

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, November 28, 2022 – 5:30 PM

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

**GLPC Commission Members Absent:** Ed Hightower

**Staff:** Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; JD Dillard, Lowndes County Planner; Molly Stevenson, Lowndes County Planning Analyst (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 Bailey led the Pledge of Allegiance followed by the Invocation.

**Agenda Item #2**

**Approval of the Meeting Minutes: September 26, 2022**

Chairperson Rountree called for additions, questions, and corrections of the September 26, 2022, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the September 26, 2022, meeting minutes as presented. Commissioner Miller second. All voted in favor, no one opposed. Motion carried.

**Agenda Item #3**

REZ-2022-18 Hilton, Chug-A-Lug Road, a portion of 0033 023B, ~8.29 acres.  
Current Zoning: E-A (Estate Agricultural) Proposed Zoning: R-A (Residential Agricultural)

Mr. Dillard presented the case requesting a change to the zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into three new ULDC conforming lots. The subject property is within the Rural Service Area and Agriculture/Forestry Character Area, and possesses road frontage on both Chug-A-Lug and Hardee Roads.

Staff finds the request consistent with the existing land use pattern, the Comprehensive Plan and having no other technical concerns from the TRC, recommends approval of the request.

There being no questions from the commissioners, Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Madison Hewitt – 1921 Gornto Rd., Valdosta, GA

Ms. Hewitt stated she is the realtor for the applicant and that the intent is for the newly created parcels to be sold individually. By maintaining the 2.5 acres minimum size, the integrity of the area is preserved. Commissioner Bailey asked about the sizes of parcels in the area surrounding the subject property, to which Mr. Dillard stated that most are approximately ½ acre parcels. Commissioner Bailey asked if the surrounding properties are served by individual wells and septic. Mr. Dillard explained that the surrounding properties are served by individual wells and septic, however, development predates current regulations.

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

#### **Agenda Item #4**

REZ-2022-19 Talley, Old Bemiss Road, 0145B 076, ~0.81 acre.

Current Zoning: R-21 (Medium Density Residential) Proposed Zoning: R-10 (Suburban Density Residential)

Mr. Dillard presented the case requesting a change in zoning on approximately 0.81 acre from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning, in order for the property to be divided into two ULDC conforming lots. The intent is for each newly created lot to be developed with a duplex unit, with the existing dwelling being removed. The subject property is in the Urban Service Area and Neighborhood Activity Center Character Area, with access to and from the property off Old Bemiss Road

and Bemiss Knights Academy Road. The eastern boundary of the property lies along the Cater Parrott Railroad. Neighboring land uses are primarily single-family residential dwellings at the R-10 density level. There is some concern by staff about whether this density of duplexes on lots of this size and configuration are appropriate.

Ultimately, staff finds the request overall consistent the Comprehensive Plan and, having no other technical concerns from the TRC, recommends approval of the request.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Tripp Talley – 4088 Old Bemiss Road, Valdosta, GA

Mr. Talley stated he is the applicant and offered to answer any questions the Commissioners may have. Commissioner Bailey asked if the applicant has a rendering for the duplexes to which Mr. Talley responded he does not.

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. Commissioner Willis second. All in favor, no one opposed. Motion carried.

#### **Agenda Item #5**

REZ-2022-20 Teramore, GA Hwy 122 at Skipper Bridge Road, a portion of 0067 051, ~3.0 acres. Current Zoning: E-A (Estate Agricultural) Proposed Zoning: C-C (Crossroads Commercial)

Mr. Dillard presented the case in which Teramore Development, LLC is requesting a change in zoning on approximately 3.0 acres from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order for the property to be developed with a general retail store (Dollar General).

The subject property is in the Rural Service Area and Agriculture/Forestry Character Area, and possesses road frontage on GA HWY 122 and Skipper Bridge Road. The eastern boundary of the property lies along the Cater Parrott Railroad. The Agriculture/Forestry Character Area lists C-C zoning as permitted (Where appropriate).

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and recommends approval.

Chairperson Rountree asked if the proposed establishment would be a “Market”, to which the reply was that it will not be. Commissioner Willis asked where the closest commercial zoning is to the subject property and if this would create spot zoning. Mr. Dillard stated Hahira to the west and Walker’s Crossing to the east are the closest commercially zoned areas to the subject property.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Nijem – 1007 N. Patterson St., Valdosta, GA
- Peter Schoenauer – 200 Plantation Chase, St. Simons Island, GA

Mr. Nijem stated he is the attorney representing the applicant. He stated the request for C-C zoning is particularly appropriate as the location is just that – at the corner of an arterial road and a state highway. He also stated that additionally, the Comprehensive Plan allows for C-C zoning in the Agriculture/Forestry Character Area. Mr. Nijem explained that the developer is sensitive to the fact that the location is in a rural area which has resulted in façade upgrades and special attention to lighting in the conceptual site plan.

