MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD JANUARY 10, 2000 AT 7:00 P.M. IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Harry Oxley; Sonny Murphy; William Gay; Evelyn Mitchell; Wayne Perry; James Willis; Kenneth Wallace and Warren Taylor.

MEMBERS ABSENT: Ralph Taylor and Rev. C.E. Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member William Gay made a motion to approve the minutes as written. Second was made by Evelyn Mithcell and it carried unanimously.

II. APPLICATION FROM THE CITY OF MOULTRIE, REQUESTING TO ZONE 11.351 ACRES OF PROPERTY LOCATED ON 31ST AVE SE.. 4.34 ACRES OF LAND ON THE NORTHERN PORTION OF THE PROPERTY TO BE ZONED R-3(MULTIPLE DWELLING RESIDENTIAL DISTRICT) AND 7.01 ACRES OF THE LAND ON THE SOUTHERN PORTION OF THE PROPERTY TO BE ZONED R-PUD(RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING.

David Sizemore, Project Administrator for Health Management Resources, came forward and stated they had purchased the property on 31st Ave SE and requested that the City annex the property into the City to provide utilities and service necessary to operate a long term care nursing facility. Mr. Sizemore also stated that a portion of the property will be a Nursing Home and approximately 29 single family residence will be on the other portion of the property. Mr. Sizemore told the Commission Members that they had previously discussed this with the Planning & Safety Dept., Roger King, Roger Ruis as well as the City Manager and they are willing to answer any questions the Planning Commission might have at this time.

Chairman Faison asked Chief Hannon if he had any comments in regards to the zoning request? Chief Hannon stated he thought the annexation and zoning are appropriate and asked that the zoning be approved. Chairman Faison stated that RDC's recommendation is the same as the Chief just stated and that everything does appear appropriate for the zoning. Commission Member Harry Oxley asked if we were only working on the zoning request? Chairman Fasion stated that we are working on the zoning request and once a decision was made on this portion, because of the distance traveled, we would discuss and make a motion for the preliminary and final plat of the property.

Chief Hannon stated we are zoning 11.351 acres and this would be valuable to the area. Chief Hannon also stated that with the understanding 7.01 acres is for the housing and 4.34 acres will be for the nursing home.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE

After a lengthy discussion, based on our review and SW GA RDC's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City

Council their approval to zone 4.34 acres R-3 (Multiple Dwelling Residential District) and to zone 7.01 acres R-PUD (Residential Planned Unit Development) zoning. Motion was made by Commission Member William Gay and second by Evelyn Mitchell.

ACTION TAKEN ON THE REQUEST FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL.

Mr. Sizemore and Danny Ard (Architect) presented pictures as well as a layout of how the nursing home and 29 single family housing were going to be built on the property. Mr. Sizemore stated that the nursing home on 5th Ave will be relocated at this new facility once the project is complete. Mr. Sizemore stated they had purchased the 5th Ave Nursing Home.

Commission Member Harry Oxley stated that once they moved another nursing home would probably open t his facility. Mr. Sizemore stated that there are only so many beds available in the City and this facility is for a 29 bed unit. The State will not allow another Nursing Home in Moultrie.

The preliminary site plan as well as final site plan is for R-PUD (Residential Planned Unit Development). Mr. Sizemore stated there would be plenty of buffers around the property.

After a lengthy discussion, based on our review and subject to the property meeting all code requirements, guidelines and City Ordinance, Commission Member Harry made a motion to approve the preliminary and final site plan for R-PUD (Residential Planned Unit Development). Second was made by Evelyn Mitchell and it carried unanimously. Please note that there was some confusion about the R-3 and R-PUD, the R-PUD is for the 29 single family residence and not for the Nursing Home.

III. **APPLICATION SUBMITTED FROM THE CITY OF MOULTRIE, REQUESTING TO ZONE 93.26 ACRES AT THE NORTHEAST CORNER OF LAND LOT 245 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY TO AG (AGRICULTURE DISTRICT) ZONING.**

Chief Hannon stated this 93.26 acres is basically a portion of the Lasseter property up on the North Bypass that was annexed in the City three or four years ago. This 93.26 acres is a triangular part and will be used for the new Moultrie Technical School. Commission Member Harry Oxley stated it was beside Knight's Electric. Mr. Oxley stated this was basically all school property. Chief Hannon stated that it is a little more than school property. Commission Member Wayne Perry asked if this property went all the way back to the dirt road? Chief Hannon said yes sir.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE

After a brief discussion, based on our review and SW GA RDC's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council approval of the application to zone 93.26 acres AG (Agriculture District) zoning. Motion was made by Commission Member Evelyn Mitchell and second by Sonny Murphy.

IV. The application submitted from Robert Hutson was withdrawn, however a resident Mr. Lonzo Harris came forward and stated that his daughter lives on 2nd Ave and they wanted to know why Mr. Hutson was allowed to have the driveways when in 95 he was told he could not have an entrance from 2nd Ave. Chief Hannon stated that because of the change in staff, the staff at the time was not aware of such restrictions. Chairman Faison stated that for Chief Hannon to go and speak with Mr. Hutson and report back to the Commission Members at the next meeting.

