MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY MARCH 13, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMEBERS PRESENT:

Lillar Shepheard; Evelyn Mitchell; Willie Yates; Wayne Perry; Warren Taylor; Stephen Rykard; Sonny Murphy; William Gay; William Sellers; Margaret Mathis and Harry Oxley

MEMBERS ABSENT:

Jack D. Byrd

CALL TO ORDER:

Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:

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

AGENDA ITEM A
Reviewed an application from Randy Mc Corve requesting final plat approval for a major subdivision located Lower Meigs Road & Kendallwood Church Road.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for Final Plat for a major subdivision. Motion was made by Commission Member Sonny Murphy and second by Willie Yates.

AGENDA ITEM B
Reviewed an application from Charles & Terri Salter requesting Preliminary Plat approval for a major subdivision located off the Sumner Road.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a major subdivision. Motion was made by Commission Member Stephen Rykard and second by Evelyn Mitchell. Sonny Murphy withdrew from voting on this application.

AGENDA ITEM C

Reviewed an application from EMC Engineering Services, Inc. Requesting preliminary plat approval for Iris Court, 161.9 acres located off of Tallokas Road.

Ben Lockhart came before the commission to answer questions. Concerns about the wetlands, storm water retention, traffic congestion and density, was discussed. The project will be done in phases. Ronald Burton suggested that we consult with the county to give close consideration of the roadways. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for Preliminary Plat for a major subdivision, pending that the concerns with the preliminary plat are satisfied. Motion was made by Commission Member William Gay and second by Willie Yates.

AGENDA ITEM D

Application from Todd Buckner Designs, requesting Final Plat approval for Southern Baell Subdivision Phase 1A, 28.61 acres located off of US HWY 319.

Attorney Fallin and Todd Buckner came before the commission to answer questions. Attorney Fallin submitted Southern Baell Subdivision Declaration of Restrictions to the commission. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for Final Plat for a major subdivision. Motion was made by Commission Member Stephan Rykard and second by Wayne Perry.

AGENDA ITEM E

Application from Rajendrasinh Raolji, requesting a Variance from Article XV (Design Standards for Commercial Development) for property at 900 Veterans Parkway North.

Scott Skinner with Statewide Engineering came before the commission to answer questions. Scott Skinner submitted a Conceptual Plan for a Holiday Inn Express (4 story structure).

The first variance regarded the 150' set back. Warren Taylor asked if more land could be purchased or if the canopy could be moved to the side of the structure. Scott Skinner stated that the plans would have to be re-submitted to move the canopy around to the side and that would be costly, but that it can be done.

The second variance regarded the minimum road frontage of 200'. Again it was mentioned that more land should be purchased to enable the property to have the 200' frontage. Pravin Patel came before the commission and stated that more land was not available for purchase.

The third variance regarded the impervious surfaces having 66% of surface. It was suggested that the structure be moved further back from the road and the parking lot restructured in order to comply.

Warren Taylor asked Daniel Parrish-Planning & Community Development Building Official, what was his recommendation. Daniel Parrish stated that he has concerns with the set back of the canopy and the road frontage. Warren Taylor stated the options available for this application to comply.

1. Move building back.
2. Buy more land.

Commissioner Willie Yates made a motion to discuss and vote on the variances, no second. The motion failed. Motion was made by Commission Member Harry Oxley to deny the application and seconded by Willie Yates and it carried by a vote of 7 to 3 to deny. Warren Taylor stated that we should let the developer know the concerns and what the fix would be in a certified letter.

AGENDA ITEM F

Application from JBC Albany, requesting to annex 15.02 acres located in Land Lot 338 of the 8th Land District of Colquitt County, Georgia. Upon annexation JBC Albany request that the property be zoned R-TH (Town House District).

Daniel Parrish-Planning & Community Development Building Official, at the request of the applicant, came before the Commission to ask that this application be tabled until the next meeting.

AGENDA ITEM G

Application from Hugh Andrew Harden, requesting to rezone 10.38 acres located in Land Lot 353 or the 8th Land District of Colquitt County, Georgia from R-1 A (Single Family Residential District) to R-PUD (Residential Planned Unit Development District).