Mr. Schoenauer stated he is the project engineer. There are ongoing discussions with GDOT with regard to accessing the subject property from GA Hwy 122.

Chairperson Rountree verified there is a Georgia Power easement that runs through the property. Commissioner Bailey asked if it might be possible to have access from Skipper Bridge Road. Mr. Schoenauer stated that may be possible.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd., Hahira, GA
- Becky Rowntree Harris – 5722 Griffin Dr., Hahira, GA
- Danielle Jackson – 5620 Skipper Bridge Rd., Hahira, GA
- Heath Dawson – 6295 Skipper Bridge Rd., Hahira, GA
- William Cope – 6332 Skipper Bridge Rd., Hahira, GA
- Roxanne Newton – 5550 Skipper Bridge Rd., Hahira, GA
- Ben Richardson – 5631 Griffin Dr., Hahira, GA
- Matt O’Steen – 6544 Skipper Bridge Rd., Hahira, GA

Ms. Quarterman’s concerns centered around traffic concerns and the fact that there are several Dollar General stores conveniently nearby already.

Ms. Harris stated the convenience would be outweighed by the added traffic, speeds

and accidents.

Ms. Jackson provided statistics regarding farms and rural use in the area stating that farming provides \$28 million in revenue to Lowndes County. She also voiced concerns about the toxic impact the development would have on livestock, waterways and the water supply.

Mr. Dawson stated he is an adjacent property owner and he and other adjacent property owners have invested hundreds of thousands of dollars in their properties and don't want a commercial venture in their back yard. He stressed there are no other commercial ventures in that area.

Mr. Cope voiced concern about a precedent being set.

Ms. Newton was, in addition to concern about a precedent being set, concerned about the surrounding properties being devalued.

Mr. Richardson concurred with what others had said.

Mr. O'Steen explained he moved out of the city to enjoy the rural setting, away from light pollution where dark, starry nights are observable. He is also concerned about the dangerous curve and reduced visibility near the subject property. He stressed he hopes the wishes of many will be heard as opposed to the dollars of a few.

With time for further discussion expired, Chairperson Rountree ended the public hearing section. Mr. Nijem asked if he could provide a rebuttal to which Chairperson Rountree explained that the public hearing section was closed but there would be opportunity to speak at the Lowndes County Board of Commissioners' Public Hearing on December 13, 2022. Chairperson Rountree then called for a motion. Motion by Commissioner Willis to recommend denial of the request, based on Spot Zoning. Commissioner Graham second. Seven commissioners voted in favor of the motion to deny, Commissioner Wildes voted in opposition to the motion. Motion carried.

### **Agenda Item #6**

HA-2022-09 Chuck Smith, 601 GA Hwy 122 W, Ron Borders, 415 West Hill Avenue, CUP for a Light Manufacturing facility in C-H zoning

Mr. Martin presented the case, stating the applicant is requesting a Special Exception approval of a proposed building less than 1,000 square feet GFA within the Gateway Corridor Overlay District. The subject property is currently zoned C-H and it consists of 0.64 acres located at 601 GA Highway 122 West in Hahira. This is the remaining vacant front outparcel of the Food Lion shopping center. The applicant is proposing to develop

this property with a "Red Owl" drive-thru coffee shop that has about 710-sf of indoor heated space, plus an additional 200-sf of outdoor seating area. (all or part of Tax Parcel 0026-033F).

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

Staff finds the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends approval to the Hahira City Council, subject to the following conditions:

- (1) Special Exception shall be granted for a food/beverage establishment with drive-thru facilities which is less than 1,000-sf GFA.
- (2) Approval shall expire after one (1) year from the date of approval, if no building permits for the property have been issued by that date.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Chuck Smith – 2314 Bemiss Rd., Valdosta, GA

Mr. Smith stated he is present with the applicant to answer any questions the Commissioners may have. Commissioner Bailey asked if there was any way to abandon the first driveway. Mr. Smith explained that the elevation difference would create issues. Chairperson Rountree stressed that mornings will be particularly busy and cause traffic congestion. Mr. Smith stated that the property has 5 access/exit points that will hopefully alleviate some congestion.

