

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, March 25, 2024 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Ron Bythwood, Ed Hightower (Chair), James Miller, Steve Miller (Vice-Chair), Vicki Rountree, Chris Webb, Chip Wildes and Tommy Willis

Staff: Matt Martin - City of Valdosta Planner; JD Dillard – Lowndes County Planner, and Molly Stevenson - Lowndes County Planning Analyst (Clerk)

VISITORS PRESENT:

(Sign-In sheet available in file.)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairman Hightower called the meeting to order at 5:30 p.m. Chairman Hightower led the Pledge of Allegiance followed by the Invocation by Commissioner James Miller. Chairman Hightower 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 Hightower 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: February 26, 2024

Chairman Hightower called for additions, questions, and corrections of the February 26, 2024, GLPC meeting minutes. There being none, Chairman Hightower called for a motion. Commissioner Bythwood made a motion to approve the February 26, 2024, meeting minutes as presented. Commissioner Bailey second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #3

TXT-2024-01 Lowndes County Board of Commissioners, ULDC Amendments, County-wide

Mr. Dillard presented the updates which include general amendments to the Code regarding signage, submittal requirements, procedures, updates required by changes in state law (OCGA), and administrative and/or clerical changes. To help organize these amendments, they were grouped together and organized by number. Short versions of the proposed amendments were

included as a part of the case in strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups was also attached.

The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends approval of Amendments 1 through 6.

There were no questions from commissioners, and no one spoke in favor of nor in opposition to the proposed updates.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #4

HA-2024-04 David Deloach, 505 S. Church St.

Special Exception for multiple Personal Service Shops in conditional R-P(c) zoning

Mr. Martin the case in which the applicant is requesting Special Exception approval for “multiple” (up to 4, total) Personal Service Shops, within a conditional Residential-Professional (R-P)(c) zoning district. The subject property is located at 505 South Church, which is along the east side of the street between Jacquelyn Street and East Coleman Drive. The property contains a mixed office complex with 6 buildings (still under construction). This property already received similar Special Exception approval on 12-7-2023 for Mindy Herring (applicant’s tenant) to operate a Personal Service shop in the form of a hair salon in one of the tenant spaces (1,200-sf). (file # HA-2023-03) The applicant now has a couple more prospective tenants who are also Personal Service Shops. Rather than continually seek individual Special Exception approvals for each one of these, or as such tenants move in/out of the complex, the applicant as owner of the property is instead seeking blanket approval for up to 4 of these tenants – including the one that was approved last December.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

Before the property received Special Exception approval last December, this property was rezoned in November 2021 from R-15 to R-P(c), with the following conditions of approval (file # HA-2021-07):

- (1) Development of this property shall be in the form of a multi-tenant office or commercial development consisting of more than one building, with no individual building exceeding 5,600 square feet gross floor area (GFA), and no individual tenant occupying more than 5,600 square feet gross floor area (GFA).

- (2) Multi-family residential development shall require a Special Exception approval by the Hahira City Council.

The City of Hahira Zoning Ordinance defines Personal Service Shops as: “A business establishment primarily engaged in providing physical services involving the non-medical care of a person. Personal service shops include, but are not limited to, beauty shop, barbershop, manicure, electrolysis, tanning salons, tattoo parlor, massage parlor, and health spas, but specifically excluding adult entertainment.” However, the Zoning Ordinance divides Personal Service Shops into two (2) sub-categories, and only the following kinds of Shops in this definition are allowed in R-P zoning with Special Exception approval:

- Barbershop, beauty shop, hair salon, manicure, or electrolysis. Other forms of salons/spas, massage parlor, and tattoo parlor, are NOT eligible to be located in R-P zoning.

In this particular case, the applicant is simply proposing to expand on the previous Special Exception approval described above, to include the possibility of a few additional such tenants as well --- without each of them having to obtain their own Special Exception approval each time. With potentially 30+ different tenant spaces within this overall complex, having 4 of them being non-specific but eligible Personal Service Shops under R P zoning, is certainly reasonable, as long as each of their sizes remain compliant with the R-P(c) conditions of approval. As mentioned with the previous approval, these uses will likely be of no greater magnitude or intensity than the other uses that are already allowed within the complex. Other than absorbing the previous Special Exception approval into this one (for simplicity sake), no additional conditions of approval should be needed in this case.

