

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

GLPC Commission Members Present: Ron Bythwood, George Foreman, Calvin Graham, Ed Hightower, James Miller (Vice-Chair), Vicki Rountree, Chris Webb, Chip Wildes

Absent: Franklin Bailey, Steve Miller, Tommy Willis

Staff: Matt Martin, City of Valdosta/Hahira Planning Director; Molly Stevenson, Lowndes County Planning Analyst (Clerk)

VISITORS PRESENT:

(Sign-In sheet available in file.)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Vice-Chairman James Miller called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. Commissioner Foreman gave the Invocation. Vice-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. Vice-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 25, 2024

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

Agenda Item #3

CU-2025-03 Valdosta-Lowndes County Development Authority (1804 Bimbo QSR Blvd)
CUP for a Plastics Manufacturing facility in an M-1 zoning district

Mr. Martin presented the case in which, on behalf of Utility Plastics, LLC, the applicant is requesting a Conditional Use Permit (CUP) for a Plastics Manufacturing facility (heavy manufacturing) in a Light Industrial (M-1) zoning district. The subject property consists of 9.92 acres located at 1804 Bimbo QSR Blvd, which is along the north side of the road about 950 feet west of South St Augustine Road. This is

also located directly behind the Bimbo industrial bakery facility. The property is currently owned by the VLCDA but is pending transfer of ownership to the private company. This industry is proposing to utilize the site's existing 100,000 square foot spec building, complete the interior buildout, and expand the site's paving to accommodate additional parking and truck access to the rear loading docks. Attached is a Letter of Intent and a press release giving more information about the company and its proposed operation.

The subject property is located within an Industrial Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is part of the Westside Business Park which is managed by the VLCDA, and is a relatively large area (150 acres) that is planned for industrial development --- mostly warehousing, distribution and light manufacturing. Because of its technical classification under plastics manufacturing (NAICS code # 326), it is included in the heavy manufacturing line item of the LDR Use Table, and requires CUP approval in M-1 zoning. However, the proposed use and its scope of operation is very much at the lower end of that line item, when compared to other heavy manufacturing uses. The applicant's letter of intent states that:

"Utility Plastics manufactures and distributes plastic meter boxes for water, irrigation, and fiber markets. All products are made from polypropylene resins through an injection molding process, which involves heating and applying pressure to resin in a die to form the final part. The manufacturing process produces no off-gassing and does not require water or sewer discharge. Finished parts are palletized, strapped, wrapped, and stored in racking. Shipments of palletized products are sent out daily via truck."

This use has none of the common negative impacts of heavy manufacturing such as air pollution, noise, smell, heavy rail usage, unsightly storage, etc... It therefore fits in very well with the otherwise light manufacturing environment of this planned industrial park. Comparatively, there are no identified negative impacts from this proposed use, and it will even generate less truck traffic than the amount of traffic that is already being generated by other industrial uses in the Westside Business Park and the other industrial parks a little farther south. Therefore, other than a customary expiration date and placing the approval in the type and name of the industry, there is no need for additional conditions of approval.

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 in the name only of Utility Plastics LLC, for a plastics manufacturing facility in an M-1 zoning district in general accordance with the submitted letter of intent.
- (2) Conditional Use approval shall expire one (1) year from the date of approval if the proposed use is not fully completed and operational by that date.

Commissioner Rountree asked if the sale of the property has been finalized yet. Mr. Martin stated it is in process.

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

Speaking in favor of the request:

- Niki Ogletree, VLCD – 103 Roosevelt Dr.

Ms. Ogletree stated this project is in the SBA loan process with anticipated closing within the next two months. Additionally, at full ramp-up, there will be approximately 60 employees.

Commissioner Rountree inquired about the name QSR, to which Ms. Ogletree stated it is part of the corporate name – Bimbo QSR. Commissioner Hightower asked where the plastic pellets come from. Ms. Ogletree explained that they are created at the Brooks County facility. Vice-Chairman Miller inquired as to any environmental concerns. Mr. Martin explained that the type of plastic in question is polypropylene, which is recycle number (#5), and this plastic has is deemed to be safe around food. Commissioner Bythwood asked if the Brooks County facility is closing to which Ms. Ogletree answered it is not – this facility will be a sister company.

There being no further discussion, Vice-Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented with the 2 conditions as recommended by staff. Commissioner Graham second. All voted in favor, no one opposed (7-0). Motion carried.

There being no other business, Vice-Chairman Miller adjourned the meeting at 5:50 p.m.

James Miller, Vice-Chairman
Greater Lowndes Planning Commission

Date