

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

GLPC Commission Members Present: Franklin Bailey, George Foreman, Calvin Graham, Ed Hightower, James Miller (Vice-Chair), Steve Miller (Chair), Vicki Rountree, Tommy Willis

Absent: Ron Bythwood, Shawanna Griffith, Chris Webb, Chip Wildes

Staff: Matt Martin, City of Valdosta/Hahira Planning Director; 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

Chairman Steve Miller called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Commissioner Bailey 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

Approval of the Meeting Minutes: May 27, 2025

Chairman Miller called for additions, questions, and corrections of the May 27, 2025, GLPC meeting minutes. There being no additions, questions or corrections to the May 27, 2025, GLPC meeting minutes, Chairman Miller called for a motion. Commissioner Bailey made a motion to approve the May 27, 2025, meeting minutes as presented. Commissioner Graham second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #3

REZ-2025-10	Cain Property, 6261 US Hwy 41 N., 0043 004, ~21.12 ac.
Current Zoning:	R-21 (Medium Density Residential)
Proposed Zoning:	PD-R (Rural Planned Development)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from Medium Density Residential (R-21) to a Rural Planned Development (PD-R). The general motivation in this case is for the subject property to be developed into a new RV Park. The conceptual site plan highlighting the requested zoning and proposed uses are attached for consideration.

Proposed access for the subject property is slated to/from US Hwy 41 North, a paved State minor arterial. Concerning the Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and depicted as a Rural Residential Character Area which recommends PD-R. It should also be noted that the subject property is within the Old US 41 North Corridor Road Overlay District.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of a Public Well & Septic system, the proposed density of the RV Park, the condition of the developers nearby properties (RV Park, MH Park, and MH Subdivision), and support of a growing and balanced economy. There for the TRC recommends Approval of the request per the site plan.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, but it should be noted for future reference: Future parking and internal drive areas are to be constructed with an approved permeable or pervious pavement material where the material shall be subject to approval by the County Engineer, ULDC regulations for RV Parks and Campgrounds limit the occupancy of individual lots to a maximum of 90 days, and EPD approval for a tourist accommodation site including the well and septic design are required at the time of construction.

Discussion between Commission Members and Staff centered around the availability of utilities.

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

Speaking in favor of the request:

- Rodney Tenery, Surveyor for the Applicant – 2621 US Hwy 84 E.

Mr. Tenery emphasized the fact that the subject property contains over seven acres of buffer.

Commissioner Bailey asked what the proposed road surface will be. Mr. Tenery replied that the plan is for millings, lime rock, etc.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request per the site plan as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (7-0). Motion carried.

REZ-2025-11	Langdale Capital Assets, Coleman Rd., a portion of 0055 021, ~719 ac.
Current Zoning:	C-C (Crossroads Commercial), R-1 (Low Density Residential, and CON (Conservation District)
Proposed Zoning:	M-1 (Light Manufacturing) and CON (Conservation District)

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

Therefore, the TRC recommends Approval of the request with the following seven (7) conditions:

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acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.

3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern, and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

Commissioner Bailey confirmed that the conditions stated are the actual proposed conditions. Mr. Dillard confirmed. Further discussion focused on allowable uses in M-1 zoning and that they are very similar with a few exceptions to those uses allowed in C-H (Highway Commercial) zoning.

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

Speaking in favor of the request:

- Pope Langdale, Applicant – 400 Mack Drive

Mr. Langdale stressed that the intent is to not affect any residential neighbor. Buildings will be low enough to not be seen from homes and that there will be significant buffering in place.

Commissioner Rountree reiterated the 200' tree buffer as proposed in Condition #4. Mr. Langdale stated that there will probably be even more due to Wetlands and the Conservation District. Commissioner Hightower asked if there is intent to clear-cut the subject property. Mr. Langdale stated there is not. Commissioner Willis asked if there is any sort of firm plan right now or if everything is speculative. Mr. Langdale responded that it is mostly speculative but there is some interest in a data center. However, there are considerable hurdles that must be addressed first. Mr. Langdale also stated the train tracks cause an access issue, making it difficult to even use the east tract. Commissioner Foreman asked to verify that the development is currently speculative. Mr. Langdale confirmed. Vice-Chairman Miller asked if studies have been done to assess the impacts on groundwater with similar developments. Mr. Langdale explained that new models address that with cooling/recycling water systems. Commissioner Willis asked about water sewer provisions. County Water & Sewer are available.

Speaking in opposition to the request:

- LaRae Seeman – 4634 Briarberry Dr.
- Gretchen Quarterman – 6565 Quarterman Rd.

- Jeana Strickland – 4634 Briarberry Dr.
- Windy Scott – 4629 Briarberry Dr.
- Don Dreibelbis – 4629 Rustic Ridge Rd.

Ms. Seeman stated she feels threatened by the intent. Concerned about home values, environmental impact, health issues, safety issues, and sound barrier. Stated there is a need for durable protection.

Ms. Quarterman stated her concern is about the water flow into the river and the flood zone as the property is directly across from Langdale Park.

Ms. Strickland inquired about whether the zoning classification stays with the property if it is sold. Also concerned about the flood zone and run-off.

Ms. Scott's concerns involved traffic flow. She asked how that and flooding issues will be addressed.

Mr. Dreibelbis stated he works for a trucking company and is concerned about noise, hazardous materials and crime from the interstate, and asked that the eastern portion not be rezoned.

Commissioner Willis asked if the flood plain has been delineated yet, if run-off has been looked at yet, and if there has been a traffic study conducted. Additionally, he verified that burning trees is allowable even now. Mr. Dillard confirmed that burning is permissible as currently zoned and the flood plain has not yet been delineated, Engineering will evaluate the potential run-off, and an overall traffic study was conducted in the area when the Camelot Crossing development was proposed. Commissioner Hightower asked about an environmental study. Mr. Dillard stated that there will be one done for the entire property. Mr. Bailey asked if the scale shown in the presentation was actual or hypothetical. Mr. Dillard explained it was purely hypothetical. Commissioner Graham asked if tractor trailers are a concern. Mr. Dillard explained that Condition #2 addresses that with regard to any change of use and requirements. Chairman Miller asked about potential chemical. Mr. Dillard explained that M-1 zoning is the least intrusive manufacturing zoning category that restricts that sort of thing. Commissioner Willis asked for clarification about zoning categories if the property sells. Mr. Dillard explained that zoning classifications and any conditions imposed run with the property, even if sold.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented with the seven (7) conditions as recommended by staff. Commissioner Hightower second. Four (4) voted in favor, three (3) opposed (Graham, J. Miller & Foreman) (4-3). Motion carried.

There being no other business, Chairman Miller adjourned the meeting at 6:17 p.m.

Steve Miller, Chairman
Greater Lowndes Planning Commission

Date

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