Staff finds the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends approval to the Hahira City Council, subject to the following conditions:

- (1) This Special Exception approval shall supersede and replace the previous approval granted on 12 7 2023 for casefile # HA-2023-03 (Mindy Herring).
- (2) This new Special Exception approval shall be granted for up to four (4) distinct and separate Personal Service Shops within the complex, including the one previously approved in 2023 (see above). Such Personal Service Shops shall be limited to barbershops, hair salons, manicurist, or electrolysis clinics in accordance with the prescribed Use Table line item of the Hahira Zoning Ordinance for allowable uses in R P zoning.
- (3) Such Personal Service Shop tenant spaces shall comply with the conditions of the existing R-P(c) zoning of the property
- (4) Approval shall expire after one (1) year from the date of City Council approval, if no City business license has been obtained by that date for any Personal Service Shop.

Commissioner Rountree requested clarification about Condition #4 and the one-year expiration time period. Mr. Martin explained that the one-year period is for only the first license to be obtained, which should occur any day. Commissioner Willis asked if the structures were one or two stories. Mr. Martin stated the building is single story.

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

There being no further discussion, Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented with four (4) Conditions. Commissioner Willis second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #5

CU-2024-03 Scott Shalek (2704-B2 North Oak Street)
CUP for a Personal Service Shop in R-P zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for a proposed Personal Service Shop in a Residential Professional (R-P) zoning district. The subject property is located at 2704-B2 North Oak Street, which is along the west side of the street immediately across from Valdosta Middle School, and is more specifically located behind Hogans Pharmacy. The applicant and his wife currently operate their “No Filter Club” salon in the Summit Pointe commercial complex at 3338-C1 Country Club Road, where the property is zoned C H and personal service shops are a permitted use. The applicant is proposing to relocate their business to the existing office building (1,728-sf) on the subject property, where it is zoned R-P and requires CUP approval. The building contains 6 private clinician rooms whereby 2 of them will be occupied by licensed aestheticians, and the remaining rooms will be occupied by licensed practitioners related to skincare and wellness services. See attached floorplan and Letter of Intent for more information.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of an area along North Oak Street that includes a mixture of residential and professional office uses. All properties located adjacent to the subject property are zoned R-P, which allows both professional offices and high-density residential uses. However, there are no residential uses in the block in which the subject property is located. Instead, it is a collection of professional offices, including medical, pharmaceutical, and insurance services.

Staff believes the proposed use as a multi-tenant office with personal medical and aesthetic services will operate similarly to the existing uses of neighboring properties. However, because the applicant’s business is classified as a “personal service shop” it requires a conditional use permit to operate in R-P zoning, unlike other medical-related offices. It is important to note that this area already functions as a professional office park, without residential uses, and the proposed use would be permitted by right if this area was zoned O-P instead. As residential uses

are unlikely to ever locate in this office park, staff could support a future rezoning to O-P for this office park area.

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 Personal Services Shop in R-P in the name of the applicant or “No Filter Club” only, as a multi-tenant office that provides medical-related haircare/skincare services, which may include medical clinicians, aestheticians, wellness counseling, or similar related services as described in the Letter of Intent (No tattoo parlors or sauna/spa related services).
- (2) Conditional Use approval shall expire after 2 years from the date of approval if no Business Licenses for any of these approved use(s) have been requested by that date.

Speaking in favor of the requests:

- Scott Shalek, Applicant – 5650 Griffin Dr., Hahira

Mr. Shalek explained that he is currently operating in a rented space and intends to relocate to this location. He also explained that aestheticians are required to be licensed and registered.

No one spoke in opposition to the request.

There being no other discussion, Chairman Hightower called for a motion. Motion by Commissioner Bythwood to recommend approval of the request as presented with two (2) Conditions. Commissioner Wildes second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #6

VA-2024-05 Thomas Rowell (4507 Inner Perimeter Road)
Rezoning a total of 1.64 acres from R-P and R-10, to C-H zoning

Mr. Martin presented the case in which the applicant is proposing to rezone a combination of 1.42 acres from Residential Professional (R-P) plus 0.22 acres from Single-Family Residential (R-10), to all Highway Commercial (C-H). The subject property is forested and undeveloped. It is located at 4507 Inner Perimeter Road, which is at the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store. The subject property consists of a total 7.37 acres and is currently split-zoned C-H, R-P, and R-10. Approximately 5.73 acres is already zoned C-H, and the applicant is simply proposing to rezone the remaining portions (1.64 acres total) so that all of the property is C-H. The applicant has no immediate plans for development, and is simply wanting to market the entire tract as being eligible for commercial development.

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. This property is also located within the Inner Perimeter Road Corridor Overlay District (IPRCOD).

