

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, June 29, 2026 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, George Foreman, Calvin Graham, John McCall, James Miller (Vice-Chair), Steve Miller (Chair), Brian Touchton, Chris Webb, Tommy Willis, Vicki Rountree

Absent: Ron Bythwood, Ed Hightower

Staff: JD Dillard, Lowndes County Planner; UnDrea Dimock, Lowndes County Planning Technician

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 Franklin 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 26, 2026

Chairman Miller called for additions, questions, or corrections to the May 26, 2026, GLPC meeting minutes. As the minutes had not yet been reviewed, approval was deferred until the future GLPC meeting that will take place July 27th, 2026.

Agenda Item #3

DA-2026-0501	4406 US Hwy 41 S. Lake Park, GA, Map and Parcel 0195 005, ~0.987 acres
Current Zoning:	A-U (Agricultural Use)
Proposed Zoning:	C-H (Highway Commercial)

Ms. Alexandra Arzayus presented all Dasher cases DA-2026-0501, DA-2026-0502, DA-2026-0503, and DA-2026-0504 consecutively.

Ms. Alexandra Arzayus presented the case on behalf of applicant Edwin Smith to change the zoning of a 0.987-acre property located at 4406 US Hwy 41 S in the City of Lake Park. This application represents the first of a series of coordinated zoning requests associated with the subdivision and reconfiguration of multiple adjoining parcels along the US Highway 41 corridor.

The subject property, owned by Kenneth Allen is currently developed and used in conjunction with an existing commercial operation known as “The Trailer Place,” which has been operated by Edwin Smith on the property for approximately 15 years. The applicant is seeking to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) in order to bring the existing commercial use into compliance with zoning regulations and to support continued commercial activity on the site. While no immediate change in use is proposed, the rezoning is also being pursued in anticipation of a potential future sale of the property to Edwin Smith, who intends to continue and potentially expand his business operations. This request is part of a broader effort involving adjacent properties to align zoning designations with existing and proposed commercial uses along the US Highway 41 corridor.

Staff recommends approval of application no. DA-2026-0501, petition by Edwin Smith, on behalf of Kenneth Allen to change the zoning of 0.987 acres located at 4406 US Hwy 41S in the City of Dasher, being more specifically described as Map No. 0195, Parcel 005, of Lowndes County, from A-U (Agricultural) to C-H (Highway-Commercial). The request is consistent with existing conditions along the US Highway 41 corridor, and the Comprehensive Plan, and is not expected to adversely impact surrounding properties.

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

Speaking in favor of the requests:

- Edwin Smith – 5370 Tucker Road
- Elwood Godwin – 4432 Highway 31.

Mr. Smith spoke in favor of the request, stating that he plans to expand his trailer business for inventory.

Mr. Godwin spoke in favor of the request, stating that he was present to answer any questions.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Webb to recommend approval. Commissioner Bailey second. Nine voted in favor, none opposed (9-0). Motion carried.

Agenda Item #4

DA-2026-0502	West US Hwy 41 S., Lake Park, GA, Map and Parcel 0193 011, ~1.003 ac
Current Zoning:	A-U (Agricultural Use)
Proposed Zoning:	C-H (Highway Commercial)

Ms. Arzayus presented the case in which the applicant is petitioning to change the zoning of a 1.003-acre property located at the lot north of map and parcel 0195 005 and currently vacant. This application is part of a series of coordinated zoning and subdivision requests involving multiple adjoining parcels along the US Highway 41 corridor. The subject property is a portion of Parcel 0193 011 (2.31 acres), currently owned by the Kimmel Family Living Trust, which is proposed to be subdivided into multiple lots. As part of this subdivision, approximately 1.0 acre will be retained

and combined with the adjacent Kimmel property (Parcel 0193 010) and will remain zoned A-U (Agricultural Use). An additional portion of approximately **1.003 acres** will be conveyed to Edwin Smith, who intends to incorporate the property into his existing commercial operations. Mr. Smith operates “The Trailer Place,” a longstanding business along the US Highway 41 corridor, and the additional acreage is intended to support expansion of that use. The rezoning associated with this request is intended to bring the newly created parcel into compliance with its intended commercial use (C-H zoning), while maintaining the remaining acreage to A-U zoning. This application reflects the ongoing transition of properties along the corridor from agricultural to commercial uses in response to development patterns in the area.