V. **APPLICATION SUBMITTED BY JAMES & DANIEL JETER, REQUESTING TO SUBDIVIDE LOT 5 AND A PORTION OF LOT 6 IN SOUTHSIDE MEDICAL PARK. THE PROPERTY IS NOW ZONED C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT)**

Chairman Faison stated that attached to the application is some what an over view of the request. Commission Member Harry Oxley stated that they have a doctor's office going on the property. Commission Member Warren Taylor stated that he rode out and looked at the property and if he understood, they wanted to build on this lot and he wasn't sure if he meant one or two buildings.

Commission Member Harry Oxley stated that again anything they do out there will have to be approved and come under all codes and parking restrictions and all that will have to be met.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY JAMES & DANIEL JETER.

Commission Member Harry Oxley made a motion to approve the application to subdividethe Jeter lot. Second was made by Evelyn Mitchell and it carried unanimously.

VI. **APPLICATION FROM MARTY MATHIS, REQUESTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED IN LAND LOT 383 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA. (THE PROPERTY IS LOCATED ON THE EAST BYPASS SE). THIS IS ALSO A REQUEST TO SUBDIVIDE.**

Chief Hannon stated that the property is located outside the city, that it is in the county, but it does fall within the boundaries that the Planning Commission regulates on the bypass.
Commission Member Harry Oxley stated that the subdivision thing has him, why do we get involved with the subdividing? Chief Hannon stated that this is one track of land and Mr. Cooper is selling 2.80 acres to Dr. Marty Mathis.

Johnny Slocumb came forward to speak on behalf of this application, he stated at one time this was a ten acre tract that Yosemite Church once set and it's on the North side of the James Baell property. Lonnie Cooper bought this several years ago and it came in agriculture as all the bypass was originally zoned. Mr. Cooper had the zoning changed on the entire tract. Mr. Cooper put a paved road off the bypass and this tract is on the right as you come north off the bypass.
Dr. Marty Mathis and his wife Dr. Mathis purchased the 2.80 acres. Commission Member Harry Oxley stated that he gets confused every time we have something on the bypass, because of the County. Mr. Oxley also stated that he thought we only get involved with the first 500 feet of the bypass and we do not get involved past that.
Mr. Slocumb stated that basicly this is the same problem they have ran into and they have ended up here and all they want to do is build a veterinary clinic.

Chairman Faison asked Mr. Slocumb if there are any other comments he wanted to make, Mr. Slocumb stated only that they spoke to the other property owners and they had no objections to this request.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY MARTY MATHIS.

Commission Perry asked if this was this veterinary hospital going to be typical as other veterinary hospitals or turn in to a swift type project where you have pigs and cows or a stockyard.
Dr. Mathis came forward and explained that he deals with small animal medicine, k-9, feline and some equine work, basically there are no hogs left in Colquitt County. Mr. Mathis stated that noise and odor control are extremely important for the success of his business. Any animal that boards will be inside at night, there will be no out door kennel facilities. Commission Member

Warren Taylor asked Mr. Mathis if he was located by the Hospital? Mr. Mathis stated he was in Hospital Park. Mr. Slocumb stated this would be a blend of that type office. Commission Member Sonny Murphy asked if he would have facilities to handle large animals? Mr. Mathis stated probably on a very small scale.

After a lengthy discussion, based on the 500 ft., Commission member Harry Oxley made a motion to recommend to the County Commissioners, approval of the Special Use Permit. Second was made by William Gay and it carried unanimously.

ACTION TAKEN ON THE REQUEST TO SUBDIVIDE.

Chairman Faison asked the Chief to comment on the request to subdivide, he realizes it's just a natural process, but we need to take action to subdivide. Chief Hannon stated you need to vote on either to approve or deny the request.

Commission Member William Gay made a motion to subdivide the lot. Second was made by Evelyn Mitchell and it carried unanimously.

VII. AN APPLICATION FROM SHEBRETTA JONES, REQUESTING TO MOVE LOT LINE 6' FEET OVER INTO ALREADY NONCONFORMING LOT.

Bill Niece, representing Ms. Jones, came forward and explained to the Commission Members that Ms. Jones already owns lot 10, 11 & 12. The home was built on the property line and they want to move the line over 6 ft into the next lot. Mr. Niece stated that Ms. Jones owns lot 11 as well as lot 12 and the lots are already nonconforming. They are asking this in order to meet the side set back requirements. Commission Member Harry Oxley stated that this would leave them with one lot about 88 feet. Mr. Niece stated that those are actually separate lots. Mr. Niece stated that there is already an existing home on the lot, but there is about 25 feet between the two houses.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY SHEBRETTA JONES.

After a brief discussion, based on our review, motion to approve the request to move the property line six feet was made by Commission Member Evelyn Mitchell. Second was made by William Gay and it carried unanimously.

VIII. ADJOURNMENT.

No further business to discuss, the meeting was adjourned.

