baytree Road, Remerton GA to allow for a multiple-message sign to replace the existing changeable copy sign.

No one spoke in favor of nor against the request.

Lonnie O'Neal stated there are two LED signs going up for Waffle House on Baytree Rd.

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

Agenda Item #7

HA-2022-08 WG Investment (NE of Union Road & Hwy 122) - Rezone 16.54 acres from R-10 to a combination of C-N and R-10(c)

Justin Coleman, on behalf of WG Investment and Development Company LP, is requesting to rezone a total of 16.54 acres from Single-Family Residential (R-10) to a combination of Neighborhood Commercial (15.34 acres), and "conditional" Single-Family Residential R-10(c) (1.20 acres). The subject property is located along the south side of West Stanfill Street, across from the intersection with Watercress Way. It is part of a much larger split-zoned parcel (about 70 acres) that is a combination of C-H and R-10 zonings. The applicant is proposing to market this portion of the property for mostly commercial development in a consistent manner as the other commercially zoned portions – and in general accordance with a conceptual master layout plan.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. It is also located within the Gateway Corridor Overlay District.

The applicant's property immediately to the west (8.91 acres portion), was rezoned in 2017 to a similar pattern with C-H(c) for the bulk of the undeveloped property and also a 50' strip of R-10(c) zoning along the south side of West Stanfill Street. The required condition with the C-H(c) zoning area is that *"there shall be a 50' wide vegetated buffer along and within the eastern boundary of this tract with a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet..."* at the time of development. The required conditions with the 50' strip of R-10 zoning are: *(1) No motorized vehicular access to West Stanfill Street, except for golf cart paths as approved by the City Engineer. (2) This area shall otherwise remain undisturbed in a primarily natural vegetated state. At the time of development of the adjacent C-H zoning area, there shall be a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet within this R-10 area. Existing vegetation may be counted toward these minimums, but additional evergreen plantings may be required at the time of development. (3) There shall be no non-governmental signage in this area. (4) Future stormwater management areas may encroach no more than 10' into the southern portion of this 50' strip.*

Since 2017, the applicant has now prepared a conceptual draft master plan (see attached) which shows additional commercial development than what the current zoning pattern would allow. The applicant is now wanting to actively market the entire property for non-residential development. However, in order to be consistent with the 2017 Rezoning decision, the applicant is proposing to simply extend the 50' strip of R-10(c) zoning [with all its conditions...] eastward along the south side of West Stanfill Street to the eastern edge of the proposed development---which corresponds with the bordering wetlands/stream area. The applicant is also proposing to extend the commercial zoning

eastward as well, but is requesting the lower intensity C-N zoning out of deference to the West Stanfill neighborhoods.

The subject property is part of the CAC Character Area that is associated with the Exit 29 interchange. It's adopted development strategy calls for a "relatively high-density mix of retail, office, services, and employment to serve a regional market area" as well as higher density housing. The existing R-10 zoning is considered non-compliant with this CAC Character Area designation because it is not dense enough. However, this property is along the northern fringe of the CAC area, bordered by West Stanfill Street, and there is an abundance of R-10 zoning in the area and R-10 development patterns to the north – which still need to be taken into consideration.

Just like it was in 2017, this request for Rezoning is purely speculative, but it is motivated by the applicant's desire to have greater flexibility in marketing this overall property. It is also motivated by the notion that the overall Exit 29 area is Hahira's only good location for larger scale commercial development to serve the surrounding community in addition to I-75, and therefore maximizing its potential could be viewed as a good strategy. Staff is generally supportive of this rationale, and agrees with the concept of utilizing C-N zoning (instead of C-H) for this eastern area, and certainly agrees with the extension of the 50' strip of conditional R-10 zoning to help protect the existing development pattern along West Stanfill Street.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of C-N zoning and R-10(c) zoning as submitted by the applicant. This would translate into 15.34 acres being rezoned to C-N, and 1.20 acre strip of R-10(c) zoning having the following conditions:

- (1) No motorized vehicular access to West Stanfill Street, except for golf cart paths as approved by the City Engineer.
- (2) This area shall otherwise remain undisturbed in a primarily natural vegetated state. At the time of development of the adjacent C-H zoning area, there shall be a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet within this R-10 area. Existing vegetation may be counted toward these minimums, but additional evergreen plantings may be required at the time of development.
- (3) There shall be no non-governmental signage in this area.
- (4) Future stormwater management areas may encroach no more than 10' into the southern portion of this 50' strip.