No one spoke against the request.

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

### **Agenda Item #7**

HA-2022-10 Chris Kain, 501 S. Hagan Bridge Road, Deannexation of 1.576 acres from the City of Hahira

Mr. Martin presented the case in which the applicant is requesting to Deannex 1.576 acres from the City of Hahira. The subject property is located at 501 South Hagan Bridge Road in Hahira, which is at the SE corner of the intersection with the entrance drive to

Hahira Elementary School. The property is currently zoned R-10 and is undeveloped. The applicant is proposing to develop the property with his own rural residence as well as some unspecified agricultural-related uses. Lowndes County has approved the "consent resolution" for the deannexation request. If the deannexation is approved, the applicant would then need to seek Rezoning in Lowndes County, and it is believed the applicant would be requesting some form of agricultural zoning in the County – such as either E-A or R-A. (all or part of Tax Map 0047, Parcel 100).

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan which supports residential zoning districts. The subject property is adjacent to the unincorporated area of Lowndes County. Deannexation of this property would not create any "islands" of incorporated area and it is therefore eligible for consideration under State law. It should also be noted that the subject property is part of the original "square" of city limits for Hahira, which is why the property has an angular east property line.

Many of the same factors and rationale considered for an annexation, are also considered for a deannexation. In this case, these reduce down to two main areas: land use and "potential development" as it relates to physical access, and City provision of utilities and other services. The property's only direct access is to a City street (S Hagan Bridge Road) and the property is within the City's water and sewer service area – with these existing facilities being adjacent to the property. Therefore, any development of this property requiring such services would need to be located in (or should remain in) the city limits of Hahira. This alone makes staff find the deannexation request to be illogical. Because the City's zoning ordinance does not offer any form of Agricultural type zoning nor sufficiently allows agricultural type land uses in other zoning districts, the applicant has verbally stated his reason for deannexation is to simply seek these kinds of options within Lowndes County. However once deannexed, the City of Hahira has no jurisdiction or purview over what the approved County zoning would be. Given the surrounding land use and zoning patterns being dominated by "residential" and all the other reasons stated above, staff cannot find any logical reason to support this deannexation request.

Staff finds the request inconsistent with the Comprehensive Plan, and recommends denial to the Hahira City Council.

Discussion among the commissioners involved the residential zoning of the surrounding parcels, the potential future agricultural use and whether there are other agricultural zoned parcels adjacent.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Christopher Kain – 72 Eleanor Pl., Ray City, GA

Mr. Kain stated he is the property owner. His intent is to have goats, sheep and chickens as a "hobby farm", marketing it as a venue for birthday parties and other gatherings. It is his understanding that there is a county/city agreement with respect to providing utilities. The adjacent properties he owns lie one in unincorporated Lowndes County and the other within the Hahira city limits. Access to the Lowndes property is via the parcel that lies within the City of Hahira. Commissioner Bailey asked him how long he has owned the properties and if he knew the zoning districts they were in when he bought them. Mr. Kain stated the properties had been acquired this year and that yes, he understood the zoning when purchased.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd., Hahira, GA

Ms. Quarterman asked if Lowndes County had yet approved acceptance of the parcel if the deannexation is approved to which Mr. Dillard responded that Lowndes County had accepted the request at the last Board of Commissioners' meeting, after the request was added to the agenda by the chairman. Ms. Quarterman further stated that she is concerned that the adjacent property will be land locked so is therefore not the correct piece of property for Mr. Kain's proposal.

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

### **Agenda Item #8**

CU-2022-10 Blue Wright Holdings, 1004 Slater St., Conditional Use Permit (CUP) for a Family Personal Care Home

Mr. Martin presented the case stating the applicant is requesting a CUP for a Personal Care Home in an R-P zoning district. The subject property consists of 0.16 acres located at 1004 Slater Street, which is along the west side of the street about half way between East Mary Street and East Force Street. The property is currently developed as an unoccupied professional office (converted from a former residence) with a paved parking lot of 7 spaces in the rear yard. The applicant is proposing to convert the building for use as a licensed Personal Care Home for up to 6 adults who are senior citizens and/or persons with disabilities. The applicant is not proposing any changes to the site or the exterior of the existing building. Mr. Martin reminded the commissioners that 15 months ago the applicant requested and received the same CUP approval for a Personal Care Home on the adjacent property to the north at 1006 Slater Street (file # CU-2021-04). While the LDR Section 218-13(BBB)(4) allows no more than one Personal Care Home to be located on the same City block, in order to make this second CUP request eligible, the



applicant requested a Variance to this LDR Section, and the ZBOA granted the Variance request on 10-4-2022 (file # APP-2022-12) (all or part of Tax Parcel 0118A-318).