Based on its review and information received, the Moultrie-Colquitt County Planning Commission made a unanimous decision to approve the request to rezone Land Lot 353 R-PUD (Residential Planned Unit Development District). Motion was made by Commission Member Stephan Rykard and second by Evelyn Mitchell.

OTHER BUSINESS

Ronald Burton-Director of Community Planning and Development came forward and stated that Regina Strickland Bass is the new secretary for the Planning & Community Development Department. Ronald went on to state that the 2nd Phase of the APA Web Conference training of the Planning Commission would be held on Wednesday, March 22, 2006, at 3:45 PM at the Police Department Firing Range.

ADJOURNMENT:

Commissioner Stephen Rykard made a motion to adjourn the meeting. Commissioner Willie Yates seconded the motion and it carried unanimously.

Chairman, Warren Taylor

Secretary, Regina Strickland Bass

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY APRIL 10, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:

Lillar Shepheard, Evelyn Mitchell, Willie Yates, Harry Oxley, Wayne Perry, Margaret Mathis, Warren Taylor, William Sellers, Sonny Murphy and William Gay

MEMBERS ABSENT:

Jack D. Byrd and Stephan Rykard

CALL TO ORDER:

Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:

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

AGENDA ITEM A

Reviewed an application from Lynn Lassetter requesting Final Plat approval for Shadow Lake Subdivision located on Minisee Road.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted unanimously to approve the request for Final Plat for Shadow Lake Subdivision. Motion was made by Commission Member Lillar Shepheard and second by Willie Yates.

AGENDA ITEM B

Reviewed an application from Keith Murphy requesting Preliminary Plat approval for Simpson Field located at Paul Murphy Road and Kendallwood Church Road.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a major subdivision. Motion was made by Commission Member Sonny Murphy and second by William Gay.

AGENDA ITEM C

Reviewed an application from Keith Murphy requesting Preliminary Plat approval for Simpson Place located off Paul Murphy Road

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a major subdivision. Motion was made by Commission Member William Sellers and second by Willie Yates.

AGENDA ITEM D

Reviewed an application from Dick Traylor requesting Preliminary Plat approval for The Goldleaf Subdivision, located at Dick Traylor Road and Woodmen Road.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. This subdivision will be used for Manufactured Housing. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a major subdivision. Motion was made by Commission Member William Gay and second by William Sellers. Wayne Perry abstained from voting.

OTHER BUSINESS

Ronald Burton approached the Commission to thank all of those who participated in the APA Web Conferencing. Ronald Burton went on to state that the city had a final review of the new draft subdivision regulations. The SW Georgia RDC will submit the final draft along with an Executive Summary to the Planning Commission at an upcoming meeting. Paul Forgey, of the SW Georgia RDC, will be invited to a Planning Commission meeting to make a presentation on Land Use.

ADJOURNMENT:

No further business to discuss the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland Bass

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY MAY 8, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:

Lillar Shepheard, Margaret Mathis, Wayne Perry, Stephen Rykard, Warren Taylor, Sonny Murphy, Harry Oxley

MEMBERS ABSENT:

Jack D. Byrd, Willie Yates, William Sellers, William Gay and Evelyn Mitchell

CALL TO ORDER:

Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:

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

AGENDA ITEM I

Application from Robert J. Short & Coy A. Short, requesting to rezone 7.52 acres, located in Land Lot # 309 of the 8th land district of Colquitt County, Georgia. (411 17th Avenue S.W.) Robert J. Short & Coy A. Short requests to rezone from R 1-A (Single-Family Residential District) to R-PUD (Residential Planned Unit Development District) zoning.

Ashley Wallace, Slocumb Company Real Estate Agent, at the request of the applicant, came before the Commission to state that the applicant has no intent to develop this property himself, that the applicant plans to market to sale. Daniel Parrish, Planning & Community Development Building Official, came forward and presented a PowerPoint Presentation of the property. Grover Reeves, W.F. Farmer, Martha Yost and Wanda Hill came forward to speak against the application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to deny the request for rezoning. Motion was made by Commission Member Sonny Murphy and second by Stephen Rykard.

AGENDA ITEM II

Application from Jack R. Wilson, Jr., on the behalf of Matt Friedlander, requesting to rezone 3.0 acres, located in Land Lot # 337 & Land Lot # 308 of the 8th land district of Colquitt County, Georgia. (1900 Block of South Main Street) Jack R. Wilson requests to rezone from R 1-A (Single-Family Residential District) to R-PUD (Residential Planned Unit Development District) zoning.