Staff recommends approval of application no. DA-2026-0502, petition by Edwin Smith, on behalf of the Kimmel Family to change the zoning of 1.003 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0193, Parcel 011, of Lowndes County, from A-U (Agricultural) to C-H (Highway-Commercial). The request is consistent with existing conditions along the US Highway 41 corridor, supports the expansion of an existing commercial operation, and is not expected to adversely impact surrounding properties.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Webb to recommend approval of the request as presented. Commissioner Graham seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #5

DA-2026-0503	4432 US Hwy 41 S., Lake Park, GA, Map and Parcel 0195 006, ~1.48 acres
Current Zoning:	A-U (Agricultural Use)
Proposed Zoning:	C-H (Highway Commercial)

Ms. Arzayus presented the case in which the applicant is petitioning to change the zoning of a 1.48-acre property located at 4432 US Hwy 41 S in the City of Lake Park, being more specifically described as Lowndes County Tax Map 0195 Parcel 006. This application represents the next part of a series of coordinated zoning and subdivision requests involving multiple adjoining parcels along the US Highway 41 corridor. The subject property, owned by Elwood Godwin (Parcel 0195 006), is proposed to be reconfigured through the incorporation of approximately 0.322 acres from the adjacent Kimmel Family Living Trust property (Parcel 0193 011). This adjustment will increase the total size of the parcel to approximately 1.489 acres. The property is currently developed with a site-built residence and is also used in conjunction with a mobile home transport business, including temporary parking of mobile homes and the presence of a metal office/workshop structure. The applicant is requesting to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) to bring the existing business activities into compliance with zoning regulations. In conjunction with the rezoning, the applicant is also requesting a Special Exception within the C-H zoning district to allow for the continued use of the residence in its current and reconfigured condition, as well as the continued operation of the mobile home transport business. This request reflects the ongoing transition of properties along the US Highway 41 corridor from primarily agricultural and residential uses to a mix of commercial and

service-oriented uses, while maintaining compatibility with existing development patterns in the area.

Staff recommends approval of application no. DA-2026-0503, petition by Elwood Godwin to change the zoning of 1.489 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0193, Parcel 011, of Lowndes County, from A-U (Agricultural) to C-H (Highway Commercial). The request is consistent with existing conditions along the US Highway 41 corridor, aligns zoning with current and proposed uses of the property, and is not expected to adversely impact surrounding properties.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Webb to recommend approval of the request as presented. Commissioner Foreman seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #6

DA-2026-0504 4432 US Hwy 41 S., Lake Park, GA, Map and Parcel 0195 006, ~1.48 acres
Special Exception: Single-Family Residential in C-H (Highway Commercial)

Ms. Arzayus presented the case in which the applicant is petitioning to request a special exception in C-H zoning of a 1.48-acre property located at 4432 US Hwy 41 S in the City of Lake Park, being more specifically described as Lowndes County Tax Map 0195 Parcel 006. This application represents the final part of a series of coordinated zoning and subdivision requests involving multiple adjoining parcels along the US Highway 41 corridor. The subject property, owned by Elwood Godwin (Parcel 0195 006), is proposed to be reconfigured through the incorporation of approximately 0.322 acres from the adjacent Kimmel Family Living Trust property (Parcel 0193 011). This adjustment will increase the total size of the parcel to approximately 1.489 acres. The property is currently developed with a site-built residence and is also used in conjunction with a mobile home transport business, including temporary parking of mobile homes and the presence of a metal office/workshop structure. The applicant is requesting to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) to bring the existing business activities into compliance with zoning regulations. In conjunction with the rezoning, the applicant is also requesting a Special Exception within the C-H zoning district to allow for the continued use of the residence in its current and reconfigured condition, as well as the continued operation of the mobile home transport business. Pursuant to the City of Dasher Zoning Ordinance, residential uses may be permitted within the CH (Highway Commercial) zoning district only through approval of a Special Exception. This process allows the Planning Commission to evaluate site-specific conditions and ensure that such uses remain compatible with surrounding properties and the overall character of the corridor. This request reflects the ongoing transition of properties along the US Highway 41 corridor from primarily agricultural and residential uses to a mix of commercial and service-oriented uses, while maintaining compatibility with existing development patterns in the area.