The subject property is currently located within a Transitional Neighborhood (TN) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District. Any exterior changes to the building or site will require COA approval from the Historic Preservation Commission.

The subject property is eligible for consideration as its own Personal Care Home with up to 6 residents. This property is an ideal location for such a use in that it still maintains a residential character even though the surrounding land use pattern is already dominated by non-residential. Even as an institutional use, a Personal; Care Home of this size is less intensive than most professional offices that could otherwise locate here under R-P zoning. Staff is therefore supportive of this request with all the same conditions as approved for the previous request on the neighboring property.

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a State-licensed and fully compliant Personal Care Home with up to 6 residents at the facility. No other uses allowed in R-P zoning shall be allowed on the property that are in addition to the Personal Care Home.
- (2) All parking associated with the facility shall be located on-site and in the rear yard only.
- (3) 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).
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no city Business License has been approved for the facility by that date.

Commissioner Bailey asked if this use would be problematic elsewhere to which Mr. Martin said yes, but this particular area is mostly converted for business/professional uses. Other discussion among the commissioners focused on parking and licensing requirements necessitating the separate requests and licenses for each property.

Chairperson Rountree opened the Public Hearing portion of the case.

No one spoke in favor of 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 with the 4 conditions, Commissioner Webb second. All in favor, no one opposed. Motion carried.

## **Agenda Item #9**

CU-2022-11 David Hiers, 5225 and 5273 Inner Perimeter Road, Conditional Use Permit (CUP) for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District

Mr. Martin presented the case stating the applicant is requesting a CUP for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District. The subject property consists of 27.34 acres located at 5225 and 5273 Inner Perimeter Road. This is along the east side of the road about 2,000 feet south of US Hwy 84 East. The property is currently undeveloped and it is zoned M-1. The applicant is proposing to develop most of this property as a Mini-Warehouse Self-Storage facility. The applicant is also proposing a separate area for a few 10,000-sf buildings as rental space for light industrial or commercial businesses (such as offices for building contractors, small scale distributors, etc...) It is the Mini-Warehouse Self Storage portion of this proposal that requires the CUP approval – within the IPR Overlay District.. (all or part of Tax Parcels 0186-111D & 0186-111E).

The subject property is located within Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Inner Perimeter Road Corridor Overlay District.

This property is located within an established Industrial area along this portion of Inner Perimeter Road. In this case, the CUP is triggered by the property's location within the IPR Corridor Overlay District – and not the M-1 zoning. Most of the Overlay District does not have industrial zoning, and is instead zoned either commercial or residential. Given the surrounding industrial zoning and land use pattern, there is little concern here about the potential impacts of the proposed use's intensity. The only real concern is that of maintaining some level of aesthetics for any development that immediately fronts or is visible from Inner Perimeter Road itself. In this case, the applicant is proposing all 1-story warehouse type buildings, but with metal siding that is normally not allowed in the Overlay District for building facades facing the road. As mitigation for this, the applicant is proposing to separate these buildings from the road frontage with their onsite storm detention pond that includes evergreen landscaping in the form of a vegetative buffer. The front wall of the front building will be painted dark green to augment the effect of the evergreen buffer, and the site design is such that the interior area will not be visible at all from the roadway – thus concealing the other metal buildings on the property. Most of the design standards for the Overlay District will also be followed, but given the unique nature of this being a warehouse type use in an industrial area, some of the detailed Overlay items (such as front door orientation, and inter-parcel access and sidewalks etc..) will be coordinated through staff as an Administrative Variance review. However, as a template for this CUP approval, staff is recommending many of the same CUP conditions

of approval from the CU-2016-03 request for the property located at 3819 North Valdosta Road (Southern Self-Storage).

