MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY, JANUARY 12, 1998 AT 7:00 P.M., IN COUNCIL CHAMBERS AT CITY HALL

CALL TO ORDER

The meeting was called to order by Chairman William Gay.

Members Present: William Gay; Wayne Perry; Sonny Murphy; Lester Thompson; Floyd Faison; James Willis; Evelyn Mitchell; Tommy Cagle and Harry Oxley:

Members Absent: Ronald Penuel; Rev. C.E. Shepheard and Ralph Taylor:

I. APPROVAL OF MINUTES:

Commission Member Evelyn Mitchell moved to approve the minutes of the December 8th meeting as noted. Second was made by Commission Member Evelyn Mitchell and it carried unanimously.

II. APPLICATION FROM DORIS S. GEORGE, REQUESTING TO REZONE 3.66 ACRES IN LAND LOT 263 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA, (THE LOT IS LOCATED ON THE WEST BYPASS), FROM AG (AGRICULTURAL DISTRICT) TO R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) ZONING.

Ms. George came forward and explained to the Commission Members that at one time this location was used as a cemetery and now that the bypass is thru the property they can not use the property for a cemetary, so they want to put rental houses on the property.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY DORIS S. GEORGE

After a brief discussion, Commission Member James Willis moved to approve the application submitted by Ms. George, motion was second by Commission Member Evelyn Mitchell and it carried unanimously.

III. TABLED AN APPLICATION SUBMITTED BY PEARLIS GROUP

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E. Gay
Chairman

Teresa Cornwell
Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD FEBRUARY 19, 1998 AT 7:00 P.M., IN COUNCIL CHAMBERS AT CITY HALL

CALL TO ORDER

Chairman Gay called the meeting to order and asked Commission Member James Willis to open the meeting in Prayer.

Members Present: William Gay; Floyd Faison; Evelyn Mitchell; Tommy Cagle; Wayne Perry; James Willis; Doug Bell; Harry Oxley; Sonny Murphy and Ralph Taylor.

Members Absent: Lester Thompson and Rev. C.E. Shepheard.

Others Present: Roger King and neighbors from the Upland Subdv.

I. APPROVAL OF MINUTES:

Sonny Murphy noted an error in the minutes from the Jan. 12th meeting. James Willis second the motion to approve the Dec. 12th meeting minutes, with the error noted and corrected, the minutes were approved unanimously.

II. APPLICATION FROM WILLIE LEWIS, REQUESTING TO REZONE THE PROPERTY LOCATED AT 123 4TH AVE NW FROM R-2 (TWO FAMILY RESIDENTIAL DISTRICT) TO R-4 (RESIDENTIAL MULTI FAMILY DISTRICT) ZONING.

Billy Fallin, representing Willie Lewis, came forward and told the Commission Members that his client wanted to make the house into four apartments instead of a single family dwelling.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY WILLIE LEWIS.

After a brief discussion, Commission Member Floyd Faison moved to approve the application, motion was second by Tommy Cagle and it carried unanimously.

II. APPLICATION FROM BRAD & KAREN CHASE, REQUESTING TO REZONE THE PROPERTY LOCATED AT 2021 5TH AVE SE FROM R-1B (SINGLE FAMILY DWELLING) TO C-3 (COMMERCIAL DISTRICT) ZONING.

Mr. Chase came forward and explained to the Commission Members that he has plans to move the modular home that is on the lot and put up a metal building. He and his wife have plans to relocate their business which is tinting windows, installing stereo systems,

and possibly selling herbal products.

Mr. Livingston, a neighbor in that area came forward and explained to the Commission Members that he was against the rezoning. Mr. Livingston stated that they are already having problems because of the 24 hour Huddle House, with big trucks parked overnight and people loitering. Mr. Livingston stated he felt the rezoning would lower the property values for everyone in the neighborhood.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY BRAD & KAREN CHASE

After a brief discussion, Commission Member Harry Oxley made a motion that the request for C-3 (Commercial District) zoning be approved. Sonny Murphy second the motion, after, Chairman Gay called for a vote. Commission Members Harry Oxley, Sonny Murphy and James Willis voted to approve the rezoning request. Commission Members Floyd Faison, Tommy Cagle Wayne Perry William Gay and Doug Bell voted to deny the request. By a majority vote, the Planning Commission denied the request to rezone the property.