Staff recommends approval of application no. DA-2026-0504, petition by Elwood Godwin for a Special Exception to allow the continued residential use within a Highway-Commercial (C-H) zoning district on approximately 1.489 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0195, Parcel 006, of Lowndes County. The request is consistent with existing conditions along the US Highway 41 corridor, allows for the continued use of an established residence, and is not expected to adversely impact surrounding properties.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Webb to recommend approval of the request as presented. Commissioner Willis seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #7

REZ-2026-14 6808 Wisenbaker Road, Map and Parcel 0225 017, ~8.5 acres
Current Zoning: M-1 (Light Manufacturing) and R-A (Residential Agricultural)
Proposed Zoning: M-2 (Heavy Manufacturing)

Mr. JD Dillard presented the case for a request to change the current zoning on the subject property from M-1 (Light Manufacturing) and R-A (Residential Agricultural) zoning to M-2 (Heavy Manufacturing) in order to unify the zoning to allow for a saw mill operation and related services. The subject property possesses road frontage on Lake Park Bellville/S Main St., a Major Collector, and Wisenbaker Road, a local County maintained road. The property is within the Urban Service and Rural Residential Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North, South, East and West are currently zoned M-1, while R-1 (Low Density Residential) parcels begin toward the Northeast along Wisenbaker Road.

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, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of the request for M-2 zoning with the following conditions:

1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main Street. The 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 Wisenbaker Road from the development's easternmost entrance to South Main Street.
2. No Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards shall be allowed

There being no questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request:

- Ray Colding – 6808 Wisenbaker Rd.

Mr. Colding spoke in favor of the request, stating that he made a deal with the Department of Transportation to give up land which was approximately one acre. He has two full fledged semi turn lanes that are for in and out, built into the road. He states that he has been there 30 years and the property beside him was once a mulch yard.

Chairman Miller asked Mr. Colding if he was aware of the paving requirement. Mr. Colding answered no and explained that that specific road was never used. Commissioner Rountree asked if there was a reason to use Wisenbaker road. Mr. Colding answered no due to the two, semi turn lanes.

No further questions for Mr. Colding.

No one spoke in opposition to the request.

Chairman Miller asked Mr. Dillard if he was aware of the driveways. Mr. Dillard stated yes and explained that the paving condition was for any future developments that might require access off Wisenbaker Rd. Talk amongst Commissioners concluded that there would be no requirement to pave the road discussed.

There being no further public comment, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Foreman to recommend approval of the request with two conditions. Vice-Chairman Miller seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #8

TWR-2026-02 Bermuda Run, Map and Parcel 0076C 025
Current Zoning: Conservation

Mr. Dillard presented the request on behalf of applicant to construct a new ~159' telecommunications tower on a 10,000sf leased area of Langdale Park off Hyta Mederer Drive near North Valdosta Road to fill an alleged gap in the existing coverage area. The subject property is managed by the Valdosta Lowndes Parks & Recreation Authority (VLPR), currently zoned Conservation (CON), and is allowed to be used for the construction of a new telecommunications tower subject to compliance with the standards in Section 5.05.05 of the ULDC.

The proposed tower is determined to be of "No Hazard to Air Navigation" by the Federal Aviation Administration (FAA), and officials at Valdosta Regional Airport (VLD) and Moody Air Force Base (MAFB) have been notified of the request and provided no objection.

The proposed tower is within a Floodway zone, has been reviewed by Federal Emergency Management Agency (FEMA) through their Conditional Letter of Map Revision (CLOMR)

process, and been determined to meet the minimum floodplain management criteria of the National Flood Insurance Program (NFIP), and, if approved and constructed, will be reviewed again by FEMA to determine revising the effective Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) report.

The decision to be made by the Board of Commissioners is not a zoning decision. It is a quasi-judicial decision whether the standards for a telecommunications tower in Section 5.05.05 of the ULDC are met.

The TRC analyzed the request, the standards set forth in Section 5.05.00 (attached), and Section 10.02.00 of the ULDC, and noted that the proposed location satisfies the Standards for New Tower Development in 5.05.05, and therefore recommends Approval of the request.

There being no questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request:

- Kaitlynn Isley – 577 Mulberry St., Suite 1405, Macon, Georgia

Ms. Isley represents Vertical Bridge and was present to answer any questions.