Floyd Faison
Chairman

Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANING COMMISSION MEETING HELD FEBRUARY 14, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Harry Oxley; Kenneth Wallace; Evelyn Mitchell; Floyd Faison; Wayne Perry; Warren Taylor and James Willis.

MEMBERS ABSENT: Demetrius Walker & Rev. C.E. Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member James Willis made a motion to approve the minutes as written. Second was made by Evelyn Mitchell and it carried unanimously.

II. APPLICATION FROM ROBERT M. JOINER, REQUESTING TO SUBDIVIDE A LOT LOCATED AT 1900 5TH ST SE IN TO THREE LOTS.

Bobby Joiner came forward and told the Commission Members that back in 1980 he had made application to subdivide this same property and according to Wilkes Milligan everything was advertised and approved. Mr. Joiner stated he had the opportunity to sell the property but couldn't locate the records, though he lost the sell he decided to go ahead and subdivide the property. Mr. Joiner also stated that the house next door touches his property and all the houses on this street have been put on the property wrong.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY ROBERT M. JOINER.

Commission Member Harry Oxley stated the only concern he had was that Mr. Joiner made a comment that he might not go with this configuration. Chairman Faison asked Mr. Joiner if he understood that we were approving this application the way it is submitted? Mr. Joiner stated this was O.K., but someone may want it different and he knew a new application would have to be submitted. Commission Member Harry Oxley stated that we were approving this application submitted.
Commission Member Wayne Perry stated we were not talking about lot 3, that lot 3 is touching the property line, the house on lot three. Chairman Faison told Mr. Joiner that Commission Member Wayne Perry is asking about the house on lot three. Mr. Joiner stated his house sits on lot 2 and the corner of it is sitting on lot one. Mr. Joiner stated that the house on lot three, her back porch touches his property line.

After a brief discussion, based on our review and SW GA. RDC's recommendation, the Moultre-Colquitt County Planning Commission voted unanimously to approve the application for subdividing. Motion was made by Commission Harry Oxley and second by Evelyn Mitchell.

III. APPLICATION FROM LONNIE COOPER, REQUESTING TO SUBDIVIDE A LOT LOCATED AT 2 10TH ST SE.

Chairman Faison stated that no one was here to speak for this application but we do have a recommendation from RDC.

that what Warren was asking is if this is some type of closure that they can use at any time, because if it is this really isn't what the Planning Commission wanted. Chief Hannon stated that Mr. Hutson was going to put up a buffer, but at this time they have a little more to do on this project.

Commission Member Sonny Murphy asked Chairman Faison about Doug Bell? Mr. Murphy also stated that he realizes that Rev. Shepheard has other commitments, but he is sort of hit and miss with coming to the meetings. Mr. Murphy also stated that if you agree to sit on this Commission you should be here. Commission Member Harry Oxley stated that the procedure would be for the chairman to ask the secretary to send Mr. Shepheard a letter asking him to please show up. Mr. Murphy stated that tonight we were counting heads and basically we are only working with ten members.
Chairman Faison told the secretary to send Rev. Shepheard a letter about his absences.

VII. ADJOURNMENT

No further business to discuss, the meeting was adjourned.

Chairman

Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD APRIL 10, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Sonny Murphy; William Gay; Rev. Shepheard; Warren Taylor; Evelyn Mitchell; Demetrius Walker; William Gay; James Willis and Harry Oxley.

MEMBERS ABSENT: Wayne Perry and Kenneth Wallace.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member Sonny Murphy noted that at the February meeting, he was present and William Gay was absent. With this noted and corrected, Commission Member James Willis made a motion to approve the minutes. Second was made by William Gay and it carried unanimously.

II. Chairman Faison took a few minutes to welcome Demetrius Walker to the Planning Commission.

III. APPLICATION FROM THE CITY OF MOULTRI, REQUESTING TO ZONE 1.67 ACRES OF PROPERTY LOCATED EAST OF THE EAST BYPASS IMMEDIATELY SOUTH OF THE CHURCH OF GOD IN LAND LOT 383 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY TO C-3 (COMMERCIAL DISTRICT) ZONING. THE PROPERTY IS PRESENTLY BEING ANNEXED IN TO THE CITY.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE

After a brief discussion, based on our review and SW GA RDC's recommendation, The Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application to zone the property C-3 (Commercial District) be approved. Motion was made by Commission Member Rev. Shepheard and second was made by Evelyn Mitchell.

IV. APPLICATION FROM THE CITY OF MOULTRIE, REQUESTING TO ZONE 41.20 ACRES OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF THE TALLOKAS ROAD AND THE EAST BYPASS IN LAND LOT 338 IN THE 8TH LAND DISTRICT OF COLAUITT COUNTY TO C-3 (COMMERCIAL DISTRICT) ZONING. THE PROPERTY IS PRESENTLY BEING ANNEXED IN TO THE CITY.

Commission Member Harry Oxley stated the only problem he has is he feels the Planning Commission is reacting instead of Planning. Mr. Oxley stated that a few years ago they approved a shopping center on one side of the road and now this is going for another shopping center. Mr. Oxley also stated that he doesn't object because this is commercial property, but as a Planning Commission we need to be more at a planning stage than to react to everyone that comes up and presents a proposal. Chief Hannon brought the zoning map to point out the exact area they want to zone. Warren Taylor asked if Ms Smith had sold the property? Chief Hannon stated he thought there was a contingent buyer based on zoning.