Speaking in favor of the request:

- Richard Coleman
- Justin Coleman

(The Coleman's are not related.)

Mr. Richard Coleman stated he is the attorney that represents the applicant and presented an overview of the project. He stated the owner planned to install a privacy fence. Further, the developer held a town hall meeting in Hahira to discuss the project with the citizens and received overwhelming support.

Mr. Justin Coleman stated he supports the project and expounded on the reason behind the rezoning request and buffering activities.

Charmane Glenn stated she lives at 550 W Stanfill St (B9) and greatly supported the buffer requirements.

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

Agenda Item #8

VA-2022-11 Justin Moore (1416 W. Hill Avenue) Rezone 1.92 acres from R-6 to C-H

Justin Moore, on behalf of West Hill Church of Christ, Inc. is requesting to rezone 1.92 acres from Single-Family Residential (R-6) to Highway Commercial (C-H). The subject property is located at 1416 West Hill Avenue, which is along the north side of the street about 700 feet east of the intersection with North St Augustine Road. The subject property is currently a split-zoned parcel (3.53 acres total) with existing C-H zoning for the southerly portion abutting West Hill Avenue, and R-6 zoning for the northerly portion in the rear of the property. The property contains an existing church which is proposing to expand their facilities with a new building (about 16,000 sf) and associated new parking area. This rezoning is being proposed in order for the entire property to be zoned C-H, so that the church can expand on site as a Permitted Use.

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-H zoning.

This property has a long history of being used as a Church and it has been split-zoned this way since the City adopted Zoning in 1966. The surrounding zoning pattern of the area is dominated by C-H for the properties along the West Hill Avenue frontage, with R-6 in the areas to the rear which are older neighborhoods in many places. However, in this case there is no neighborhood to the immediate rear and the adjacent side street (Stewart Street) is a short dead-end road. All of the properties to the east and west are development with intensive commercial uses (hence the C-H zoning). The large tract to the rear is mostly vacant and wooded, and is separated from the subject property by a powerline easement. Given these existing patterns and also the CAC Character Area, consolidating all of the church's property under one zoning classification makes logical sense.

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.

No one spoke in favor of nor 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. All in favor, no one opposed. Motion carried.

Agenda Item #9

VA-2022-12 Hamilton Dickey (1705 Ellis Drive) Rezone 1.44 acres from R-10 to C-H

Hamilton Dickey, on behalf of Culbreth Family Limited Partnership, is requesting to rezone 1.44 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is located at 1705 Ellis Drive, which is along the east side of the street about half way between North St Augustine Road and Baytree Road. The property previously contained a single-family residence, which has been recently demolished. The properties immediately to the east, facing Gornto Road and under the same ownership, formerly contained the Astro Exterminating business whose buildings have also been recently demolished. The applicant and the owners are proposing to market all of these properties together for future commercial development. There is currently no proposed specific use nor proposed site plan for this property.

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-H zoning.

The existing R-10 zoning is non-compliant in the CAC Character Area and it needs to be upgraded to something a little more intensive to match the future development policy of the area. The surrounding zoning patterns include C-H on properties facing the

commercial corridors along Gornto Road to the east, and North St Augustine Road to the south. The patterns to the north and south include both residential and office-professional, on properties facing Ellis Drive and Springhill Place, which are non-commercial. The surrounding land use patterns reflect the zoning patterns. These include hotels and general commercial development to the east and south, multi-family (Heather Glenn Condos) to the west and a single-family residence (rental) to the immediate north with offices and another residence beyond. The subject property is located in the border fringe area between these two patterns.