No further questions for Ms. Isley.

Speaking in Opposition to the request:

- John S. Quaterman – P.O. Box 461, Hahira, Georgia

Mr. Quaterman stated that the case presented did not align with ULDC requirements, His points included 5.05.05.B. Inventory of Existing Sites, 5.05.05.E. Availability of Suitable Existing Structures for Collocation (demonstration that no existing tower or existing alternative tower structure can accommodate the proposed antenna), 5.05.05. G.5. explanation of how a tower on this site would not negatively affect a historic district and a scenic view corridor in VLPRA's largest park, which is mostly wooded and has a river running by it, and 5.05.05. I.1. explanation for why the tower would not be too close to a property line of the lot or parcel containing the tower and too close to the public right-of-way of a hiking trail. He also informed the staff that for the public to make informed comments at a Public Hearing on this item, the public needs to see the information required by the ULDC, especially given that staff wrote that "The decision to be made by the Board of Commissioners is not a zoning decision. It is a quasi-judicial decision whether the standards for a telecommunications tower in Section 5.05.05 of the ULDC are met."

Mr. Dillard disputed the points and presented what was discussed.

There being no further public comment, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented. Commissioner Bailey seconded the motion. Seven voted in favor, Commissioner Foreman and Commissioner Graham opposed (7-2). Motion carried.

Agenda Item #9

CU-2026-05 602 Ulmer Avenue, Map and Parcel 0161A 219, ~.33 acres
Current Zoning: R-6 (Single-Family Residential)

Commissioner Calvin Graham recused himself.

Ms. Amy Martin presented the request in which Paul and Teirra Inman are 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 0.33 acres located at 602 Ulmer Avenue, which is positioned on the east side of the roadway between Conoley Avenue and Converse Avenue. The property is currently vacant and the applicant is proposing to place a 28'x80' (1,976-sf) doublewide owner-occupied new mobile home on the property. The subject property formerly contained a brick site-built single-family residence up until this past year, when it was demolished after having fallen into a state of disrepair.

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

The subject property is surrounded primarily by established residential lots on the north, south, and west. Directly across Ulmer Avenue to the east, is a large solar array facility located within an Industrial zoning district and Industrial Character Area. Commercial and Residential Professional zoning is also located approximately one block north of the property. The broader neighborhood is bordered by Highway Commercial and Industrial zoning classifications.

Historically, requests for mobile homes on vacant residential lots in R-6 zoning have been considered more appropriate in neighborhoods where there is already an established mix of both site-built and manufactured housing. In those instances, the placement of an additional mobile home is generally more consistent with the existing development pattern and neighborhood character. In this particular case, residential properties in the immediate surrounding area are dominated by site-built homes. There is only one existing mobile home within 1,000 feet of the subject property (located 635 feet away at 412 Ulmer Avenue), and there are more than 50 site-built homes within this same area.

Although the surrounding development pattern is also mixed with non-residential uses along the main corridors and there is a transitional feel to the overall development pattern, the introduction of more mobile homes into this neighborhood should still be considered inconsistent and incompatible with the existing site-built housing patterns of the area.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

There being no questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request:

- Paul and Teirra Inman – 602 Ulmer Avenue.

Mr. and Mrs. Inman stated that they are in favor of the request because they would like to place a mobile home on the property where Mr. Inman grew up. Mrs. Inman stated that she was unaware of the processes for permits but would like to proceed the correct way.

Commissioner Rountree inquired where the closest mobile home was to the property. Mr. Martin explained that it was over 600 feet away.

Commissioner Bailey inquired about the condition of the mobile home over 600 feet away. Mr. Martin explained that her was under the assumption that someone was currently living in the home.

Commissioner Rountree explained that she felt it would be nice to have a mobile home there.

No further questions for Mr. and Mrs. Inman

Speaking in favor of the request:

- Gretchen Quaterman – Hahira, Georgia

Ms. Quaterman stated that Valdosta has a problem with affordable housing and asks for the approval with granting Mr. and Mrs. Inman their request.

No further comment or questions for Ms. Quaterman.

Commissioner Willis asked what the city says about mobile homes and why are they only in certain areas. Mr. Martin explained housing plan requirements and regulations for zoning districts.