Ran Wilson, of Random Designs Architectural Solutions, came forward at the request of the applicant to answer any questions by the Commission. Mr. Wilson presented the Commission with a Site Plan stating that this project is Low Density, Single Family-2 BDRM Site Built Homes, and vinyl fence along South Main, thick hedge, paved alley and heavily landscaped. Applicant Matt Friedlander came forward to further discuss the idea of the homes to be built at this location will follow the "Patio House" design. Ran Wilson will approve exterior elevations. Mr. Friedlander continued the discussion by stating that this property will have Covenants. Anthony Moser, Robert Skerratt, Ellen May and John McGlamery came forward to speak against the application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning. Motion was made by Commission Member Stephen Rykard and second by Harry Oxley. Lillar Shepheard abstained from voting on this application.

AGENDA ITEM III

Application for a Major Subdivision from Dick Traylor requesting Final Plat approval for The Gold Leaf Subdivision, 11.59 acres located on the corner of Dick Traylor Road & Woodmen Road. It is located in the Land Lot # 217 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer any questions. This subdivision will be used for Manufactured Housing. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Final Plat for a Major Subdivision. Motion was made by Commission Member Sonny Murphy and second by Harry Oxley.

AGENDA ITEM IV

Application for a Major Subdivision from Sweetwater Inc., requesting Preliminary Plat approval for the Moultrie Sweetwater Subdivision Phase 1, 6.52 acres located on the corner of Ragin Road & L. B. Nevels Road. It is located in the Land Lot # 428 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer any questions. This subdivision will be used for Site Built Homes with City Water. Developer Bruce Warren presented a Site Plan and discussed plans regarding the Subdivision. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Stephen Rykard and second by Lillar Shepheard.

AGENDA ITEM V

Application for a Major Subdivision from Terry D. Wise and Randy E. Weeks, requesting Preliminary Plat approval for the Sloan Creek Subdivision, 44.11 acres located off Gene McQueen Road. It is located in the Land Lot # 431 & 432 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Margaret Mathis and second by Stephen Rykard.

AGENDA ITEM VI

Application for a Major Subdivision from W. Thomas Sumner, LLC, requesting Preliminary Plat approval for the Stonebridge Subdivision, 19.65 acres located off Dunn Road. It is located in the Land Lot # 265 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Harry Oxley and second by Stephen Rykard.

AGENDA ITEM VII

Application for a Major Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 1 Subdivision, 13.68 acres located off Davis Road. It is located in the Land Lot # 65 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Stephen Rykard and second by Harry Oxley.

AGENDA ITEM VIII

Application for a Major Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 2 Subdivision, 15.13 acres located off Davis Road. It is located in the Land Lot # 65 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Sonny Murphy and second by Harry Oxley

AGENDA ITEM IX

Application for a Minor Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 3 Subdivision, 5.20 acres located off James Weaver Road. It is located in the Land Lot # 65 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Minor Subdivision. Motion was made by Commission Member Stephen Rykard and second by Wayne Perry.

AGENDA ITEM X

Application for a Minor Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 4 Subdivision, 9.40 acres located off James Weaver Road. It is located in the Land Lot # 65 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Minor Subdivision. Motion was made by Commission Member Lillar Shepheard and second by Stephen Rykard.

AGENDA ITEM XI

Application for a Major Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 5 Subdivision, 10.30 acres located off Moye Road. It is located in the Land Lot # 27 & 28 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Margaret Mathis and second by Harry Oxley.

AGENDA ITEM XII

Application for a Major Subdivision from E.L. & Dorothy Wasdin, requesting Preliminary Plat approval for the Edinburgh Estates Unit # 6 Subdivision, 47.08 acres located off Davis & James Weaver Road. It is located in the Land Lot # 65 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Sonny Murphy and second by Harry Oxley.

OTHER BUSINESS

Ronald Burton – Director of Planning & Community Development stated that July 11-12, 2006, would be the Community Planning Institute in Tifton and to please return your registration on or before May 23, 2006. Mr. Burton stated that the City of Moultrie will host a Quality Growth Resource Team July 23 – 28, 2006. The members of the Moultrie-Colquitt County Planning Commission are invited to attend.