III. APPLICATION SUBMITTED BY BENNETT WILLIS, AGENT FOR ELIZABETH TAYLOR WILLIS, REQUESTING TO SUBDIVIDE A LOT LOCATED ON THE CORNER OF CHEROKEE DR & DOGWOOD CIRCLE IN TO 3-1.15 ACRE LOTS

Mr. Willis came forward and told the Commission Members that his client has the opportunity to sell the property only if she can divide the lot in to 3 lots. Mr. Willis pointed out that the lots would be in line with the other lots in the subdivision.

Mr. Beadles came forward, representing the upland subdivision, stating he had a petition from the neighbors who are against the subdividing. Mr. Beadles feels, as well as his neighbors, that subdividing the lot will lower their values.

Warren Taylor, brother of Ms. Willis, also came forward and explained he was against the subdividing.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY BENNETT WILLIS

After a lengthy discussion, the Planning Commission voted unanimously to deny the application based on overwhelming public opposition. Motion was made by Commission Member Tommy Cagle and second by Floyd Faison and it carried unanimously.

IV. READDRESSED THE APPLICATION SUBMITTED BY PEARLIS GROUP, REQUESTING TO REMOVE A PROPERTY LINE

A gentleman representing the Pearlis Group stated they wanted to remove the property line in order to add on to the existing building.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY PEARLIS GROUP

After a brief discussion, Commission Member Wayne Perry moved to approve the application submitted by the Pearlis Group, motion was second by Evelyn Mitchell and it carried unanimously.

V. PRELIMINARY PLAT SUBMITTED BY CARLTON FARMS INC., FOR THE WIREGRASS SUBDIVISION.

After a brief discussion, Commission Member Evelyn Mitchell moved to approve the preliminary plat, second was made by Floyd Faison and it carried unanimously.

VI. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E. Gay
Chairman

Teresa Cornwell
Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD APRIL 13, 1998 AT 7:00 P.M., IN COUNCIL CHAMBERS AT CITY HALL

CALL TO ORDER

Chairman Gay called the meeting to order and asked that Sonny Murphy lead us in prayer.

Members Present: William Gay; Floyd Faison; Sonny Murphy; Lester Thompson; Doug Bell; James Willis; Ralph Taylor; and Wayne Perry.

Members Absent: Rev. C.E. Shepheard; Evelyn Mitchell; Harry Oxley and Tommy Cagle.

Others Present: J. D. Byrd and Bill Richards.

I. APPROVAL OF MINUTES:

Floyd Faison moved to approve the minutes of the February 12th meeting, second was made James Willis and it carried unanimously.

II. APPLICATION FROM DANIEL DUNN, REQUESTING TO REZONE A PARCEL LOCATED IN LAND LOT 309 OF THE 8TH LAND DISTRICT ON THE EAST SIDE OF THE WEST BOULEVARD FROM R-2 (TWO FAMILY RESIDENTIAL DISTRICT) TO M-1 (LIGHT & SERVICE INDUSTRIAL) ZONING

Mr. Dunn came forward and explained to the Commission Members that if the property could be rezoned that a company was going to put up a communications tower. Mr. Dunn also stated that they intend to put a fence around the tower as well as keep the area clean.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY DANIEL DUNN

After a brief discussion, Floyd Faison made a motion to recommend that the City Council approve the request to rezone to M-1, second was made by Ralph Taylor and it passed unanimously.

III. APPLICATION FROM BOBBY PRICE, REQUESTING TO REZONE 9 ACRES LOCATED AT 1112 17TH AVE SW FROM R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO M-1 (LIGHT & SERVICE INDUSTRIAL DISTRICT) ZONING.

Mr. Price was not in attendance, but Ronald Penuel explained to the members that Mr.