The applicant's request is purely speculative, with no proposed site plan nor specific use(s) being proposed. It should be noted that although the subject property is bordered by C-H zoning, the commercial land uses on these properties are all C-C type uses. It should also be noted that although the subject property is planned to be marketed simultaneously with the adjoining vacant property facing Gornto Road, this property is still its own parcel of land (1.44 acres) and can certainly stand on its own for future development – and have its only access coming from Ellis Drive. Given the nature of Ellis Drive and its lower intensity zoning and development patterns, staff is concerned about placing the more intensive commercial zoning of C-H (or even C-C) on this bordering property. C-H zoning is intended to be along higher-classification roadways, and its potential for "heavy commercial" uses would certainly be out of character for Ellis Drive. C-C zoning would be more compatible, and deemed consistent with the existing use patterns on these neighboring commercial properties. However, given the existing lower-intensity patterns along Ellis Drive and the very speculative nature of this request, staff believes that C-N zoning would be more appropriate at this time. The last two pages of this report are a use comparison chart showing all 3 of these commercial zoning districts – with the different land uses that are allowed in each. For speculation purposes, C-N zoning would allow most of the likely commercial uses to be developed here, while also protecting Ellis Drive from possible commercial uses that would be too intensive for this location.

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

Commissioner Willis asked if C-N zoning had been discussed with the applicant; Mr. Martin responded no, it hadn't. Commissioner Hightower asked if all the property belonged to the same owner and was that R-10 zoning to the north; Mr. Martin replied yes, it did, and the R-10 belonged to a different owner.

Speaking in favor of the request:

- Hamilton Dickey

Mr. Dickey stated he represented the family and gave an overview of the project.

No one spoke against the request.

Commissioners Hightower and Willis stated they felt C-H zoning was a better fit than C-N.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend approval of the request to rezone to C-H, Commissioner Biles second. All in favor, no one opposed. Motion carried.

Agenda Item #10

VA-2022-14 Chaz & Kari Anne Bowden (202 Wayne Ave.) Rezone 0.32 acres from R-15 to R-P

Chaz & Kari Anne Bowden are requesting to rezone 0.32 acres from Single-Family Residential (R-15) to Residential Professional (R-P). The subject property is located at 202 Wayne Avenue, which is along the north side of the street about 150 feet west of North Toombs Street. The property contains an existing single-family residence (1,720 sf) and the applicants are proposing to either convert this building or redevelop the entire property as a regular professional office for their law firm. The property also contains existing residential driveways accessing both the front and rear yards. The applicants have not produced a site plan showing how these features might change. As a conventional office, the site will be required to have a standard parking lot with at least 6 parking spaces (based on the current building size)..

The subject property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning.

This property is part of the very short Wayne Avenue corridor which is only 2 blocks long, running between North Oak Street and North Patterson Street. Ignoring the corner properties which face either Oak or Patterson, all of the properties facing Wayne Avenue from the north are zoned R-15 while all the properties facing from the south are zoned R-P – with one vacant lot being zoned DR-10 instead. The applicant's main rationale for requesting R-P for their property, is the prevalence of R-P zoning along the south side of the road. However, in spite of the existing R-P zoning, the development pattern along the south side is very much dominated by single-family residential uses, with only one of the properties being used for a professional office and one other being used for a duplex. (Total count = 13 houses, 1 duplex, 1 small office) Although the housing pattern is more dense along the south side of the road (as allowed by R-P zoning), this is still very much a residential corridor and the road seems to divide the more intensive pattern to the south (toward W Park Avenue) from the larger lot R-15 neighborhood to the north along North

Toombs Street. Therefore, rezoning any of the properties along the north side of Wayne Avenue should be seen as an encroachment into this well-established stable neighborhood and inconsistent with the surrounding land use patterns. As further background, it should also be noted that the property immediately to the east (200 Wayne Avenue) went through the same kind of request for R-P zoning in 2009 for a proposed Real Estate Office (file #VA-2009-23). Staff and the GLPC both recommended denial (7-0 vote), and the request was withdrawn before it reached City Council.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend **DENIAL** of R-P zoning to the City Council.