ADJOURNMENT:

No further business to discuss the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY JUNE 12, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:
Warren Taylor, Willie Yates, Sonny Murphy, William Gay, William Sellers, Lillar Shepheard, J.D. Byrd and Margaret Mathis

MEMBERS ABSENT:
Evelyn Mitchell, Harry Oxley, Wayne Perry and Stephen Rykard

CALL TO ORDER:
Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:
Commission Member William Sellers made a motion to approve the minutes as written. Second was made by Commission Member Margaret Mathis and it carried unanimously.

AGENDA ITEM III
Consider an application for a Major Subdivision from Sweetwater Inc., requesting Final Plat approval for the Moultrie Sweetwater Subdivision Phase I, 6.52 acres located on the corner of Ragin Road & L.B. Nevels Road. It is located in the Land Lot #428 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for a Major Subdivision. Motion was made by Commission Member Sonny Murphy and second was made by William Gay and it carried unanimously.

AGENDA ITEM IV
Consider an application for a Major Subdivision from J.R. Traylor, requesting Preliminary Plat approval for the Gold Leaf Subdivision, 20.14 acres located off the Dick Traylor Road. It is located in the Land Lot #217 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member J.D. Byrd and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM V
Consider an application for a Major Subdivision from Hazel Payne, requesting Preliminary Plat approval for the Sterling Crossing Phase II, 32.808 acres located Tallokas Road. It is located in the Land Lot #442 & 479 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer any questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member William Gay and second was made by Sonny Murphy. Commission Member J.D. Byrd opposed.

AGENDA ITEM VI

Consider an application from Young Men's Christian Association of Moultrie, GA, Inc. dba Moultrie YMCA, requesting to rezone 14.601 acres, located in Land Lot # 353 of the 8th land district of Colquitt County, Georgia. (700 Block of 26th Avenue SE) The Moultrie YMCA requests to rezone from R-PUD (Residential Planned Unit Development District) to R-1A (Single-Family Residential District) zoning.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Applicant Robert Swadel, Director of the YMCA, came forward to state that the current YMCA property is zoned R-1A and this rezoning is to make all the property zoned the same. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning 14.601 acres to R-1A. Motion was made by Commission Member Lillar Shepheard and second was made by William Sellers and it carried unanimously.

AGENDA ITEM VII

Consider an application from Young Men's Christian Association of Moultrie, GA, Inc. dba Moultrie YMCA, requesting to annex 33.54 acres located in Land Lot Numbers 337, 338 & 353 in the 8th Land District of Colquitt County, Georgia. (600 Block of 26th Avenue SE) Proposing to zone the property R-1A Single Family Residential District upon annexation.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of R-1A (Single Family Residential District) upon approval of annexation by City Council. Motion was made by Commission Member Sonny Murphy and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM VIII

Consider an application from Rocky Hufstetler, on the behalf of Ola Ledbetter and Frances Tomlinson, requesting to rezone .75 acres, located in Land Lot # 337 of the 8th land district of Colquitt County, Georgia. (0 5th Avenue S.E.) Rocky Hufstetler requests to rezone from R 1-A (Single-Family Residential District) to R-3 (Multiple-Dwelling Residential District) zoning.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Rocky Hufstetler, of Rose City Realty Inc., came forward, on the behalf of Ola Ledbetter and Frances Tomlinson, to answer any questions by the Commission. Mr. Hufstetler presented the Planning Commission with a Duplex House Plan to show the Commission the style and floor plan of the Duplex to be built on this property once rezoned. Mr. Hufstetler went on to state that this property would house two duplex units with paved parking and leaving as many trees as possible. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning .75 acres to R-3. Motion was made by Commission Member J.D. Byrd and second was made by William Gay and it carried unanimously.

AGENDA ITEM IX

Consider an application from Lannie Baker, requesting to rezone 1.55 acres, located in Land Lot # 308 of the 8th land district of Colquitt County, Georgia. (400 12th Avenue S.E.) Lannie Baker requests to rezone from C-1R (Neighborhood Business District-Restricted) to R-1B (Single-Family Residential District) zoning.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning 1.55 acres to R-1B. Motion was made by Commission Member Willie Yates and second was made by William Gay and it carried unanimously.