Price has a small business there with port a potties, tents etc. He also explained that because of such low wet lands that no one could build anything residential behind Mr. Price.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY BOBBY PRICE.

After a brief discussion, Wayne Perry made a motion to table said request because Mr. Price was not in attendance, however Ronald Penuel told the Commission Members that it was not stated anywhere that a person had to be in attendance before a decision could be made. Chairman Gay asked if he had a motion, Floyd Faison moved to approve the request, second was made by Ralph Taylor and it carried unanimously.

IV. FINAL PLAT APPROVAL FOR P.Z & PAT CLARK FOR HOLLY COVE.

Hurley Griffin came forward and passed a plat of the property with all the information regarding sewer, water and electrical. He also stated that complex will consist of 72 apartments.

ACTION TAKEN ON THE FINAL PLAT APPROVAL SUBMITTED BY P.Z. & PAT CLARK.

After a brief discussion, Ralph Taylor moved to approve said request second was made by James Willis and it carried unanimously.

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E. Gay
Chairman

Teresa Cornwell
Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD JUNE 9, 1998 AT 7:00 PM, IN COUNCIL CHAMBERS AT CITY HALL

CAL TO ORDER

Chairman Gay called the meeting to order.

Members Present: William Gay; Floyd Faison; Sonny Murphy; Doug Bell; Harry Oxley; Rev. C.E. Shepheard and Ralph Taylor.

Members Absent: Lester Thompson; Evelyn Mitchell; Wayne Perry; Tommy Cagle and James Willis.

Others Present: J.D. Byrd, Bill Richards, Carol Segers and Chief Hannon.

I. APPROVAL OF MINUTES:

Commission Member Floyd Faison moved to approve the minutes of the April 13th meeting, second was made by Rev. C.E. Shepheard and it carried unanimously.

II. APPLICATION SUBMITTED BY THE CITY OF MOULTRIE, REQUESTING TO REZONE A PARCEL LOCATED IN LAND LOT 309 OF THE 8TH LAND DISTRICT ON THE EAST SIDE OF THE WEST BOULEVARD FROM M-1 (LIGHT & SERVICE INDUSTRIAL DISTRICT) TO C-1 (NEIGHBORHOOD BUSINESS DISTRICT) ZONING.

Mr. Byrd came forward to speak on behalf of the City of Moultrie and explained to the Commission Members that the C-1 zoning would put more restrictions on the property.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE.

After a brief discussion, Harry Oxley made a motion to recommend that the City Council approve the request to rezone, second was made by Rev. C.E. Shepheard and it passed unanimously.

III. APPLICATION SUBMITTED BY THE CITY OF MOULTRIE, REQUESTING TO REZONE 2.7 ACRES LOCATED AT 1112 17TH AVE SW FROM R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT) ZONING.

Mr. Byrd spoke on behalf of the City of Moultrie, he stated once again to the Commission members that a C-3 zoning would put restrictions on this area also.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE.

After a brief discussion, Harry Oxley made a motion to recommend that the City Council approve the request to rezone to C-3, second was made by Rev. C.E. Shepheard and it carried unanimously.

IV. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E Gay
Chairman

Teresa Cornwell
Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD JULY 13, 1998 AT 7:00 PM, IN COUNCIL CHAMBERS AT CITY HALL

CALL TO ORDER:

Chairman Gay opened the meeting with Prayer.

Members Present: William Gay; Floyd Faison; Lester Thompson; Sonny Murphy; Evelyn Mitchell; Harry Oxley; Wayne Perry and Rev. C.E. Shepheard.

Members Absent: Doug Bell; Tommy Cagle; Ralph Taylor and James Willis.

Others Present: J.D. Byrd, Carol Segers and Roger King.

I. APPROVAL OF MINUTES:

Commission Member Evelyn Mitchell moved to approve the minutes of the June 9th meeting, second was made by Floyd Faison and it carried unanimously.