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

After a brief discussion, based on our review and SW GA RDC's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for C-3 (Commercial District) zoning be approved. Motion was made by Commission Member James Willis and second by Rev. Shepheard.

V. **APPLICATION FROM THE CITY OF MOULTRIE, REQUESTING TO ZONE 1.69 ACRES OF PROPERTY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF THE TALLOKAS ROAD AND THE EAST BYPASS IN LAND LOT 338 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY TO C-3 (COMMERCIAL DISTRICT) ZONING. THE PROPERTY IS PRESENTLY BEING ANNEXED IN TO THE CITY.**

Chairman Faison stated that the Bank if Lenox is ready to start, because of the City sewer, they would have to dig a septic tank if they can not annex.

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

After a brief discussion, based on our review and SW GA RDC's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for C-3 (Commercial District) zoning be approved. Motion was made by Commission Member Harry Oxley and second was made by Evelyn Mitchell.

VI. **APPLICATION FROM THE CITY OF MOULTRIE, REQUESTING TO REZONE CERTAIN PROPERTIES IN THE 500-800 BLOCK OF 1ST ST NE AND THE 900-1000 BLOCK OF NORTH MAIN STREET FROM M-1 (LIGHT & SERVICE INDUSTRIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT) ZONING.**

Chief Hannon came forward and stated that the City is trying to clean up the spot zoning. Chief also pointed out the areas to the Planning Commission on the zoning map. Chief Hannon explained to the Commission Members that this is something that has been going on for several years and this is only a few, that there are several more areas that will be coming in the future. Commission Member Harry Oxley asked Chief Hannon about the mini storage warehouses, if they are a part of this rezoning? Chief Hannon stated they are on 2nd and will come with the next group. Commission Member Sonny Murphy stated his only concern was if they were starting at the old lowes building, bates asphalt and to the railroad track if that was the area to rezone.

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

After a brief discussion, based on our review and SW GA RDC's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application to rezone to C-3 (Commercial District) zoning be approved. Commission Member Harry Oxley refrained from voting because he owns property in the area. Motion was made by Commission Member William Gay and second by Sonny Murphy.

VII. **ELECTION OF OFFICERS.**

Commission Member Sonny Murphy stated that he felt we should rotate the Chairman and the Vice-Chairman. That if we have a County Chairman then we should have a City Vice-Chairman

and vice versa. Mr. Murphy also stated that they should be elected for a two year period and we need to look at the By-Laws to make the necessary changes.
Based on this, Mr. Murphy nominated Floyd Faison for another term. Second was made by Commission Member Harry Oxley and it carried unanimously.

Commission Member William Gay nominated James Willis to serve as Vice-Chairman. Second Was made by Rev. Shepherd and it carried unanimously.

Commission Member Harry Oxley nominated Teresa Cornwell to remain as secretary. Second was made by Sonny Murphy and it carried unanimously.

VIII. Chief Hannon told the Planning Commission that the Planning & Safety Department would be Coming out from under the Fire Department and on April 19, a new Department Head would take over the reins. Stephan Lease from Mississippi has a Masters Degree in Planning and has a lot of experience in zoning and historical preservation. Chief Hannon also stated that two Building Officials would also be hired. Chief Hannon feels Mr. Lease will be an asset to the City.

IX. <u>ADJOURNMENT</u>

No further business to discuss, the meeting was adjourned.

Floyd Faison
Chairman

Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY MAY 8, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Wayne Perry; Sonny Murphy; Warren Taylor; William Gay; Rev. C.E. Shepheard and James Willis.

MEMBERS ABSENT: Demetrius Walker; Evelyn Mitchell; Kenneth Wallace and Harry Oxley.

CALL TO ORDER:

Chairman Faison called the meeting to order and recognized City Manager Tony Rojas to allow him a few minutes on the floor. Tony stated he wanted to introduce Steven Lease and tell the Planning Commission of some organizational changes for the City of Moultrie. Steven Lease is the new Department Head for Community Development & Planning. Tony also stated that this Dept. is no longer a division under fire department. This new department will focus on planning and growth for the future of Moultrie and he feels Steven will be a great asset for the City as well as for the Planning Commission. Steven has a degree in Planning and comes to the City with a lot of experience.

Commission Member William Gay wanted to know where we stood with the new zoning ordinance? Tony stated that the whole thing was drafted and they had worked with former staff where it could be taken to council, but because he knew there was going to be a change, he felt we should wait on Mr. Lease. However, Tony said he felt it would not take as long having Steven Lease on board because they will take a different approach to council, just hit the hard hitting points and not get into the details. Tony feels we will get a better document and he apologized for it taking so long.

I. APPROVAL OF MINUTES:

Commission Member Sonny Murphy noted that William Gay had been listed as present twice. With this noted and corrected, Commission Member William Gay made a motion to approve the minutes. Second was made by Sonny Murphy and it carried unanimously.