AGENDA ITEM X

Consider an application from the Moultrie Fire Department, on the behalf of The City of Moultrie, requesting to annex 2.05 acres located in Land Lot 353 in the 8th Land District of Colquitt County, Georgia. (700 Block of 26th Avenue SE) Proposing to zone the property R-1A Single Family Residential District upon annexation.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of R-1A (Single Family Residential District) upon approval of annexation by City Council. Motion was made by Commission Member Sonny Murphy and second was made by Lillar Shepheard and it carried unanimously.

AGENDA ITEM XI

Consider an application from The Moultrie Fire Department, on the behalf of The City of Moultrie, requesting to annex 2.19 acres located in Land Lot 305 in the 8th Land District in Colquitt County, Georgia. The property is located 818 GA HWY 133 South. Proposing to zone the property C-4 Special Business-Municipal Building District upon annexation.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of C-4 (Special Business-Municipal Building District) upon approval of annexation by City Council. Motion

was made by Commission Member Willie Yates and second was made by Margaret Mathis and it carried unanimously.

OTHER BUSINESS:
Chairman Warren Taylor stated that the Community Planning Institute Training is scheduled in July 11 & 12, 2006. Chairman Taylor continued by asking if any other members wanted to attend that have not already sent in their registration. Chairman Taylor did state that Hotel accommodations are unavailable and suggested car-pooling.

Ronald Burton – Director of Planning & Community Development approached the commission by stating that the Quality Resource Team will be visiting July 23 – 28, 2006. Mr. Burton continued by saying that we have been receiving donations from the business community. Mr. Burton thanked the County for donating $4000 to the Resource Team visit.

ADJOURNMENT:
No further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY JULY 10, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:
Warren Taylor, Willie Yates, Sonny Murphy, William Gay, William Sellers, Lillar Shepheard, J.D. Byrd, Margaret Mathis, Evelyn Mitchell, Harry Oxley, and Stephen Rykard

MEMBERS ABSENT:
Wayne Perry

CALL TO ORDER:
Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:
Commission Member Sonny Murphy asked that the verbiage of minutes in reference to Agenda Items VII, X and XI be revised as follows;

- Agenda Item VII – paragraph 2: sentence 2 shall read, Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of R-1A (Single Family Residential District) upon approval of annexation by City Council;
- Agenda Item X – paragraph 2: sentence 2 shall read, Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of R-1A (Single Family Residential District) upon approval of annexation by City Council;
- Agenda Item XI – paragraph 2: sentence 2 shall read, Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of C-4 (Special Business-Municipal Building District) upon approval of annexation by City Council.

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

AGENDA ITEM III
Consider an application from Craig Braswell, requesting to rezone a combined total of 2.03 acres, located in Land Lot # 354 of the 8th land district of Colquitt County, Georgia. (2550 5th Street SE). Mr. Braswell requests to rezone from C-2 (General Business District) and R-TH (Townhouse District) to R-3 (Multiple-Dwelling Residential District) zoning.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Applicant Craig Braswell came forward to answer questions by the Commission. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning a combined total of 2.03 acres to R-3. Motion was made by Commission Member Jack D. Byrd, Jr. and second was made by William Sellers and it carried unanimously.

AGENDA ITEM IV

Consider an application from Lynn Lasseter, requesting to annex 68.67 acres located in Land Lot # 383 in the 8th Land District of Colquitt County, Georgia. (4100 Block of South Main Street) Mr. Lasseter is proposing to zone the property R-1B (Single Family Residential District) upon annexation.

Daniel Parrish, City Building Official, came before the Planning Commission to present a Power Point Slide Presentation of the property. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend zoning of R-1A (Single Family Residential District) upon approval of annexation by City Council. Motion was made by Commission Member Willie Yates and second was made by Evelyn Mitchell. Commission Member Lillar Shepheard opposed; the motion was carried.

AGENDA ITEM V

Consider an application for a Minor Subdivision from Ken and Glenda Apperson, requesting Preliminary Plat approval for the Bonnie Tuk Road Subdivision, 12.28 acres located on Bonnie Tuk Road. This property is located in the Land Lot #224 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions.