II. APPLICATION FROM W.M. FALLIN, AGENT FOR BADCOCK FURNITURE, REQUESTING TO REZONE LOT NUMBERS 27, 28 ,47 AND 48 IN LAMAR SUBDIVISION IN LAND LOT 292 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA, FROM R-2 (TWO FAMILY RESIDENTIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT) ZONING.

Mr. Fallin, representing Badcock Furniture, came forward and explained to the Commission Members that Badcock wanted to relocate and build a new furniture store in this area. Ms. Segers, from RDC told the Commission members that they had a problem with a couple of the lots being behind the furniture store and that a buffer would be required. Mr. Byrd told the Planning commission that at this time the only thing in question was the rezoning, that this would come in to play when plans are submitted.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY W.M. FALLIN. AGENT FOR BADCOCK FURNITURE

After a brief discussion, Harry Oxley made a motion to recommend that the City Council approve the request to rezone, second was made by Rev. C. E. Shepheard and it carried unanimously.

III. APPLICATION FROM IAFREDA R. MURPHY, REQUESTING TO SUBDIVIDE 11.04 ACRES LOCATED ON THE EAST BYPASS U.S. HWY 319. MS.

MURPHY IS ALSO REQUESTING A SPECIAL USE PERMIT FOR A PROPOSED PERSONAL CARE FACILITY WHICH WILL INCLUDE ASSISTED AND ALZHEIMER LIVING

Neal Turner, representing Ms. Murphy, explained to the Commission Members that Ms. Murphy was in the process of selling the property if she could get the property subdivided and get a Special Use permit. Roger King came forward and explained that a sewer easement was in the middle of where the property was to be divided. Mr. King stated he had no problems with the subdivision, provided a sewer easement would be granted.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY LAFREDA R. MURPHY

After a brief discussion the Planning Commission voted unanimously in favor of Subdividing and a Special Use Permit for said property located on the East Bypass U.S. Hwy. 319. Motion for subdividing was made by Commission Member Harry Oxley and second by Evelyn Mitchell. Motion for the Special Use permit was made by Commission Member Rev. C.E. Shepheard and second by Evelyn Mitchell.

IV. ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E. Gay
Chairman

Teresa Cornwell
Secretary

PETITION

We, the undersigned owners of homes and lots in Uplands Subdivision, oppose the request of Mrs. Elizabeth T. Willis to subdivide a 3.45 acre lot at the Northeast corner of Cherokee Road and Dogwood Drive into three lots of just over one acre each.

When those of us who built the homes in the area bought and built, the Taylor lot had not been divided between Mr. and Mrs. Taylor's children. We realized that some day, the children might possibly divide the property, but we do not feel that one of them should again divide her part of the property in a manner which will reduce the value of our investments or change the character of the neighborhood.

Name: C. Victor Beadles
Address: 11 Cherokee Road

Name: Jerry & Evelyn Vereen
Address: 21 Dogwood Drive

Name: Ronald & Freda Sluss
Address: 31 Cherokee Road

Name: John L. Newton
Address: 32 Cherokee Rd.

Name: Jewel H. Beasley Jr
Address: 110 Dogwood Cir.

Name: Albert Barbot
Address: 118 Dogwood Circle

Name: Jon Pierre Rogers
Address: 14 Dogwood

Name: Lucy P. Carlton
Address: 56 Cherokee Rd.

Name: Alan E. Whitehead
Address: 48 Cherokee Rd.

Name: Rosalind Jeter
Address: 45 Cherokee Rd.

Same Home

Name: Jimmy Jeter
Address: 45 Cherokee Road

Name:
Address:

Name:
Address:

Name:
Address:

Name: Ryan V. Beadles
Address: 19 Dogwood Drive

Name: Thomas & Jessie Estes
Address: 122 Dogwood Circle

Name: Brian & Tom Kirbo
Address: 60 Cherokee Rd.

Name: Jerome Chambers
Address: 37 Cherokee Rd.

Name: Mark Moore
Address: 54 Cherokee Rd.