II. APPLICATION FROM JAMES G. BREWER, 304 10TH ST SE, REQUESTING APPROVAL TO DEVELOP HIS PROPERTY IN TO A LANDSCAPE CENTER.

Mr. Brewer came forward and explained to the Planning Commission members that he wants to open a landscape center. Mr. Brewer also stated he does not intend to sell any type nursery plants, he will carry pine straw, top soil and stones. After doing a little research, Mr. Brewer stated he has found that the bridge type gardens are very popular and it is hard to find anyone around here that sells this type. The landscape center will only be open on Saturday.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY JAMES BREWER.

Motion to approve the application for a landscape center based that Mr. Brewer meets all criteria was made by Commission Member William Gay. Second was made by Sonny Murphy and it carried unanimously.

III. APPLICATION SUBMITTED BY LONNIE COOPER, REQUESTING TO REZONE 3.72 ACRES LOCATED IN LAND LOT 244 OF THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA, FROM R-2(TWOFAMILY RESIDENTIAL DISTRICT) TO C-3(COMMERCIAL DISTRICT) ZONING.

No one came forward to speak on behalf of this property.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY LONNIE COOPER.

Based on our review, and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council they approve the request to rezone the property C-3 (Commercial District) zoning. Motion was made by Commission Member Sonny Murphy and second by Rev. Shepheard.

IV. ADJOURNMENT.

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

CHAIRMAN

SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY, JUNE 12, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; William Gay; Harry Oxley; Evelyn Mitchell; Sonny Murphy; Wayne Perry; Warren Taylor; Demetrius Walker and James Willis.

MEMBERS ABSENT: Kenneth Wallace & Rev. CE Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member William Gay made a motion to approve the minutes as written. Second was made by Evelyn Mitchell and it carried unanimously.

Chairman Faison also wanted an approval of the agenda. Motion to approve the agenda was made by Commission Member James Willis. Second was made by Evelyn Mitchell and it carried unanimously.

II. APPLICATION FROM LONNIE COOPER, REQUESTING TO SUBDIVIDE PROPERTY LOCATED IN LAND LOT 261 OF THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA. THE PROPERTY IS LOCATED ON ROWLAND DRIVE.

No one came forward to speak on behalf of the application.

ACTION TAKEN ON THE APPLICATIN SUBMITTED BY LONNIE COOPER.

After a brief discussion, based on our review and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the application to subdivide, based that Mr. Cooper meets all administration requirements. Motion was made by Commission Member William Gay and second by James Willis.

III. APPLICATION FROM LONNIE COOPER, REQUESTING TO REZONE 9.773 ACRES LOCATED ON THE CORNER OF THE ADEL HWY.(GA. STATE HWY. 37) AND THE EAST BYPASS (US HWY. 319) IN LAND LOT 261 AND THE 8TH LAND DISTRICT, FROM R1-B(SINGLE-FAMILY RESIDENTIAL DISTRICT) TO C-3(COMMERCIAL DISTRICT) ZONING.

No one came forward to speak on the behalf of this application.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY LONNIE COOPER.

Based on our review, and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for C-3(Commercial District) zoning be approved. Motion was made by Commission Member James Willis and second by Evelyn Mitchell.

IV. APPLICATION FROM GARY WHITE, REQUESTING A SPECIAL USE PERMIT,

ALLOWING HIM TO MOVE A HOME ON LOT NO. 13 BLOCK "B" OF THE EAST TERRANCE SUBDIVISION IN THE CITY OF MOULTRIE, COLQUITT COUNTY, GEORGIA.(SECTION 11.03 OF THE CITY ZONING ORDIANCE).

No one came forward to speak on behalf of this application

ACTION TAKEN ON THE APPLICATION SUBMITTED BY GARY WHITE.

Based on our review, and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for a Special Use Permit be approved. Motion was made by Commission Member James Willis and second by Sonny Murphy.

V. **BUCK HEARD, REQUESTING A VARIANCE FROM ARTICLE II SECTION 2.01.29 OF THE SUBDIVISION REGULATIONS OF COLQUITT COUNTY, REQUIRING LOTS LESS THAN FIVE(5) ACRES TO MEETI THE REQUIREMENTS OF ARTICLES III THROUGH VII.**

Buck Heard came forward and explained to the Commission Members that the property in question was going to be auctioned on June 17th and he had been working on this project prior to the County adopting regulations.

ACTION TAKEN ON THE REQUEST FROM BUCK HEARD.

Based on our review, Commission Member William Gay made a motion to grant Mr. Heard a variance based on the fact that the property in question was in motion prior to the adoption of the Subdivision Regulations. Second was made by James Willis. Those voting in favor were Harry Oxley, Evelyn Mitchell, Floyd Faison, William Gay, Sonny Murphy, Warren Taylor, Demetrius Walker and James Willis. Opposed was Wayne Perry.

VI. **ADJOURNMENT.**

No further business to discuss, the meeting was adjourned.