The subject property is currently split-zoned C-H, R-P, and R-10. This application request concerns only the R P and R-10 portions located in the eastern part of the property. The overall property was part of the very large Bray Land annexation in 1989, which established much of the current zoning pattern of the area. However, many parcels were later subdivided without regard to the original zoning boundaries, and this has resulted in them having a split-zoning situation – such as with the subject property.

Being in the CAC Character Area and located at the intersection of two major roadways, commercial zoning is very logical and appropriate here. Rezoning these remnant portions to C-H establishes a clear and logical pattern to facilitate future commercial development. Staff believes the intersection of Inner Perimeter Road and East Park Avenue has great potential as a robust future commercial node, and establishing a consistent zoning pattern is an important first step.

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..

Speaking in favor of the request:

- Thomas Rowell, Applicant – 1303 4th St. SW, Moultrie

Mr. Rowell explained his intent is to clean up the zoning on the property in order to market the property.

No one spoke in opposition to the request.

There being no other discussion, Chairman Hightower called for a motion. Motion by Vice-Chair Miller to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #7

VA-2024-06 Park-Hawthorne LLC (North Forrest Street Extension)
Rezone 6.34 acres from R-6(c) to R-M

Mr. Martin presented the case in which the applicant is requesting to rezone 6.34 acres from conditional Single-Family Residential (R-6)(c) to Multi Family Residential (R-M). The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. This property last received Planned Development approval on 4-20-2023 for a 42-unit non-conventional townhouse style development in R 6(c) zoning (file # VA-2023-04). The applicant is now proposing a more conventional multi-family

residential development with 48 dwelling units, fewer onsite amenities, but still keep a general townhouse style to the buildings. The applicant is seeking the conventional R-M zoning in order to have more flexibility as their layout design details continue to evolve.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning.

The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property as one residential complex with 48 townhouse-style apartments divided into 8 buildings. Each unit will be 2-story and contain a 2-car garage and a shared internal access drive. However, the complex will now have clustered buildings that all face each other, with the front sides of the buildings facing a shared internal courtyard and the rear sides facing a shared driveway/alley system. There will still be shared visitor parking, mailboxes, playgrounds, general open space, as well as a 25' landscaped buffer along its east boundary line.

The surrounding development pattern is dominated by the existing single-family residential subdivisions to the east, as well as the vacant land in between which is still planned for additional single-family development. The undeveloped properties to the west across North Forrest Street Extension, are very likely to be developed (long term) with intensive commercial uses due to its frontage along Bemiss Road on the other side. This is reflected in the more intensive Community Activity Center (CAC) Character Area on that side of the road. North Forrest Street Extension is also planned to be eventually widened to 4 lanes with a significant increase in traffic. Therefore, under these long-term scenarios, higher density residential development along this eastern portion of the road frontage, seems to make more sense than continued additional single-family development.

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. Mr. Martin further explained that approval of the request would invalidate the previous R-6(c).

Speaking in favor of the request:

- Matt Inman, Engineer – 4460 Val North Dr., Suite E

Mr. Inman explained the change is a more efficient redesign and will include running a sewer line to an off-site lift station.

Commissioner Bythwood inquired about the visitor parking being so far from the residences, as well as the limited number proposed. Mr. Inman explained that the parking is close to the “tot lot” where groups will be congregating. Additionally, three (3) parking spaces will be provided at each unit.

Commissioner Bailey asked if this would be a Rental Application. Mr. Inman stated that is not the intent at this point. Mr. Martin further stated that once built, the City cannot regulate whether it is a rental or not.

Commissioner Willis asked how many stories the units will be. Mr. Inman stated they are designed to be two stories.

No one spoke in opposition to the request.

Further discussion amongst the commissioners, staff and Mr. Inman continued.

Commissioner Willis voiced concern about parking. Commissioner Rountree clarified that the request is strictly about rezoning the property. Mr. Martin confirmed and stated a site plan is not being approved at this time and that staff is not concerned about parking flowing out into the road.

Commissioner Bailey asked the width of the load roads. Mr. Inman stated they are designed at twenty-two (22) feet and that approximately twelve (12) spaces of grass parking can be included.

Commissioner Bythwood asked if there is concern from fire officials. Mr. Inman responded the fire officials have been contacted and have stated they can work with the plan. Commissioner Willis voiced concern regarding the narrowness of the road and parked cars possibly blocking fire apparatus' access. Mr. Martin stressed that all development standards will have to be met when they build.

There being no further discussion, Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Vice-Chair Miller second. Seven voted in favor, Two opposed (Bythwood and Willis) (7-2). Motion carried.

There being no other business, Chairman Hightower adjourned the meeting at 6:25 p.m.

Ed Hightower, Chairman
Greater Lowndes Planning Commission

Date