Name:
Address: 22 DOGWOOD

Name:
Address: 36 Cherokee Road

Same home

Name: Elisa Jeter
Address: 36 Cherokee Rd

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

PETITION

We, the undersigned owners of homes and lots in Uplands Subdivision, oppose the request of Mrs. Elizabeth T. Willis to subdivide a 3.45 acre lot at the Northeast corner of Cherokee Road and Dogwood Drive into three lots of just over one acre each.

When those of us who built the homes in the area bought and built, the Taylor lot had not been divided between Mr. and Mrs. Taylor's children. We realized that some day, the children might possibly divide the property, but we do not feel that one of them should again divide her part of the property in a manner which will reduce the value of our investments or change the character of the neighborhood.

Name: Eugene M. Vereen, Jr.
Address: 52 Cherokee Rd

Name: Andrew N Scott
Address: 47 Cherokee Rd

Name: Kremer P. Hillebrand
Address: 111 Dogwood Circle

Name: Joan Stallinger
Address: 16 Cherokee Rd

Name: [illegible]
Address: 114 Dogwood Circle

Name: Jack Chastain
Address: 24 Cherokee Rd

Name: Annie W. Wedons
Address: 28 Cherokee Rd

Name: Roger J Sandberg
Address: 19 Cherokee Rd

Name: R D Weaver
Address: PO Box 1169 Cherokee

Name: Warren B Taylor
Address: 4 Cherokee Road

Name: [illegible]
Address: 23 Cherokee

Name: C. Matt Paine
Address: 115 Dogwood CR

Name: C.E. Morgan
Address: 105 Dogwood CIR.

Name: Lillian Hughes
Address: 7 Cherokee Rd.

Name: W. Horace Chitty
Address: 17 Dogwood Dr.

Name: William G Edwards Jr
Address: 15 Dogwood Circle

Name: David R. Tyndall
Address: 15 Cherokee Rd.

Name: W G Edwards
Address: 26 Dogwood CR.

Name: Gloria Rogers
Address: 39 Cherokee

Name: George D. Plymel
Address: 51 Cherokee Rd.

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

Name:
Address:

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD OCTOBER 12, 1998 AT 7:00 PM, IN COUNCIL CHAMBERS AT CITY HALL

CALL TO ORDER:

Chairman Gay called the meeting to order.

Members Present: Floyd Faison, Sonny Murphy; William Gay; Lester Thompson; Evelyn Mitchell; Wayne Perry; James Willis; Harry Oxley and Doug Bell.

Members Absent: Tommy Cagle; Rev. C.E. Shepheard and Ralph Taylor.

Others Present: J.D. Byrd; Dale Culp and Pam Bentz

I. APPROVAL OF MINUTES:

Commission Member Harry Oxley moved to approve the minutes of the July 13th meeting, second was made by James Willis and it carried unanimously.

II. APPLICATION FROM DALE A. CULP, REQUESTING A SPECIAL USE PERMIT FOR A PROPOSED MOTHER'S CARE CHILD CARE CENTER, LOCATED IN LAND LOT 354 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA, BEING 1.23 ACRES DESIGNATED A TRACT 3 ON PLAT BOOK 19. (LOCATED ON SUNSET CIRCLE).

Dale Culp came forward and explained to the Commission Members that he is going to finance the project and his daughter, Pam Bentz would actually run the Day Care. Mr. Culp further stated, that there is a great need for 24 hour day care seven days a week. Mr. Culp also stated that there are a lot of parents who work shift work and are required to work weekends, and there isn't a day care that is open after 6:00 nor on the weekends. Ms. Vince stated that in the near future if the need arises, they would expand to accommodate the increase of children, she also stated that there would be a Doctor on call after 6:00.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY DALE A. CULP.

After a brief discussion, Harry Oxley made a motion to approve the application for a Special Use Permit for a Mother's Care Child Care Center, second was made by Evelyn Mitchell and it carried unanimously.

III. ADJOURNMENT:

With no further business to discuss, Evelyn Mitchell made a motion to adjourn, second was made by James Willis and it carried unanimously.

William E. Gay
Chairman

Teresa Cornwell
Secretary