

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, April 28, 2025 – 5:30 PM

**GLPC Commission Members Present:** Franklin Bailey, George Foreman, Calvin Graham, Shawana Griffith, Ed Hightower, James Miller (Vice-Chair), Steve Miller (Chair), Chris Webb, Chip Wildes

**Absent:** Ron Bythwood, Vicki Rountree, Tommy Willis

**Staff:** Matt Martin, City of Valdosta/Hahira Planning Director; Molly Stevenson, Lowndes County Planning Analyst (Clerk)

**VISITORS PRESENT:**  
(Sign-In sheet available in file.)

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

Chairman Steve Miller called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Vice-Chair James Miller gave the Invocation. Chairman Miller welcomed everyone to the GLPC meeting and explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairman Miller then explained the meeting procedures and announced the dates of the public hearings for the local member governments, as listed on the agenda.

**Agenda Item #2**

Chairman Miller welcomed new commission member, Shawana Griffith who will serve a 5-year term appointed by Lake Park.

**Agenda Item #3**

**Approval of the Meeting Minutes: March 31, 2025**

Chairman Miller called for additions, questions, and corrections of the March 31, 2025, GLPC meeting minutes. There being no additions, questions or corrections to the March 31, 2025, GLPC meeting minutes, Chairman Miller called for a motion. Commissioner Hightower made a motion to approve the March 31, 2025, meeting minutes as presented. Commissioner Graham second. All voted in favor, no one opposed (8-0). Motion carried.

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

HA-2025-04 FL300, LLC (South Hagan Bridge Rd)  
Rezone 0.63 acre from R-21 (County) to R-15 (City)

Mr. Martin presented both Agenda Item # 4 and Agenda Item #5 together in which the applicant, represented by Mr. John Owens, is requesting to rezone 0.63 acres from Medium Density Residential (R-21)(county), to Single-Family Residential (R-15)(city). The subject property is located along the east side of South Hagan Bridge Road, directly across from the intersection with Lawson Farms Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # HA 2025-05). The property is currently vacant and cleared. The applicant is proposing to include this property as a small extension to their adjacent 45-lot residential subdivision (currently under construction) that is already within the city limits and zoned R-15. The primary purpose of this small extension is to provide roadway connection from the subdivision to South Hagan Bridge Road as a secondary means of access that provides better alignment with an existing intersection. The developers of this subdivision have already made this roadway connection without realizing it was crossing outside the city limits.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan, which lists R-15 as a compliant zoning district.

All of the land use and zoning considerations for the subject property are the same as was discussed and decided when the adjacent property (developing subdivision) to the east was annexed and rezoned into the City on February 4, 2021 (file # HA-2020-10 & HA-2020-09 respectively). There has been no change since then. For this request, the subject property is very small with an irregular shape, and its only purpose is to fill a small gap for better access between the developing subdivision and South Hagan Bridge Road. The property is currently surrounded by city R-15 zoning on 3 sides, and the county comparable R-21 zoning on the 4th side. The only item of note is that the rezoning approval in 2020 for the adjacent land was for “conditional” R-15(c) zoning. The condition is that “any subdivided lots not have driveways with direct access to either Hagan Bridge Road or Coleman Road.” This restriction for driveway access should therefore carry over with the rezoning of this property as well.

Staff finds the rezoning request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval of conditional R-15(c) zoning, with the condition that “any subdivided lots not have driveways with direct access to South Hagan Bridge Road.”

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matthew Inman, Project Engineer 2704 N. Oak St.

Mr. Inman reiterated the purpose of this request is to correct an error, to align the road with Lawson Farms Rd. He also stated that the existing planned lots are buildable right now with the exception of one lot. The new plan provides for a second access road.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented with the one condition as recommended by staff. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

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

HA-2025-05 FL300, LLC (South Hagan Bridge Rd)

Annex 0.63 acre plus adjacent right-of-way segment into the City of Hahira

Mr. Martin stated that FL300 LLC, represented by Mr. John Owens, is requesting to annex 0.63 acres into the City of Hahira, which will also result in the annexation of an adjacent public street right-of-way segment (0.67 acres) for a total of 1.30 annexed acres. The subject private property is located along the east side of South Hagan Bridge Road, directly across from the intersection with Lawson Farms Road. (The applicant is also seeking rezoning of the property, which is being reviewed concurrently under the previous Agenda item --- file # HA 2025-04). The property is currently vacant and cleared. The applicant is proposing to include this property as a small extension to their adjacent 45-lot residential subdivision (currently under construction) that is already within the city limits. The primary purpose of this small extension is to provide roadway connection from the subdivision to South Hagan Bridge Road as a secondary means of access that provides better alignment with an existing intersection. The developers of this subdivision have already made this roadway connection without realizing it was crossing outside the city limits.

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

All of the land use and zoning considerations for the subject property are the same as was discussed and decided when the adjacent property (developing subdivision) to the east was annexed and rezoned into the City on February 4, 2021 (file # HA-2020-10 & HA-2020-09 respectively). There has been no change since then. For this request, the subject property is very small with an irregular shape, and its only purpose is to fill a small gap for better access between the developing subdivision and South Hagan Bridge Road.

Staff finds the annexation request consistent with the Comprehensive Plan and recommends approval to the City Council.

Chairman Miller asked if Hahira is amiable to this annexation request. Mr. Martin stated yes, they have already approved the construction drawings for the subdivision with the expansion.

There being no further questions for staff, nor anyone present to speak in favor of or in opposition to the request, Chairman Miller called for a motion. Motion by Commissioner Wildes to recommend approval of the annexation request as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

There being no other business, Chairman Miller adjourned the meeting at 5:48 p.m.

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**Steve Miller, Chairman**  
**Greater Lowndes Planning Commission**

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**Date**