Earnest Western, of 256 Allegood Road, stated that his property adjoins this location; voiced concerns in reference to wet area on the property. Mr. Western suggested a test of the land, while under wet conditions. Mr. Western stated that there might be a tax easement for another year on this property.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Minor Subdivision. Motion was made by Commission Member Sonny Murphy and second was made by Harry Oxley and it carried unanimously.

AGENDA ITEM VI

Consider an application for a Major Subdivision from Sinclair Family Properties, LLC, requesting Preliminary Plat approval for the Whispering Pines Subdivision, 34.80 acres located on Shade Murphy Road. This property is located in the Land Lot # 401 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Duncan Sinclair approached the Commission to answer questions. The Commission had no questions for Mr. Sinclair. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member William Gay and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM VII

Consider an application for a Major Subdivision from Bo Riggins, requesting Preliminary Plat approval for the Pilco Estates, 113.29 acres located off Harper Road and Cheyenne Way. This property is located in the Land Lot # 339 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Jack D. Byrd and second was made by Sonny Murphy. Commission Member Harry Oxley abstained; the motion carried.

AGENDA ITEM VIII

Consider an application for a Major Subdivision from Ray Gene Williams, requesting Preliminary Plat approval for the Matthews Corner Subdivision, 39.06 acres located on the corner of Dean Matthews and Jonah Tillman Road. This property is located in the Land Lot # 387 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Evelyn Mitchell and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM IX

Consider an application for a Major Subdivision from Ray Gene Williams, requesting Preliminary Plat approval for the Hopewell Meadows Subdivision, 52.16 acres located on Hopewell Church Road. This property is located in the Land Lot # 387 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Evelyn Mitchell and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM X

Consider an application for a Major Subdivision from Ray Gene Williams, requesting Preliminary Plat approval for the Green Hills Subdivision Phase I, 87.82 acres and Phase II, 158.62 acres located off Sardis Church Road. These properties are located in the Land Lot # 343 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat of a Major Subdivision. Phase I motion was made by Commission Member Sonny Murphy and second was made by Evelyn Mitchell and it carried unanimously. Phase II motion was made by Commission Member William Sellers and second was made by Willie Yates and it carried unanimously.

AGENDA ITEM XI
Other Business

a. Letter from Caroline & Richard Thralls and The Citizens for the Preservation of Moultrie

   Chairman Taylor referenced the letter from Caroline & Richard Thralls and The Citizens for the Preservation of Moultrie and asked if there were questions from any of the Planning Commissioners concerning the letter. Ronald Burton, Director of Planning and Community Development, approached the Commission stating that Caroline & Richard Thralls and The Citizens for the Preservation of Moultrie presented this letter to the City Council. Mr. Burton continued by stating that since the letter also addresses the Planning Commission, Mr. Burton felt it necessary for the Planning Commission to have a copy of the letter as a regard to the decision-making concerning the area of Moultrie as listed in the letter.

b. Moultrie-Colquitt County Planning Commission By-Law Amendments

   The Moultrie-Colquitt County Planning Commission agreed to further study the Code of Ordinances before a decision would be made.

Other Business:
Chairman Taylor opened discussion concerning the Community Planning Institute Training in Tifton, Georgia on July 11 & 12, 2006 and suggested car-pooling.

Ronald Burton, Director of Planning and Community Development, approached the Commission to state that the Georgia Resource Team visit is July 24 – 28, 2006 and that the Stakeholders meeting will be held Monday, July 24, 2006, in the Colquitt County High School Cafeteria at 7:00 PM. Mr. Burton encouraged all Planning Commissioners to attend.

ADJOURNMENT:
With no further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY AUGUST 14, 2006 AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:
Warren Taylor, Willie Yates, Evelyn Mitchell, William Gay, Harry Oxley, Stephen Rykard, William Sellers, Lillar Shepheard, Jack D. Byrd and Wayne Perry

MEMBERS ABSENT:
Sonny Murphy, Margaret Mathis

CALL TO ORDER:
Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:
Commission Member William Gay made a motion to approve the minutes as written. Second was made by Commission Member Stephen Rykard and it carried unanimously.