Staff finds the request consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommends approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a Mini-Warehouse Self-Storage facility within the Inner Perimeter Road Corridor Overlay District, in general conformity with the Letter of Intent and the layout of the submitted conceptual site plan, and subject to all LDR supplemental standards for such use. All buildings shall be 1-story and not exceed a height of 15 feet. Final site layout shall be as approved by the City Engineer and Fire Marshal.
- (2) Any outdoor storage areas shall be for recreational vehicles only, shall be limited to no more than 1 acre of total area, and shall be located at least 200' from Inner Perimeter Road.
- (3) Outdoor lighting shall be directed away from neighboring properties, and lighting fixtures shall be exempt from the special design requirements of the Overlay District.
- (4) The main building wall facing Inner Perimeter Road may include metal siding, but shall maintain a dark green color that is consistent with evergreen vegetation. Total signage on this wall shall follow LDR requirements (250-sf maximum per sign, 400-sf maximum total) Except for approved driveways, the entire front yard adjacent to this front building shall contain stormwater management areas and dense evergreen vegetation as depicted on a Landscape Plan to be approved by the City Arborist. As a guideline for this landscape design, the intent is to effectively and opaquely screen the non-signage areas of this building façade from view. This landscaped area shall be maintained utilizing an automated irrigation system.
- (5) Conditional Use approval shall expire after 3 years from the date of approval if no plans for a building permit have been submitted by that time.

Commissioner Bailey asked about the irrigation requirement on the front of the property.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Nick Clark – 2944 Dasher Johnson Rd., Valdosta, GA

Mr. Clark from 12 Stones passed out an additional hand-out and stated he was there to answer any questions.

Commissioner Bailey asked if the units will be built in phases and if they will be climate controlled. Mr. Clark stated the construction will be done in phases and some units will be climate controlled while others will not.

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

**Agenda Item #10**

VA-2022-21 T. W. Paine, Map/Parcel #0083A 001 (Riverside Road), Rezone 48.16 acres from PMD to R-6

Mr. Martin presented the case in which T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 48.16 acres from Planned Mixed-Use District (PMD) to Single Family Residential (R-6) zoning. The subject property is currently undeveloped and located approximately 1,000 feet west of Riverside Road, south of the James Road intersection. This property is in addition to, and immediately to the west of, the property that was rezoned for the applicant back in June (58.73 acres rezoned to R-6 and 8.14 acres rezoned to C-N, file # VA-2022-09). As with the previous request, the applicant is proposing to develop the R-6 areas as a conventional single-family residential subdivision. This proposed additional phase of the subdivision will have approximately 130 lots.

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 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) but never got built, nor even started. The subject property consists of a little less than 1/3 of the total PMD acreage and is part of the least intensive portion, planned for residential development. Just as with the previous request, the applicant's proposal is less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a "down-zoning". And just as before, staff still finds the applicant's conventional layout design to be very non-creative and unimaginative. Staff is reluctantly supportive of this current request but finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval of R-6 zoning to the City Council.

The topic of discussion between staff and the commissioners primarily involved traffic issues and concerns.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matt Inman – 515 St. Augustine Rd., Suite E, Valdosta, GA

Mr. Inman stated he is the engineer for the project. Water and Sewer services will be provided by the City of Valdosta and the property remnant that is located on the flood plain will have an access easement provided.

Speaking in opposition to the request:

- Pastor Wm. C. Morgan – 2181 Smith St. Valdosta, GA

Pastor Morgan stated he is not opposed to the development but would like the dwellings to be owner occupied and that none be rental properties for 20-25 years. Commissioner Willis stated that the House and Senate would have to dictate something like that.

There being no further discussion, Chairperson Rountree called for a motion. Commissioner Miller recused himself. Motion by Commissioner Willis to recommend approval of the request as presented. Commissioner Graham second. Seven in favor, one recusal. Motion carried.

### **Agenda Item #11**

VA-2022-22 Stoker Utilities, LLC, North Forrest St. Ext., Planned Development approval for a "single-family attached" development (townhouses) in an R-6 zoning district.

Presented by Mr. Martin, the applicant is requesting a Planned Development approval for a "single-family attached" residential development (townhouses) in an R-6 zoning district. The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. The subject property consists of 6.34 acres and is depicted as Tract 1 on the survey plat. (Tract 2 is planned to be a future phase of the Biles single-family residential subdivision, and is not part of this PD request.) The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property with 42 townhouse-style dwelling units divided among 7 different buildings. Each unit will be 2-story and contain a 2-car garage with its own driveway for parking. The complex will utilize a shared internal access drive, with clusters of shared visitor parking, mailboxes, playgrounds, dumpsters, general open space, as well as 25' landscaped buffer along its east boundary line. (all or part of Tax Parcel 0146C-305).

