

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, November 24, 2025 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Ron Bythwood, Calvin Graham, Ed Hightower, James Miller (Vice-Chair), Steve Miller (Chair), Chris Webb, Tommy Willis

Absent: George Foreman, Vicki Rountree

Staff: Matt Martin, Planning Director, City of Valdosta, Amy Martin, Senior Planner, City of Valdosta, 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., beginning with a moment of silence honoring the memory of GLPC member Chip Wildes who died on October 28th. Chairman Miller then led the Pledge of Allegiance. Commissioner Ron Bythwood 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: October 27, 2025

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

Agenda Item #3

CU-2025-09 Mary Pierce 809½ Nardo Street
CUP for placement of a mobile home in a Single-Family Residential (R-6) zoning district.

Ms. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single Family Residential (R-6) zoning district. The subject property consists of about 3,800-sf (0.09 acres) located at 809-½ Nardo Street, which is positioned on the south side of the roadway approximately half-way between Cherry Street and West Street. The property is currently vacant and the applicant is requesting to place a new 24'x44' doublewide mobile home (1,410 sf) on the property. The home is intended for her personal residential use.

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

The surrounding residential neighborhood is a mixture of site-built and mobile (manufactured) homes. There is a total of 19 residences along Nardo Street, with two (2) of them being mobile homes. However, both of these are located on the north side of Nardo Street, directly across from the subject property. The broader community, including adjacent areas to the east and west, reflects a diverse range of architectural housing types.

Historically, the placement of mobile homes on vacant lots have been approved in areas where there is already a mixed housing type that includes a sizable percentage of mobile homes in the neighborhood. In this particular case, the neighborhood does not have large total percentage of mobile homes, but there are two of them immediately across the street. While this request is consistent with the emerging residential development pattern, it may be beneficial to follow up with additional analysis to consider the best way to guide the infill of vacant lots in this area as there are many.

It should be noted that the applicant's property is rather small, but is an existing (grandfathered) nonconforming lot of record. It is only 3,800-sf in total size, measuring approximately 40' wide and 93' deep. This is well-below the normal minimum of 6,000-sf lot area and 60' minimum width found in most R-6 areas. Any new residence on this existing lot, whether it be a mobile home or a site-built home, is required to meet the minimum building setback requirements. In this particular case, the maximum "building area" on the lot is only 24' wide and 46' deep. The applicant's proposed mobile home is 24' x 44', which barely fits. It should also be noted that the rear yard area of the subject property contains two existing (small) accessory buildings. There is insufficient room in the yard to accommodate both the mobile home AND these accessory buildings at the same time, and therefore they should be removed as part of any approval for a home on the property.

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

1. Conditional Use approval shall be granted for a manufactured home as defined by the LDR, and in general accordance with the submitted site plan and schematic drawings. The home shall be placed on a permanent all-masonry foundation with brick or brick veneer skirting.

2. Conditional use approval shall be granted provided that the two accessory buildings at the rear of the yard are removed.
3. Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the manufactured home has been issued by that date.

Commissioner Willis inquired about the provision of utilities. Mr. Martin stated the City of Valdosta is the provider of water and sewer services. Commissioner Hightower asked if the applicant owned the property prior to the request and how long the mobile homes directly across the road from the subject property had been there. Ms. Martin stated the applicant has owned the property for some time and explained the existing mobile homes have been in place since before the LDR was adopted. Commissioner Hightower then asked if future development is conducive to more mobile homes. Ms. Martin stated each case is considered on its own merits and because the subject property is legal non-conforming based on its size, a site-built home would be difficult to fit. Commissioner Bailey asked for clarification between a mobile home and a modular home and if brick surround is required even on a block foundation. Mr. Martin stated the difference is how each is built in the factory and brick skirting is required. Chairman Miller inquired about parking. Ms. Martin explained the parking is shared in the front with the adjacent neighbor. Further discussion continued regarding setbacks.

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

Speaking in favor of the request:

- Jessica Godwin, Clayton Homes Representative – 3201 US Hwy 84 W.
- Mary Pierce, Applicant – 809 ½ Nardo Street

Ms. Godwin gave further explanation about the difference between mobile and modular homes. Modular homes are built according to state and local building codes and mobile homes follow the Federal HUD codes. She further stated that the mobile home is more affordable at <\$100/sq ft.

Ms. Pierce explained that Hurricane Idalia caused mold in her previous home and the cost of a modular home would be \$299/sq ft.

Commissioner Bythwood asked Ms. Pierce if she had considered purchasing the adjacent property to which Ms. Pierce responded it is priced too high.

No one spoke in opposition to the request.

Chairman Miller and Commissioner Miller both voiced concern about setting a precedent.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request with 3 conditions as well as adding stucco to Condition 1. Commissioner J. Miller second. Commissioners Graham abstained. Five voted in favor, one opposed (5-1 (Hightower)). Motion carried.

Agenda Item #4

VA-2025-13 Atlanta Gas Light (AGL), NW Corner of Inner Perimeter & GA Hwy 84 E
Rezone 45.64 acres from Single-Family Residential (R-15) and Residential Professional (R-P) to Highway Commercial (C-H)

Mr. Martin presented the case in which the applicant is requesting to rezone a total of 45.64 acres from Single-Family Residential (R-15) and Residential Professional (R-P), to Highway Commercial (C-H). The subject property is a portion of a proposed new rectangular-shaped parcel located near the NW corner of the intersection of East Hill Avenue and Inner Perimeter Road. The applicant is proposing to purchase about 120 acres (the proposed parcel) at this intersection corner. The property is currently split-zoned R-15, C-H and R-P. The applicant is proposing to approximately double the area of C-H zoning within the site, to accommodate the construction of a utility substation in the form of a satellite Liquefied Natural Gas (LNG) facility for recharging the area's natural gas pipeline distribution system. Under the City's zoning regulations, this proposed usage of the property is classified as a Utility Substation, which is a permitted use in C-H zoning.