Commissioner Rountree and Vice-Chairman Miller had discussion about how this could be an improvement within a rural area. There was discussion amongst Commissioners.

No one spoke in opposition to the request.

There being no further public comment, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend approval of the request. Vice-Chairman Miller seconded. All voted in favor, with Commissioner Forman recused (8-0-1). Motion carried.

Agenda Item #10

VA-2026-01	114 West Moore Street, Map and Parcel 0115B 112, ~ 0.23 acres
Current Zoning:	DR-10 (Duplex Residential)
Proposed Zoning:	O-P (Office Professional)

Ms. Martin presented the request in which Parker Investment Properties is requesting to rezone 0.23 acres from Duplex-Residential (DR-10) to Office Professional (O-P). The subject property

is located at 114 West Moore Street, which is along the north side of the street, approximately 600 feet west of North Patterson Street. The property is developed with an existing professional office building (1,286-sf), which was previously occupied by the Brett Hester dental office. The applicant is proposing to convert the existing building to a Hair Salon.

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 O-P zoning. The property is also located within the Local Historic District as well as the Brookwood North National Register historic district. Any proposed exterior alterations and/or signage improvements will require review and approval in accordance with the City's Historic Preservation Design Guidelines.

The subject property is located in an area between residential and commercial zoning districts with a mixture of land uses. Properties immediately east and south of the subject property are zoned Residential Professional (R-P) and Office Professional (O-P), and contain professional offices and other non-residential uses, such as a law office, and various institutional uses. Properties located west of the subject property are zoned Duplex-Residential (DR-10) with the exception of one parcel adjacent to the subject property that is zoned R-P.

Rezoning the property to O-P would be consistent with the Transitional Neighborhood Character Area and the existing zoning pattern along West Moore Street. Further, a hair salon is a relatively low-intensity use that can often operate compatibly near residential and professional properties. The property has vehicular access from both West Moore Street and Jeanette Street, creating effective ingress and egress by allowing customers and employees to enter and exit the site from either roadway.

Based on the property's location, existing non-residential building, the surrounding zoning pattern, availability of parking and access, Planning Staff finds the proposed rezoning to be compatible with the surrounding land use and zoning patterns, and it is not expected to create any adverse impacts on nearby properties.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval to the City Council.

There being no questions for staff, Chairman Miller opened the public hearing.

No one spoke in favor to the request.

No one spoke in opposition to the request.

There being no further public comment, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request. Vice-Chairman Miller seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #11

HA-2026-01

Variance:

Hahira, Georgia Map and Parcel 0026 008

Request for variances to Section 5-6.1 of the Hahira Subdivision regulations as it pertains to access standards, as well as to Section 6-1 of the Hahira Zoning Ordinance as it pertains to lot width requirements in a Highway Commercial (C-H) zoning district.

Mr. Matt Martin presented the request on behalf of Williams Investment Company. Williams Investment Company is requesting certain Variances from Section 5-6.1 of the Hahira Subdivision Regulations as it pertains to Access Standards, as well as to Section 6-1 of the Hahira Zoning Ordinance as it pertains to Lot Width requirements in a Highway Commercial (C-H) zoning district. The subject property is a proposed commercial subdivision (approximately 6 acres total) located in the SE quadrant of Exit 29 of I-75. It is more specifically located along the west side of Union Road, south of GA Highway 122 West. The entire subdivision and its surroundings are located within the Gateway Corridor Overlay District, and subject its prescribed requirements of the Zoning Ordinance.

Tract 1 of the subdivision has already been sold and is developed with a Waffle House restaurant. It is the larger proposed Tract # 5 of the subdivision (2.29 acres, planned for a multi-story hotel) that is triggering these Variance requests. The Hahira Subdivision Regulations require every new lot to have at least 60' of street frontage, and the Hahira Zoning Ordinance requires a minimum lot width of 60' as measured along the minimum-required front yard building setback line. This setback distance (as the official point of measurement) is prescribed to be 25' for the C-H zoning district and 15' for the special Overlay District. The applicant is proposing Tract # 5 to have a lot width of only 50' as measured at these prescribed distances from its frontage along Union Road.