Chairwoman Rountree asked about the number of parking spaces; Mr. Martin explained the parking requirements for the intended use.

Commissioner Hightower asked if there were any law offices in the area; Mr. Martin responded yes, there were.

Speaking in favor of the request:

- Kari Anne Bowden

Ms. Bowden stated she is the applicant and there is no plans at the moment to convert the dwelling in to an office. She further stated when they do work full-time from home, they will use the existing structure. She continued to explain the project and their motivation behind the request.

Speaking against the request:

- Marcia Alexander
- Marsha King
- William Hodges

Ms. Alexander stated she is afraid of the precedence this will set. The surrounding area is currently residential. She is also concerned about parking.

Ms. King stated she is concerned about the precedence, the current residential character, safety of the neighborhood children and joggers in the area. She stated she felt the use was too intense for the area and that it would be an eyesore.

Mr. Hodges stated he had the same objections as previously mentioned.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend denial of the request to rezone to R-P, Commissioner Webb second. All in favor, no one opposed. Motion carried.

Agenda Item #11

VA-2022-15 HM Valdosta LLC (Wainwright Dr./ Baytree Dr./ Miramar St.) Rezone 7.13 acres from R-6 and R-10 to R-M

H.M. Valdosta LLC is requesting to rezone 11 different parcels of land totaling 7.13 acres as partial neighborhood buyout for purposes of developing an apartment complex. The request is to rezone from Single-Family Residential (R-6) to Multi-Family Residential (R-M) (4.94 acres), and from Single-Family Residential (R-10) to Multi-Family Residential (R-M) (2.19 acres). The subject properties are located along both sides of Baytree Drive, east of Wainwright Drive. Each of the properties currently contain a single-family residence, and the applicant is proposing to redevelop all of these properties together as an apartment complex consisting of 124 dwelling units. The complex will consist of 4 different residential buildings, which vary from 1-story to 3-stories each, and the apartments will be a mixture of 2-bedroom and 3-bedroom units (see attached conceptual layout plan). As part of their overall development plan, and as a completely separate review process, the applicant is also petitioning to close and vacate the portion of Miramar Street right-of-way that is south of Baytree Drive.

The subject property is located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning.

Back in 2004 a similar rezoning request was submitted and approved for portions of this neighborhood. That request was to rezone from R-10 to R-6 for purposes of redeveloping the properties as a multi-phase apartment complex consisting of about 144 units. Unlike today, the Zoning Ordinance in 2004 allowed apartments in R-6 zoning and the R-M zoning district did not yet exist. After the rezoning, the developer at that time went ahead with the planned apartments on the northerly portions only, and these are currently called "The Gates" apartments (formerly known as College Station). When the City adopted its new Land Development Regulations (LDR) in 2009, multi-family was deleted from the allowable uses in R-6 and the R-M zoning district was created. (All of the City's existing large apartment complexes were then rezoned to R-M in 2009). The remaining R-6 properties were never redeveloped and have been sitting as-is ever since. Now, a new applicant has come along and is essentially proposing to complete the "redevelopment project" that was started in 2004, but under a completely new (& better) development plan. Given the recent history of the neighborhood, the now-existing apartments on properties to the north, and the compact geography of this new proposal, staff is supportive of this request.

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

Speaking in favor of the request:

- Bill Kent
- Matt King

Mr. Kent stated he is the project engineer. He stated the road abandonment is moving forward and his office will handle any traffic concerns and water runoff.

