

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, January 31, 2022 – 5:30 PM

**GLPC Commission Members Present:** Franklin Bailey, Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Robert Jefferson, Steve Miller, Vicki Rountree (Chairperson)Debbie Sauls, Tommy Willis, Chip Wildes, Chris Webb

**Staff:** Loretta Hylton, Senior Planner, SGRC; Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; JD Dillard, Planning & Zoning Director; Trinni Amiot, Lowndes County Planner (Clerk)

**VISITORS PRESENT:**

(Sign-In sheet available in file.)

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

Chairperson Rountree called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairperson Rountree 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. Chairperson Rountree explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

Chairperson Rountree asked Commissioner Bailey to lead the Pledge of Allegiance followed by the Invocation.

**Agenda Item #2**

**Approval of the Meeting Minutes: November 29, 2021**

Chairperson Rountree called for additions, questions, and corrections of the November 29, 2021, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Bailey made a motion to approve the November 29, 2021, meeting minutes as presented. Commissioner Willis second. All voted in favor, no one opposed. Motion carried.

**Agenda Item #3**

DA-21-1, Jason Wisenbaker, U.S. Hwy. 41 S. & Ben Lyn Road, 0189 058A, 3.38-acre A-U to R-1

Application No. DA-21-1, the petition by Jason Wisenbaker to change the zoning of a 3.38-acre property located at the corner of U.S. #41 & Ben Lyn Road in the City of

Dasher, being more precisely described as a portion of Map No. 0189, Parcel No. 58A, of Lowndes County, from A-U (Agricultural) to R-1 (Single Family Residential). The family is requesting this rezoning to allow the sale of the family home with the intent to keep the farm in the Wisenbaker Farm Trust.

Staff recommends approval of Application No. DA-21-01, the petition by Jason Wisenbaker to change the zoning of a 3.38-acre property located at the corner of U.S. #41 & Ben Lyn Road in the City of Dasher, being more precisely described as a portion of Map No. 0189, Parcel No. 58A, of Lowndes County, from A-U (Agricultural) to R-1 (Single Family Residential). This is consistent with the Lowndes County and Cities Joint Comprehensive Plan, as this area is characterized as Rural Residential.

No one spoke in favor of or against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Webb to recommend approval of the request as presented, Commissioner Hightower second. All in favor, no one opposed. Motion carried.

**Agenda Item #4**

REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 0145D 006A, 7.32 ac.,  
P-D to P-D Amendment

This request represents an update to a previously approved P-D site plan for an 80-unit Low-Income Housing Tax Credit multi-family development to an 80-unit townhome development.

The subject property possesses road frontage on Bemiss Rd., currently classified as a state maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance P-D zoning is listed as a recommended zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The frontage on Bemiss Rd, 2) The potential impacts on the existing single-family residential neighbors to the east (privacy), 3) The precedent set for the property to the southwest, 7) The availability and use of water and sewer.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

Speaking in favor of the request:

- Zachary Cowart
- Matthew Inman

Both gentlemen represent the project and went into detail regarding the nature of the new design. The intent is to sell the units and not rent them. The total number of units will not change.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Miller to recommend approval of the request as presented, Commissioner Wildes second. All in favor, no one opposed. Motion carried.

### **Agenda Item #5**

REZ-2022-02 Justin Warren, 4128 Johnson Rd., 0136 096, 1.97 ac., R-1 to R-21

This request represents a change in zoning on approximately 1.97 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be subdivided into a ULDC conforming lot.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Johnson Road S., a minor collector road and Third Street, a local unpaved road. Per Comprehensive Plan guidance, R-21 zoning is listed as a permitted zoning within that character area.

While R-1 is prevalent in the neighborhood to the north and west, the subject property has R-1 and R-21 zonings adjacent on all sides. The lack of wetlands/water resources on the property are supportive of the desire to subdivide.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

Speaking in favor of the request:

- Justin Warren

Mr. Warren stated he is the property owner and the intent is to give the property to a family member.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, Commissioner Jefferson second. All in favor, no one opposed. Motion carried.

**Agenda Item #6**

REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., 0010 022, ~34 ac.,  
E-A to R-A

This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Residential Agriculture (R-A), in order to develop an 11-lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. The subject property is located off Miller Bridge Road, a County maintained paved minor collector within the Rural Service Area and an Agriculture/Forestry Character Area.

Per Comprehensive Plan guidance, R-A zoning is recommended within an Agriculture/Forestry Character Area, while the development strategy aims to maintain the rural character by limiting new development and promoting large lot sizes. There are currently 151 lots within a 1-mile radius of the subject property, 95 of which are 10 acres or less, with a median lot size of 6.6 acres for the area. (See attachments for complete character area description and breakdown of parcels by acreage.)

Factors for consideration include 1) the predominantly agricultural zoning surrounding the subject property, 2) the amount of lands in open or cultivated states, including woodlands and farmlands, 3) the existing development pattern and growth of the community, 4) the proximity to the Rural Residential Character Area, and 5) the precedent set by this case for other similarly sized and located properties in Lowndes County.

The TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies. The development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the Department of Public Health or Environmental Protection Department at this time.

Commissioner Bailey asked staff if individual wells affected lot width; Mr. Dillard responded yes. Commissioner Miller asked about the size of the lots zoned R-1 to the north; Mr. Dillard responded that he was unsure of those sizes.

Speaking in favor of the request:

- Nick Clark

Mr. Clark stated this is a resubmission of the request with lot sizes at 2.5 acres. The property will be served by a community well and individual septic tanks, the lot width is over 100' each and the average home size is projected at 2,000 sf. Covenants and an HOA are planned. The total price for each lot/house is estimated at 400k – 500k.

Speaking against the request:

- Brad Folsom
- Gretchen Quarterman
- Chase Gregory
- Thomas Kenny

Mr. Folsom stated he is the attorney that represents the adjacent property owners. A petition has been signed with 303 signatures on it in opposition to this rezoning request. Mr. Folsom stated the area is agriculture in nature, with a smaller road classification. He spoke of the average lot size in the area, the character of the area, the design of the house, the groundwater recharge area with includes additional standards, the fact that this property sits on the aquifer, and that several lots are available in other areas for purchase. He stated the protection of agriculture is critical.

Ms. Quarterman statements regarded the aquifer and the recharge area. A community well must have a trust indenture that obligates the county for repairs.

Mr. Gregory stated the current zoning provides balanced growth and protected areas. Larger tracts sell quickly and family property is on the larger tracts. He stated he didn't want to see the character taken advantage of and again, that bigger lots will sell in that area.

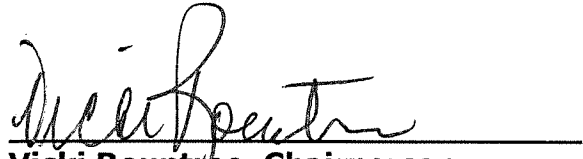
Mr. Kenney stated he owns property across the road and that this development will be in the middle of agricultural land, with wild animal and snakes, and that this area is actively farmed. A residential development does not fit the area.

Commissioner Willis spoke at length in support of agriculture properties and active farming.

Commissioner Bailey spoke regarding the character of the area.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to recommend denial of the request as presented, Commissioner Wildes second. Those in favor of the recommendation to deny: Commissioners Willis, Wildes, Webb, Miller, Sauls, Jefferson, Biles, Graham, and Ball. Those against the recommendation to deny: Commissioners Bailey, Hightower. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 6:20 p.m.



**Vicki Rountree, Chairperson  
Greater Lowndes Planning Commission**

2-28-22

**Date**