Attached within the presentation are several site drawings which include the proposed subdivision plat, the latest conceptual site plan (color drawing) which shows these proposed Tract boundaries (numbered in a different order) along with the proposed site features, as well as a previous conceptual site plan (b/w drawing) which was prepared for the applicant several months ago. Please note that the proposed hotel parcel's connection to Union Road is currently depicted through property (50' wide) that is owned by the City of Hahira. The applicant is seeking to acquire a portion of this property from the City, to enable the hotel's direct connection to Union Road, and this real estate transaction is currently pending approval from the Hahira City Council. It should also be noted that the previous conceptual subdivision layout depicts the proposed private street ("Honey Lane", 60' wide) next to Waffle House as being T-shaped in the form of a hammerhead design. This is a better street design and it also gives the required minimum street frontage of at least 60' to all the interior lots --- including the proposed hotel parcel. Both of these proposed subdivision layouts utilize the SAME site plan designs in terms of parking, driveway, and building locations. However, use of the previous lot layout completely negates the need for a Variance. It should also be noted that the proposed hotel's 50' wide connection area to Union Road, could be increased to 60' wide, without adversely affecting the site plan design for the adjacent Tract # 2 (future restaurant with a drive-thru). The shifting of 10 more feet would simply place the property line inside a portion of the landscaping area instead of along the hotel driveway pavement edge. This option would also negate the need for a Variance.

The Hahira ordinances prescribe 4 different Variance criteria items (see page 2), for use when reviewing and evaluating proposed Variances to the development code. These are often referred to as the “Variance hardship criteria”. In this particular case, it is very clear that the applicant’s request for Variances is simply a matter of convenience and that the conditions triggering the need for Variance are self-imposed. They can be easily avoided, and they do not extend from any legitimate hardship that is peculiar to the current conditions of the land nor the development thereon (it is all vacant property and this is all new development). Therefore, these Variance requests should be denied.

Talk amongst Commissioners inquired if tract three meets frontage but has no access. There was also inquiry about tract five and if it counted as frontage. Mr. Martin answered no that it was not recognized as such for tract five but yes for tract three. Talk amongst Commissioners and Mr. Martin in regards to frontage and the conceptual site plan.

There being no further questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request:

- Mike Williams – 4611 Ridgeview Circle

Mr. Williams stated that all parcels have a means of egress and ingress. Commissioner Graham inquired if there was a specific reason why the plan couldn’t acquire an extra ten feet. Mr. Williams explained that that could possibly be going into someone else’s property. Commissioner Rountree asked if the applicants were prepared to purchase a specific piece of property if needed. Mr. Williams explained that he was. Talk amongst Commissioners included parking, the shape within the current conceptual plan (Hammerhead), tract six acquirement, hotel frontage, and moving property lines to the north in landscape,

Speaking in favor of the request:

- Clayton Milligan – 3998 Inner Perimeter Road

Mr. Milligan explained that Zaxby’s would need to shift lines because of placement within the development. He is concerned that they would affect greenspace requirements. He also stated that tract three, four, and five are still available if the hammerhead image and plan is avoided. The goal is to leave the development as open as possible.

Vice-Chairman Miller made an assessment in regards to the conceptual plan suggesting that if someone was to buy tract two, three, and four, the reduction of lot would equate to approximately forty feet. Mr. Milligan will consider this point made by Vice-Chairman Miller.

No further questions for Mr. Milligan.

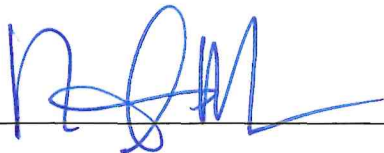
Commissioner Bailey accompanied by discussion amongst commissioners stated that they have fifty-foot access but front lot has no access which is okay regardless of frontage because the layout is the same.

No one spoke in opposition to the request.

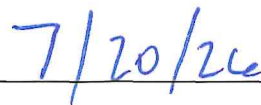
There being no further public comment, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request with conditions. Commissioner Bailey seconded the motion. Six voted in favor, Vice-Chairman Miller, Commissioner John McCall, and Commissioner Tommy Willis opposed (6-3). Motion carried.

There being no other business, Chairman Miller adjourned the meeting at approximately 7:15 p.m.

A handwritten signature in blue ink, appearing to read 'SM', written over a horizontal line.

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

A handwritten date '7/20/20' in blue ink, written over a horizontal line.

Date