Mr. King stated he is the owner and contractor for the project and offered to answer any questions the Commissioners may have.

Speaking against the request:

- Katherine Mayer

Ms. Mayer stated she is concerned about the increase in traffic/parking, and the abandonment of more streets.

Commissioner Graham asked about the parking requirements; Mr. Martin stated the standards have changed and additional parking is required. Commissioner Graham stated he thinks Mary Street is overcrowded.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend denial of the request to rezone to R-P, Commissioner Willis second. All in favor, no one opposed. Motion carried.

Agenda Item #12

REZ-2022-15 Gary O'Neal, 2547 US 84 West, 0089-094 and 095, 3.24 Acres, Current Zoning: R-21 (Medium Density Residential) Proposed Zoning: C-H (Highway Commercial)

This is a request to rezone the subject property from Medium Density Residential zoning (R-21) zoning to Highway Commercial (C-H) zoning. This same request was made last year and denied by the Board of Commissioners (3-2). The general motivation in this case is to obtain a single commercial zoning on the subject property for speculative commercial marketing. For reference, a chart showing the allowable uses in C-H zoning is attached. Access to and from the subject property is off of US Hwy 84 W, a State maintained arterial road, and therefore within the 84 West Corridor Overlay district. Concerning the Comprehensive Plan Character Area Map the subject property is within the Urban Service Area and depicted as a Community Activity Center Character Area, which lists C-H zoning as permitted. A Petition of Support from the neighbors has been included with the request.

Aspects worth noting: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The adjacent residential zoning to the north, east, and west, and 4. The nearby C-H zoning along the south side of US Hwy 84 W.

Since 2021, Code Enforcement has had an ongoing case at this property. Multiple citations have been issued, to which the applicant plead guilty to in Magistrate Court, and paid the associated fines. Some of the violations have been addressed, and the applicant has been provided with a list of violations still needing to be brought into compliance.

While C-H zoning is permitted within the Character Area, staff finds the request out of context and inconsistent with the existing land use patterns. The TRC had no additional objectionable comments.

The GLPC heard this request at their regular June 2021 meeting and recommended approval of the request by a vote of 7-2. The Board of Commissioners heard the request at their July 2021 meeting and recommended denial by a vote of 3-2, with Chairman Slaughter breaking the tie.

Commissioner Hightower asked if there was a house and other structures on the property; Mr. Dillard responded yes. Chairwoman Rountree asked if there were pending code enforcement violations; Mr. Dillard replied yes, there were several that he was aware of.

Speaking in favor of the request:

- Gary O'Neal
- Jerry Palmer
- Lonnie O'Neal

Mr. Gary O'Neal stated he is the property owner and that he's working on the violations. He stated most has been cleaned up already and that he has been using the property to sell things for over twenty years. He'd like to use the property for himself.

Mr. Palmer stated he is a friend of the applicant and supports the rezoning request.

Mr. Lonnie O'Neal stated he is the brother of the applicant and that a mixed zoning pattern is already in the area. He stated the bottle plant is loud and that he supports growth in the area.

Speaking against the request:

- Brent Sims
- Tina Sims

Mr. Sims stated he no longer sells mowers from his property and that mowers are a hobby to him. He stated the area is residential and commercial would increase traffic. He further

stated the use is inconsistent and noncompliant with GA DOT standards. He stated last year there was a petition of over 80 signatures in opposition to the request.

Ms. Stewart stated she is outraged at Mr. Gary O'Neal's statements and appreciates Code Enforcement working on the issues.

Commissioner Hightower had questions regarding the violations; Commissioner Willis stated the focus of the Commission should be on the rezoning request, not the citations.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend approval of the request to rezone to C-H, Commissioner Hightower second. Those voting in favor of the motion to recommend approval of the request: Commissioners Biles, Graham, Hightower, Webb, and Willis. Those voting in opposition of the motion to recommend approval of the request: Commissioner Ball. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 7:27 p.m.

Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

Date