

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, February 23, 2026 – 5:30 PM

**GLPC Commission Members Present:** Ron Bythwood, Calvin Graham, Ed Hightower, John McCall, James Miller (Vice-Chair), Steve Miller (Chair), Vicki Rountree, Brian Touchton, Chris Webb, Tommy Willis

**Absent:** Franklin Bailey, George Foreman

**Staff:** 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. New Commissioners John McCall and Brian Touchton were introduced.

**Agenda Item #2**

**Approval of the Meeting Minutes: January 26, 2026**

Chairman Miller called for additions, questions, and corrections of the January 26, 2026, GLPC meeting minutes. There being no additions, questions or corrections to the January 26, 2026, GLPC meeting minutes, Chairman Miller called for a motion. Commissioner Bythwood made a motion to approve the January 26, 2026, meeting minutes as presented. Commissioner Graham second. All voted in favor, no one opposed (9-0). Motion carried.

**Agenda Item #3**

REZ-2026-04                      VII7B, 5507 Central Street (Clyattville), 0095-022, ~1.03 acres  
Current Zoning:                R-10 (Suburban Density Residential)  
Proposed Zoning:              C-G (General Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular in shape, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison, Central and Davis.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Established Residential Character Area, abutting Community Activity Center, Rural Residential, and Agricultural Character Areas. Per Comprehensive Plan guidance C-G zoning is not listed as a recommended zoning within an Established Residential Character Area, however, C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

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 property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following condition:

1. Any vehicular ingress/egress off of Davis St. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above.

Chairman Miller and Commissioner Rountree discussed setbacks.

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

Speaking in favor of the request:

- Jode Hewett – 5633 Barber Circle

Mr. Hewett stated the area needs this sort of an establishment. Commissioner McCall asked if the applicant is aware of the requirement to pave Davis St. if it will be utilized, and that Madison Hwy. is a state highway and it may be difficult to get approval for what is proposed. Mr. Hewett stated the applicant is aware and that access is possible from the rear of the property. Vice-Chair

Miller asked if the distance to the school and church has been considered. Mr. Hewett stated they have been considered and are outside the required distances.

Speaking in opposition to the request:

- Dawn Jackson – 5510 Davis St.
- Amy Jackson – 5422 Madison Hwy

Ms. Dawn Jackson stated the adjacent homes to the subject property have small children. She also voiced concern regarding visibility and that adding another structure would compound the issue and could cause even more accidents in an already accident-prone area.

Ms. Amy Jackson suggested an alternative co-op use. Additionally, she asked if a traffic study has been or would be conducted – truck traffic has increased and it is a dangerous area for speeders. Ultimately, she stated she is concerned about locating so close to a church and the negative impact on the community.

Commissioner Graham asked staff if a barrier on Davis St. is required, to which Mr. Dillard stated it is not. Commissioner Rountree asked if the consideration is strictly about land use. Mr. Dillard affirmed that the responsibility of the Planning Commission is appropriate zoning on property. Commissioner Willis inquired about the distance between a liquor store and a residential lot. Mr. Dillard explained the conceptual plan shows approximately 300 feet. Further discussion continued regarding liquor stores. Commissioner Willis asked if a condition restricting use to exclude liquor stores was an option. Mr. Dillard responded that the GLPC could recommend such a condition.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend approval of the request with 1 condition as presented by staff. Commissioner Rountree second. Six voted in favor, three opposed (6-3)(Bythwood, J. Miller, Willis). Motion carried.

**Agenda Item #4**

REZ-2026-05            1925 Davis@84, U S Highway 84 West, 0059-090, ~21.7 acres  
Current Zoning:        C-H (Highway Commercial)  
Proposed Zoning:      P-D (Planned Development)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on ~22 acres property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks.

The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. Nearby developments are predominantly multi-tenant commercial and industrial operations ranging from 8,000-42,000 buildings, with the Agri Supply Company to the East having the largest footprint at 60,000sf and ~30' in building height. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

In addition to the site plan notes, per Section 4.06.02, Industrial Uses not allowed in C-H Zoning and the Outdoor Storage of materials and equipment are prohibited in P-D zonings. Note 10 on the applicant's site plan requires any outdoor storage of materials to be fully screened from view from adjacent properties and the public right-of-way. Landscaping and Buffering standards shall apply, in addition to any trees planted for mitigation per 4.07.07(H).

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 availability of County Utilities, potential light and noise concerns, the aesthetic appearance and construction type, the allowable uses in C-H zonings, and the details and scale of the proposed development, and therefore recommends approval of the request for P-D zoning per the site plan.

Commissioner Rountree asked to clarify that the request is P-D with C-H. Mr. Dillard confirmed. Further discussion involved timing and delivery of materials. Commissioner Hightower inquired about ingress/egress, and Commissioner Willis asked to confirm a shared common connection between the subject property and its adjacent property. A decel lane off US Hwy 84 W is required and there will be a shared connection between properties. Chairman Miller asked about the 30 feet buffer requirement, to which the response was it is required between commercial and multi-family. Commissioner Hightower inquired about the previous tree removal issue. Mr. Dillard explained mitigation is a condition of approval.