Floyd Faison
Chairman

Secretary

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY, JULY 10, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Harry Oxley; William Gay; Sonny Murphy; Wayne Perry; Warren Taylor; Kenneth Wallace; James Willis & Demetrius Walker.

MEMBERS ABSENT: Evelyn Mitchell & Rev. C.E. Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member Harry Oxley made a motion to approve the minutes as written. Second was made by William Gay and it carried unanimously.

II. APPLICATION FROM JAMES & DAN JETER, REQUESTING FINAL PLAT APPROVAL FOR #7 LIVE OAK COURT, (SOUTHSIDE MEDICAL PARK-LOT 21).

Dan Jeter came forward and told the Planning Commission that several years ago the plat was previous approved, however, they need to have this lot approved for a single plat for a medical office.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY JAMES & DAN JETER.

After a brief discussion, based on our review and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for final plat. Motion was made by Commission Member William Gay and second by James Willis.

III. APPLICATION FROM ROWELL REALTY & AUCTION, REQUESTING TO SUBDIVIDE 169 ACRES OF LAND LYING AND BEING SITUATED IN LAND LOTS 312 & 313 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA.

Application submitted by Rowell Realty was tabled until the August meeting. Motion to approve the request to table the application was made by Commission Member Harry Oxley. Second was made by William Gay and it carried unanimously.

IV. APPLICATION FROM MORMAN'S FEEDS, REQUESTING TO SUBDIVIDE 359.19 ACRES OF LAND LYING AND BEING IN LAND LOTS 219, 220, 241, & 248 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY, GEORGIA.(OFF ROSSMAN DAIRY RD. AND TUCKER RD.)

David Hart, representing Morman Feeds, came forward and explained to the Planning Commission that the property in question was in place for auction prior to the adoption of the County Subdivision Regulations. Mr. Hart stated he felt that because of this, he is requesting a variance from all of Article III Subdividing Procedure and Article IV Design Standards of the Subdivision Regulations.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY MORMAN FEEDS.

After discussion, based on our review, and the fact that the property in question was in motion prior to the adoption of the Subdivision Regulations, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the application for subdividing, and granted a variance from all of Article III and Article IV of the Subdivision Regulations. Motion was made by Commission Member James Willis and second by Warren Taylor.

V. **AN APPLICATION FROM ROSS HALL, REQUESTING A PRELIMINARY PLAT APPROVAL FOR AN ADDITION TO BUCKEYE RIDGE LOCATED OFF THE HOPEWELL CHURCH ROAD.**

Mr. Lease stated that the only thing needed on this application is they need to supply names for the roads.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY ROSS HALL

Based on our review, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the preliminary plat with the condition that names are provided for the roads. Motion was made by Commission Member Harry Oxley and second by William Gay.

VI. **AN APPLICATION FROM THE CITY OF MOULTRIE, REQUESTING TO ZONE 93.26 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF THE EAST-BYPASS BETWEEN KNIGHT'S ELECTRIC AND DOC DARBYSHIRE ROAD IN LAND LOT 246 IN THE 8TH LAND DISTRICT OF COLQUITT COUNTY TO AG(AGRICULTURE DISTRICT) ZONING. THE PROPERTY IS PRESENTLY BEING ANNEXED IN TO THE CITY.**

Mr. Lease told the Planning Commission that this property came before them in February, however the land lot was incorrect.

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

Based on our review, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for AG(Agriculture District) zoning be approved. Motion was made by Commission Member Sonny Murphy and second by Harry Oxley.

VII. **AN APPLICATION FROM KRW ENTERPRISES, LLC, 419 SOUTH MAIN ST., REQUESTING A VARIANCE FROM THE SUBDIVISION REGULATIONS.**

Mr. Wise came forward and explained to the Planning Commission that had he known about the regulations he would have never purchased the property. Mr. Wise also stated that he owned another subdivision called Tallokas Springs and he purchased this property with the intent of doing another subdivision. Mr. Wise stated that he could not afford to pave the subdivision and if he did he would have a hard time selling the lots because he would have to ask for more money per lot. Commission Member Harry Oxley stated that this sounded like an economic hardship. Commission Member Warren Taylor stated that this sounded to him like the same incident as Morman Seed Company.

ACTON TAKEN ON THE APPLICATION SUBMITTED BY KRW ENTERPRISES, LLC.

After discussion, Commission Member Warren Taylor made a motion to table the application until the August 14, 2000 meeting contingent with Mr. Lease contacting the County Roads & Bridges to find out if they will accept a dirt road instead of a paved road. Second was made by James Willis. Those voting in favor of the motion were Warren Taylor and James Willis. Those opposed were William Gay, Sonny Murphy, Harry Oxley, Wayne Perry and Kenneth Wallace. Demetrius Walker abstained from voting.

Commission Member Warren Taylor made a motion to extend the variance from Section 5.04 based on the fact that the project was in process prior to the Subdivision Regulations and that Mr. Wise would not have purchased the property had he known about the regulations. Second was made by James Willis. Those in favor were Warren Taylor, James Willis and Kenneth Wallace. Opposed were William Gay, Sonny Murphy, Harry Oxley, and Demetrius Walker. Wayne Perry abstained from voting. The application for the variance was denied.