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

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

- (1) Approval shall be granted for a non-conventional townhouse style development with a maximum of 42 dwelling units, in general accordance with the layout of the submitted master plan. The development shall consist of 2-story single-family attached residential units each on their own parcel of land and clustered in buildings with adequate fire wall separation. Architectural design of these buildings shall be consistent with the general styles of the submitted building elevation drawings. All non-building areas of the site shall be a shared Common Area with shared access, parking, and open/recreation space.
- (2) Use of the buildings shall be limited to single-family residential purposes only. There shall be no residential Home Businesses, Personal Care Homes, Daycares or any form of outdoor storage allowed. The overall residential development shall be managed as a single entity with an on-site resident manager.
- (3) Parking. In addition to the dwelling unit driveways to hold 2 vehicles each, at least 42 guest parking spaces total, shall be provided in multiple areas within the complex. Up to half of these additional spaces shall be considered "pavement optional" at the discretion of the City Engineer, and intended to be overflow parking during peak times.
- (4) Pedestrian walkways shall be installed along the interior shared driveway of the development, and property stubbed out at each driveway end of the development to connect to future sidewalks along North Forrest Street Ext. and Branch Point Drive. Decorative pedestrian scale lighting shall be installed along the internal shared driveway with lighting fixtures being no taller than 20'. Development entrance signage shall be consistent with the same requirements for multi-family development in R-M zoning.
- (5) Landscaping. A minimum 8' opaque fence or wall shall be installed along the entire east property line. The depicted transitional buffer yard along the east property line shall be at least 20' wide with vegetation requirements consistent with LDR requirements for such buffer yards. A minimum 8' decorative opaque fence or wall shall be installed along the western and northern property lines, in the areas between the buildings and the street right-of-way lines. Perimeter landscaping consistent with LDR requirements for multi-family development shall be installed on the outside of this fence/wall.
- (6) All other applicable LDR development standards and requirements for the overall development shall be followed. Final site design for the entire complex shall be subject to full commercial plan review in the same manner as a multi-family development, including an overall Landscape Plan being submitted and approved by the City Arborist.
- (7) From the date of final approval, the development shall commence within 3 years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matt Inman – 515 St. Augustine Rd., Suite E, Valdosta, GA

Mr. Inman stated he is the project engineer for the project and is present 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. Commissioner Biles recused herself. Motion by Commissioner Graham to recommend approval of the request as presented, including the conditions. Commissioner Wildes second. Seven in favor, one recusal. Motion carried.

### **Agenda Item #12**

VA-2022-23 City of Valdosta, Text Amendment to Chapter 222 of the City of Valdosta Land Development Regulations (LDR) as it pertains to parking regulations in residential districts.

Mr. Martin stated that the City of Valdosta is proposing to amend Chapter 222 of the City of Valdosta Land Development Regulations (LDR) as it pertains to parking regulations in residential districts. The provisions deal with the differences of off-street parking requirements in single-family and duplex residential developments in general, versus similar requirements for these developments that are located within the designated "Residential Parking Overlay District". Additionally, none of the provisions are applicable to apartments or non-residential developments, which are subject to commercial-type parking requirements.

Staff finds the proposed amendment consistent with the Comprehensive Plan, and recommends approval to the City Council.

Chairperson Rountree opened the Public Hearing portion of the case.

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

### **Other Business:**

GLPC 2023 Chairman and Vice Chairman: Chairperson Rountree opened the floor for nominations for Chair and Vice-Chair of the GLPC to serve two-year terms. Commissioners Miller, Bailey and Hightower were nominated. By a vote of acclamation, the

commissioners agreed that a vote by secret ballot would be taken and that the person with the most votes would be elected as the Chair, and the person with the second highest number of votes would serve as the Vice-Chair. Commissioner Hightower was elected as Chair and Commissioner Miller will serve as Vice Chair.

2023 GLPC Meeting Calendar: Chairperson Rountree asked if there were any questions or discussion concerning the proposed 2023 calendar prepared by staff. There being none, Chairperson Rountree called for a show of hands to approve and adopt the 2023 GLPC Meeting Schedule as prepared by staff. All in favor, no one opposed. Motion carried.

Holiday Gathering: Chairperson Rountree reminded everyone of the scheduled gathering at Mom and Dad's Restaurant on December 20.

There being no other business, Chairperson Rountree adjourned the meeting at 7:47 p.m.

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

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**Date**