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

Speaking in favor of the request:

- Bill Nijem, Attorney for Applicant – 1007 N. Patterson St.
- Bill Kent, Architect for Applicant – 2214 N. Patterson St.

Mr. Nijem explained the P-D request is to be able to make the design more efficient and accessible. Additionally, regarding a fence, the construction plans depict fencing and the applicant is amenable to a fence condition. Discussion ensued regarding how much fencing.

Mr. Kent stated the interconnection between properties would ultimately become a County road, and thus built according to County standards. With regard to tree mitigation, the tree replacement plan has been approved.

Chairman Miller inquired about water retention and buffering requirements. Mr. Kent explained while on paper the area looks large, based on flow, all discharge will flow north toward Hwy 84. Vice-Chair Miller asked if the retention pond will be fenced. Mr. Kent stated it will be.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request with twelve (12) stated conditions as presented by staff, and adding a thirteenth (13<sup>th</sup>) condition as follows:

13. Holding pond must be fenced on the eastern side of detention pond.

Commissioner Bythwood second. All voted in favor, no one opposed (9-0). Motion carried.

**Agenda Item #5**

REZ-2026-06            Val Del Mobile Home, Val Del Road, 0071-040, ~33 acres  
Current Zoning:        R-A (Residential Agricultural) and P-D (Planned Development)  
Proposed Zoning:      P-D (Planned Development)

Mr. Dillard stated a request has been made to table this item, but since it has already been advertised, it will be presented. This is a case in which the applicant is requesting a change in zoning on ~34 acres property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning; and the development will be governed by sections 4.03.26 and 4.06.00 of the ULDC.

The original MHP along Val Way and Del Circle contained ~30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into a ~155 lot layout, including recreation space and common areas in accordance with ULDC 4.03.26 and 4.06.00 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 property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan, however, the applicant has requested to table this case until a more complete site plan can be prepared.

Commissioner Rountree asked if the plan is to reduce the existing 3-4 access points to 2. Mr. Dillard stated that is what the plan shows. Commissioner McCall asked for clarification that for any number of units over 80, additional access points are required. Mr. Dillard stated subdivision requirements do require that, but this is not considered a subdivision. Commissioner McCall

further voiced safety concerns, especially with regard to the narrowness of the roads and crossing wetlands. Mr. Dillard stated Fire did voice some concerns. Commissioner Hightower asked about tabling request and how much time the applicant is requesting. Mr. Dillard stated it is not time-specific and is at the discretion of the Board of Commissioners.

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

Speaking in favor of the request:

- Bill Kent, Architect for Applicant – 2214 N. Patterson St.
- Gretchen Quarterman – 6565 Quarterman Rd.

Ms. Kent addressed the following concerns. Mr. Kent made the request to table until he can confer with the applicant. As drawn, access goes from 4 currently down to 2. For security purposes, the applicant wants access limited – it is safer for residents. Regarding the back portion, it can be redesigned so that it conforms to access requirements. Wetlands have been considered. Structures will be 34 feet apart which exceeds that of most residential subdivisions. Buffering is being added. They will be connecting to County Utilities. It is currently served by a private water system and septic. The applicant is working with current residents to discern the best way forward. The plan will be developed in phases. County staff suggested the Master Plan, so that is why the entire project is depicted.

Chairman Miller asked what the average square footage is for each lot. Mr. Kent responded each is a minimum 5,000sq ft. Commissioner Willis voiced his concern about the ingress/egress and wetlands issues. Mr. Kent explained they are trying to mitigate the wetlands impact. Commissioner Rountree asked about accessibility for emergency services. Mr. Kent stated the roads would be per County standards. Commissioner Bythwood inquired about plans for parking. Mr. Kent said it is a work in progress. Commissioner McCall asked if the homes would be limited to single-side. Mr. Kent answered he is not sure.

Ms. Quarterman stated she is pleased with an affordable housing option in this area.

Speaking in opposition to the request:

- Rustin Binger – 3984 Betty's Pl.

Mr. Binger voiced concern that the neighboring subdivision has not been provided ample notice and that the HOA would like to meet with the developer. He further asked if a privacy fence will be required. Commissioners supported the idea of the developer meeting with the HOA.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend tabling the request. Vice-Chair J.Miller second. Commissioner Hightower reminded the commissioners if it is tabled, the GLPC won't have the opportunity to make a recommendation. Four voted in favor, five opposed (4-5). Motion failed.

Motion by Commissioner McCall to recommend denial of the request as currently presented. Commissioner Graham second. All voted in favor of recommending denial of the request, no one opposed (9-0). Motion carried.

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

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

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**Date**

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