VIII. AN APPLICATION FROM MATT FRIEDLANDER, REQUESTING A VARIANCE FROM THE SUBDIVISION REGULATIONS REGARDING FLAG LOTS.

Kirk Friedlander, representing Matt Friedlander, came forward and told the Planning Commission that according to the regulations, flag lots are required to have an eighty foot frontage and he wanted a variance from eighty foot to thirty foot frontage. Kirk stated that he understood the Planning Commissions stand that if the request isn't approved he would start over and come back next month.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY MATT FRIEDLANDER.

After a discussion, based on our review, the Moultrie-Colquitt County Planning Commission voted unanimously to deny the request for variance from Section 2.01.9. Motion was made by Commission Member Sonny Murphy and second was made by Harry Oxley.

IX. ADJOURNMENT

No further business to discuss, the meeting was adjourned.

Floyd Jarson
CHAIRMAN

SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION CALLED MEETING ON AUGUST 8, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Sonny Murphy; William Gay; Wayne Perry; Kenneth Wallace; Jim Cox; Warren Taylor; Evelyn Mitchell; Harry Oxley & James Willis.

MEMBERS ABSENT: Demetrius Walker & Rev. CE Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order and recognized Steven Lease, Director Community Development & Planning, to introduce Jim Cox as a new member to the Planning Commission.

Chairman Faison introduced Tony Rojas, City Manager, who asked that we have a called meeting to discuss and review a proposal for a Broadband Telecommunications Network.

I. Mr. Rojas first discussed the services that would be available through the network. The services included video programming, high- speed data, energy management, telecommunications services, and interactive services. He indicated that the initial service offerings would focus on video programming and high-speed data. The services will be delivered over a 750 MHz capacity hybrid fiber/coax network with two-way capability and will be interconnected with the Municipal Electric Authority of Georgia's network. The fiber network will run to nodes spaced to serve over 500 homes and/or business. He further discussed the channel line-up that may be available on the cable system and explained that a citizen's committee would be established to review and recommend video programming.

Mr. Rojas established the market context in which the proposed network would be developed. He discussed the present services provided by AT & T (formerly TCI). He proceeded to explain the differences between the City's proposed services and those presently offered by AT&T. He emphasized that the private sector is not providing the advanced information technology services necessary for rural Georgia to compete in a changing economy which relies more and more on information technology.

After several questions from Planning Commission members regarding market competition in the broadband telecommunications market area, Mr. Rojas describe the administrative and operating structure for the network. He explained in detail that the City of Moultrie would retain all rights relative to service offerings, service packaging and rates in its service areas.

Finally, Mr. Rojas discussed the means of financing the project. He explained that revenue bonds would be issued by the Moultrie-Colquitt County Industrial Development Authority. The series 2000 bonds would be issued in an amount of approximately $9,250,000. The present financing terms anticipate an average coupon rate of 5.05%. The bonds will be repaid over twelve (12) years.

The Planning Commission asked questions regarding the service area, the costs to individual consumers, the beginning date of construction, and the estimated time for completion of construction. Having all its questions answered in detail, the Planning Commission moved that it had found that the City Council has studied the development of the broadband telecommunications network and deferred to the City Council to decide the course of action relating to the proposed network and how it would best serve the public interest. Motion was made by Commission Member Evelyn Mitchell. Second was made by William Gay and it carried unanimously.

Floyd Fairs

CHAIRMAN

SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY AUGUST 14, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Kenneth Wallace; William Gay; Sonny Murphy; Wayne Perry; Warren Taylor; Demetrius Walker; James Willis; Jim Cox; & Evelyn Mitchell.

MEMBERS ABSENT: Rev. CE Shepheard & Harry Oxley.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member William Gay made a motion to approve the minutes as written. Second was made by James Willis and it carried unanimously.
Chairman Faison wanted to take a minute to thank everyone for attending the meetings and stress how important it is that everyone attend all meetings so that we may have a quorum.

II. AN AMENDMENT TO THE CITY OF MOULTRIE ZONING ORDINANCE SECTION 4.32 SIGNS.

Steven Lease, Director-City Planning Dept., stated that he has only been here four months, but has noticed that our sign ordinance definitely needs to be addressed. Mr. Lease stated that the ordinance doesn't address the MUD-Multiple Use District nor does it address free-standing signs.

Steven stated that the changes are (1) Establishing standards for the Historic District(mixed use development zone). (2) Setting definitive height standards (20 feet for commercial and industrial districts; 4 feet for the historic district) for free standing signs. Our current regulations do not set forth a clear limit on the height of freestanding signs. (3) Setting definitive area standards for freestanding signs-120 square feet for commercial and industrial uses and varying for the MUD based on lineal frontage. The only restriction that the City's present ordinance has is that a "pole mounted" sign on a lot that is less than 150 feet wide cannot have a pole mounted sign that is larger than 32 square feet. (4) More clearly defining what types of signs are allowed and what types are not AND more clearly defining the time, manner, and place in which signs can be displayed. (5) Requiring permits for portable signs and limiting the time period for which they can be displayed(60 days). Political signs generally treated as portable; however, there is also a provision to use them as residential signs as long as the overall area is not exceeded for the lot in the district.