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 actual proposed Utility Substation will be situated on a relatively small (12-acres cleared area) interior section of the parcel, which is centrally located within the property. All of the surrounding 100+ acres will be retained by the applicant as a forested "buffer" to the LNG facility. Much of this buffer area is required for both safety and security purposes, and it will help mitigate any visual/negative impacts of the facility, while preserving the natural landscape and green space around the development. This area of the City is now emerging as a "new development area" with industrial uses to the south, as well as lots of planned residential and commercial uses to the north and east. The proposed facility will play a vital role with some of this new development, and it will be an overall asset to have for the entire community.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Chairman Miller asked why R-15 zoning is remaining. Mr. Martin explained that NAC and PRC Character Areas do not allow for C-H zoning and that buffer yard requirements are triggered which is a helpful added layer of protection. Commissioner Willis asked if the property owner also owns the parcels to the south. Mr. Martin stated they do not.

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

Speaking in favor of the request:

- Mary Jones, Applicant Representative – 915 W. Peachtree St., Atlanta, GA
- Billy Nijem, Attorney – 1007 N. Patterson St.

Ms. Jones stressed the advantages of this particular property. It will be a hybrid site where liquified natural gas will be injected into the system. L & G is ready to turn into natural gas.

Mr. Nijem stated the operation contains a small footprint. The trees and natural buffer will remain and will be hidden and fenced. He further stated it will provide large tax revenues in excess of \$500,000, and is needed in our community.

Commissioner Bailey asked about the timeline. Ms. Jones explained it won't be until 3rd quarter, 2027.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd.

Ms. Quarterman stated liquid natural gas, when trucked, is highly dangerous and explosive and thus she has concerns about safety.

Chairman Graham asked if there are fire concerns and who provides those services. Mr. Martin responded that the City of Valdosta provides those services. Chairman Miller asked if connection to City Water & Sewer will be required. Mr. Martin explained that will be part of the plan review process.

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

Agenda Item #5

VA-2025-16 Clarissa Alderman 2204 Williams Street
Rezone 0.26 acres from Duplex Residential (DR-10) to Residential Professional (R-P).

Ms. Martin presented the case in which the applicant is requesting to rezone 0.26 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 2204 Williams Street, which is an existing single-family home positioned on the west side of the roadway approximately 260 feet south of Woodrow Wilson Drive. Formerly vacant, the home is now owned by Clarissa Alderman (Family Insight LLC) is proposing to convert the residence for use as a Professional Office.

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.

The subject property is situated within a residential community characterized by a variety of land uses. Along Woodrow Wilson Drive, properties are zoned Residential Professional (R-P), whereas numerous offices line this corridor. To the west of the subject property is a vacant lot that is zoned Residential Professional (R-P). Across from and to the south of the subject property are single-family residences, but in DR-10 zoning which allows single-family or duplex dwellings. To the north of this neighborhood, the land use pattern is dominated by South Georgia Medical Center (SGMC) and related professional/medical offices along Woodrow Wilson Drive.

The proposed use of the subject property as a professional office is not expected to create any nuisance for the surrounding properties. The intended office use is associated with mental health related counseling and many of the appointments are held online or otherwise off-site. As such, the office will primarily function as a space for administrative tasks and client meetings scheduled by appointment, rather than as a high-traffic or noisy office.

Given the property's proximity to Woodrow Wilson Drive and the Residential Professional (R-P) uses located throughout the community, as well as the broader pattern of mixed-use development in the area, this rezoning request is consistent with the established Transitional Neighborhood (TN) development strategy. The proposal represents a compatible land use transition that supports the overall development character of the surrounding area.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval to the City Council.

Chairman Miller asked if the Comprehensive Plan update will maintain that DR-10 classification. Mr. Martin stated the updates won't automatically change that. It is two different maps.

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

Speaking in favor of the request:

- Clarissa Alderman, Applicant – 2204 Williams St.

Dr. Alderman explained the parking lot has been repaved and there are 5-6 or fewer staff members.

No one spoke in opposition to the request.

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

Agenda Item #6

REZ-2025-17 6641 Shiloh, 6641 Shiloh Rd., 0031 059, ~8.1 acres,
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: R-A (Residential Agricultural)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided into legally conforming parcels.

The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Shiloh Road, a County maintained Collector. There is a small pond/wetland area in the southwest corner, and an existing residence and accessory structure in the northeast corner.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.5-acre parcel, which requires rezoning in order to legally conform to ULDC standards.

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 well and septic systems, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-A zoning only on the 2.5-acre portion (Tract 1) as depicted by the Carter Surveying plat dated 10-31-2025.

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

Speaking in favor of the request:

- Fred Carlo, Representing the Applicant – 4630 Blackwater Dr.

Mr. Carlo stated he was available to answer any questions the commissioners might have.

No one spoke in opposition to the request.

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

Agenda Item #7

Adoption of the 2026 GLPC Meeting Schedule

The 2026 GLPC Meeting Schedule was approved for adoption as corrected on a Bythwood/Graham motion. All voted in favor, no one opposed (7-0). Motion carried.

There being no other business, Chairman Miller adjourned the meeting at 6:45 p.m.

Steve Miller, Chairman
Greater Lowndes Planning Commission

Date

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