

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, January 26, 2026 – 5:30 PM

**GLPC Commission Members Present:** Franklin Bailey, George Foreman Calvin Graham, Ed Hightower, John McCall, James Miller (Vice-Chair), Steve Miller (Chair), Vicki Rountree, Chris Webb

**Absent:** Ron Bythwood

**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. and led the Pledge of Allegiance. Commissioner 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**

**Approval of the Meeting Minutes: November 24, 2025**

Chairman Miller called for additions, questions, and corrections of the November 24, 2025, GLPC meeting minutes. There being no additions, questions or corrections to the November 24, 2025, GLPC meeting minutes, Chairman Miller called for a motion. Commissioner Bailey made a motion to approve the November 24, 2025, meeting minutes as presented. Commissioner J. Miller second. Seven voted in favor, no one opposed, one abstained (McCall) (7-0-1). Motion carried.

**Agenda Item #3**

CU-2026-01 Daniel Bayman 111 W Hill Avenue  
CUP for a Multi-Family Residential Development in a Downtown Commercial (C-D) zoning district.

Ms. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for the construction of a Multi-Family Residential development in a Downtown Commercial (C-D) zoning district. The subject property consists of 1.25 acres located in downtown Valdosta at 111 West Hill Avenue which is along the south side of the road, east of South Toombs Street. The property is currently vacant and the applicant is proposing to construct a 4-story mixed-use building with approximately 93 parking spaces and 3 access driveways. The ground floor will measure approximately 170'x70' and contain more than 16,000-sf of leasable space for commercial retail and office uses arranged in four (4) tenant spaces. The upper floors will consist of 54 apartments, which will be a mixture of both 1-bedroom and 2-bedroom dwelling units. (see attached drawings) Exterior building materials will consist of brick masonry, smooth-finish stucco, fiber cement boards with metal coping, precast concrete trim, a decorative fiberglass cornice feature, and commercial storefront windows along West Hill Avenue.

The subject property is located within the Downtown Activity Center (DAC) Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District, and is immediately south of the Valdosta Commercial National Regional District. The proposed design of the building was reviewed and approved by the Historic Preservation Commission (HPC) on December 8, 2025 (file # HPC-2025-148).

The proposed 4-story mixed-use building is appropriately scaled and aligns with the urban character of the downtown area. It supports the vision outlined in the Comprehensive Plan, which seeks to create a vibrant, diverse downtown that balances residential and commercial uses. Additionally, the project promotes adaptive reuse and infill development. Acknowledging the identified need for multi-family housing in the downtown area, this development offers 54 residential units in a location that is both pedestrian-friendly and easily accessible, ensuring future residents are located near key amenities and services within the downtown area. The ground-floor commercial spaces allow for retail diversity and are expected to operate during standard business hours.

The development adheres to the C-D zoning regulations, which encourage a mix of uses and will connect to existing public utilities, including water and sewer infrastructure. The site plan is well thought out concerning the building footprint, parking, and driveway area. Though not required by C-D zoning, the inclusion of additional parking spaces is a thoughtful decision to support the development's needs. Overall, this development is a positive step toward enhancing the downtown area and adding residential capacity while maintaining the district's commercial vitality and long-term planning goals.

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 multi-family residential development in C-D zoning, in general accord with the submitted site plan and building drawings. The residential portion of the building shall consist of residential dwellings only, including Home

Occupations, but not including Home Businesses or any non-residential use. The residential portion of the building shall not exceed 80 bedrooms total..

- (2) Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the proposed building has been issued by that date.

Chairman Miller asked if there is a limit to the number of dwelling units allowed within a C-D zoning district. Mr. Martin stated requests are considered on a case by case basis. Commissioner Bailey asked if all dwelling units would be rental units. Mr. Martin answered that the units will be apartments with no fire wall. Commissioner Rountree inquired about the commercial spaces on the lower level. Mr. Martin stated the plan shows 4 tenant spaces. Chairman Miller asked about signage. Mr. Martin explained the signage will have to go through the zoning review process despite the fact that one has already been approved by the Historic Preservation Committee, for which a Variance may be required. Other signage is yet to be determined as tenants are not known at this point. Commissioner Rountree inquired about parking to which Ms. Martin answered the site plan depicts it in the rear. Commissioner Hightower asked to clarify that the current sign rendering has only been approved thus far by the Historic Preservation Committee. Mr. Martin affirmed. Commissioner McCall asked for confirmation that signage area is cumulative. Mr. Martin stated it is cumulative per façade.

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

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request with 2 conditions as presented by staff. Commissioner Graham second. All voted in favor, no one opposed (8-0). Motion carried.

**Agenda Item #4**

REZ-2026-01           Bryttanee Howard, Staten Road, 0103-066a, ~5.7 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 through Family Ties standards.

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 Staten Road, a County maintained Collector. There is an existing residence and accessory structure centrally located on the property, and no wetlands or groundwater recharge areas that may impact well and septic viability.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.78-acre parcel, and under Family Ties, create a 3.0-acre parcel behind it, accessed via a sixty (60) foot easement, but 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.

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

Speaking in favor of the request:

- Bryttanee Howard, Applicant – 5200 Calvin Circle

Ms. Howard explained that the property had been gifted to her by her father and she would like to put her residence there.

Commissioner Rountree asked if other family members currently reside on the property to which Ms. Howard stated they do.

No one spoke in opposition to the request.

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

**Agenda Item #5**

REZ-2026-02      Bullard Property, 7270 Old Valdosta Road, 0027 019a, ~1.0 acre  
Current Zoning:    E-A (Estate Agricultural)  
Proposed Zoning:   R-1 (Low Density Residential)

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-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on Old Valdosta Road, a County maintained Local Road, and is within the Rural Service Area and Agricultural Forestry Character area.

While the Future Land Use map depicts the area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily woodlands and farmland interspersed with residential parcels of various sizes.

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 & Septic systems, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-1 zoning.

Commissioner Hightower asked if the surrounding acreage is family-owned. Mr. Dillard confirmed.

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

Speaking in favor of the request:

- Christie Bullard, Applicant – 4862 Val Del Rd., Adel, GA

Ms. Bullard explained she inherited the property and intends to clean up and either make repairs to the structure or replace it.

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 as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

**Agenda Item #6**

REZ-2026-03                      Jose and Angelica Villanueva, 6201 Union Road, 0052-125b, ~6.0 acres  
Current Zoning:                E-A (Estate Agricultural)  
Proposed Zoning:              C-G (General Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, overtop of a natural gas pipeline and a County Sewer Force main. The subject property possesses road frontage on Union Road, a County maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance,

C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (Addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

- (1) A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
- (2) No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

Commissioner Hightower asked if there is any development planned for the front of the property. Mr. Dillard explained with the limited footprint, it would be improbable. Chairman Miller inquired as to parking regulations. Mr. Dillard stated the commercial plans must meet the requirements of approved parking standards. Commissioner Rountree asked about adding a fencing condition. Further discussion ensued.

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

No one spoke in favor of nor 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 as presented by staff with 2 conditions, but with Condition 1 amended as follows:

*(1) A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. The existing fence along the Western property line abutting I-75, shall be consistent with the color, materials, and design of buildings in the surrounding area. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00)*

Commissioner Hightower second. All voted in favor, no one opposed (8-0). Motion carried.

There being no other business, Chairman Miller adjourned the meeting at 6:15 p.m.

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

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**Date**