Several Planning Commission members expressed concern about whether the regulations are restrictive enough in the MUD(Historic District). In particular, the maximum size of individual freestanding signs was thought to be potentially too large if the property owner is allowed "x" square feet per side as opposed to " x" square feet solely. Concern was also expressed about the measuring of the height of freestanding signs in all districts from the ground to the bottom of the sign as opposed to limiting the overall height from the ground to the top of the sign. Steven also stated that there is nothing preventing the City from mending the sign regulations again in the future if the administration finds that there are difficulties or if the results are not as desirable as we want.

After lengthy discussion regarding the sing ordinance, Commission Member William Gay made a motion to recommend to the City Council that they adopt the proposed sign ordinance.
Second was made by James Willis and it carried unanimously.

III. ADJOURNMENT:

No further business to discuss, the meeting was adjourned.

Floyd Farer

CHAIRMAN

[illegible]

SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD OCTOBER 9, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Harry Oxley; William Gay; Sonny Murphy; Wayne Perry; Warren Taylor; Rev. Shepheard; Demetrius Walker; & James Willis.

MEMBERS ABSENT: Kenneth Wallace; Evelyn Mitchell & Jim Cox.

CALL TO ORDER:

Chairman Fasion called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member William Gay made a motion to approve the minutes as written. Second was made by Rev. Shepheard and it carried unanimously.

II. APPLICATION FROM DR. JERRY & CANDACE LEE, REQUESTING TO REZONE .30 ACRES LOCATED IN THE KINGWOOD GARDENS SUVBDIVISION FROM C-3 (COMMERCIAL DISTRICT) TO M-1 (LIGHT & SERVICE INDUSTRIAL DISTRICT) ZONING.

Based on our review and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to recommend to the City Council that the application for M-1 (Light & Service Industrial District) zoning be denied. Motion was made by Commission Member Reverend Shepheard and second by William Gay.

III. AN APPLICATION FROM MATT FRIEDLANDER, REQUESTING TO SUBDIVIDE THE PROPERTY LOCATED ON R.L. NORMAN RD. NORMAN PARK.

Based on our review and Charles Weathers, County Code Enforcement Officer's recommendation, the Planning Commission voted unanimously to approve the request for preliminary and final plats for the Deerwood Place Subdivision. Motion was made by Commission Member James Willis and second by Rev. Shepheard.

IV. ADJOURNMENT

No further business to discuss, the meeting was adjourned.

Floyd Faison
CHAIRMAN

SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD NOVEMBER 13, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Sonny Murphy; William Gay; Evelyn Mitchell; Harry Oxley; James Willis and Jim Cox.

MEMBERS ABSENT: Wayne Perry; Kenneth Wallace; Warren Taylor; Demetrius Walker And Rev. CE Shepheard.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member Harry Oxley made a motion to approve the minutes as written. Second was made by Evelyn Mitchell and it carried unanimously.

II. PRELIMINARY AND FINAL PLAT APPROVAL-LONNIE COOPER COMMERCIAL SUBDIVISION LOCATED BETWEEN MOULTRIE-ADEL HWY., EAST BYPASS AND COUNTY FARM ROAD.

Based on our review and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for preliminary and final plat. Motion was made by Commission Member William Gay and second by Evelyn Mitchell.

III. PRELIMINARY AND FINAL PLAT APPROVAL-DONALD WILDER.

Based on our review and Charles Weathers-County Code Officer's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for preliminary and final plat. Motion was made by Commission Member Sonny Murphy and second by Evelyn Mitchell.

IV. ADJOURNMENT.

With no further business to discuss the meeting was adjourned.

Floyd Faison
CHAIRMAN

D Conway
SECRETARY

MINUTES OF THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY, DECEMBER 11, 2000 AT 7:00 PM IN COUNCIL CHAMBERS OF CITY HALL

MEMBERS PRESENT: Floyd Faison; Harry Oxley; William Gay; Sonny Murphy; Warren Taylor; James Willis and Jim Cox.

MEMBERS ABSENT: Kenneth Wallace; Evelyn Mitchell; Wayne Perry; Rev. Shepheard and Demetrius Walker.

CALL TO ORDER:

Chairman Faison called the meeting to order.

I. APPROVAL OF MINUTES:

Commission Member William Gay made a motion to approve the minutes as written. Second was made by James Willis and it carried unanimously.

II. REQUEST FROM LAURA DOUGLAS FOR AN OPEN AIR BUSINESS-MINIATURE GOLF COURSE-1.64 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 5TH ST SE AND 26TH AVE SE.

Based on their review and Community Development & Planning's recommendation, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for an open air business with stipulation that the lighting and fencing requirements are approved by the City Planning Department. Motion was made by Commission Member Harry Oxley and second by James Willis.

III. ADJOURNMENT:

No further business to discuss, the meeting was adjourned.

Floyd Faison
CHAIRMAN

Hornwell
SECRETARY