AGENDA ITEM I
Consider an application for a Major Subdivision from W. Lynn Lassetter, Ralph E. Underwood and Robert Costin, requesting Preliminary Plat approval for the Hillside Lakes Subdivision, 82.80 acres located on Wilburn Murphy Road. This property is located in the Land Lot # 331 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision with the suggestion that the developers' install accelerate and decelerate lanes. Motion was made by Commission Member Jack D. Byrd and second was made by Harry Oxley and it carried unanimously.

AGENDA ITEM II
Consider an application for a Major Subdivision from W. Thomas Sumner, LLC, requesting Final Plat approval for the Stonebridge Subdivision Phase II, 19.65 acres located on Dunn Road. This property is located in the Land Lot # 265 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer, at the request of the Commission, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Stephen Rykard and second was made by Lillar Shepheard. Commission Member Jack D. Byrd opposed; the motion carried.

OTHER BUSINESS:
Chairman Taylor opened discussion concerning the Moultrie-Colquitt County Planning Commission By-Laws Amendments. After discussion by the Commission members the Commission voted to approve the Amendments.

In the proposed amendments Section 4-1 read as follows:

> *Every other year, at the regular meeting of the Commission held in the month of April, a Vice-Chairman shall be elected. The current Vice-Chairman will surpass to Chairman. These officer's positions are rotated between a County Appointee and a City Appointee at the end of each term. Members shall be notified in writing of the date, time and place of the election of the Vice-Chairman at least fifteen (15) days prior to the regular April meeting. Each officer shall serve until relieved of his duties as herein provided.*

The Commission recommended "his" in the last sentence be changed to "their"; however, in an effort to maintain consistency, "his" will be changed to read:

> *Each officer shall serve until relieved of his or her duties as herein provided.*

Motion was made by Commission Member William Sellers and second was made by Evelyn Mitchell and it carried unanimously.

Chairman Taylor then thanked all Commission members in attendance and to those Commission members who participated with the Quality Growth Resource Team visit. Chairman Taylor then read a thank you letter from Julie Brown of Georgia Department of Community Affairs (DCA) for his participation.

Ronald Burton, Director of Planning and Community Development, stated that DCA would have a report in approximately 90 days from the visit. Mr. Burton also expressed appreciation and thanks to the County for resources. Mr. Burton than stated that the Planning and Community Development Department is planning to send the Zoning Ordinance, Sign Ordinance and the Comprehensive Plan for review by the Southwest Georgia Regional Development Center, pending budget resources.

ADJOURNMENT:
With no further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES FROM THE MOULTRIE-COLQUITT COUNTY PLANNING COMMISSION MEETING HELD MONDAY, SEPTEMBER 11, 2006, AT 7:00 PM IN COUNCIL CHAMBERS AT CITY HALL

MEMBERS PRESENT:
Warren Taylor, Sonny Murphy, Evelyn Mitchell, William Gay, Harry Oxley, Stephen Rykard, Margaret Mathis, Jack D. Byrd and Wayne Perry

MEMBERS ABSENT:
Willie Yates, Lillar Shepheard and William Sellers

CALL TO ORDER:
Chairman Warren Taylor called the meeting to order.

APPROVAL OF MINUTES:
Chairman Warren Taylor asked for the verbiage of minutes in reference to the Planning Commission By-Laws Amendments Section 4-1, be revised for consistency with the proposed amendments as follows:

> *Every other year, at the regular meeting of the Commission held in the month of April, a Vice-Chairman shall be elected. The current Vice-Chairman will surpass to Chairman. These officer's positions are rotated between a County Appointee and a City Appointee at the end of each term. Members shall be notified in writing of the date, time and place of the election of the Vice-Chairman at least fifteen (15) days prior to the regular April meeting. Each officer shall serve until relieved of his or her duties as herein provided.*

Commission Member Stephen Rykard made a motion to approve the minutes with changes. Second was made by Commission Member Evelyn Mitchell and it carried unanimously.

AGENDA ITEM I
Consider an application from James M. Jeter and Daniel B. Jeter, requesting Final Plat approval for the Southside Medical Park Subdivision, 15.3 acres located at Laurel Court. This property is located in the Land Lot # 383 of the 8th land district of Colquitt County, Georgia.

Daniel Jeter, joint applicant, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for Final Plat for Southside Medical Park Subdivision, .68 acres including common areas located at Laurel Court. Motion was made by Commission Member Stephen Rykard and second was made by Evelyn Mitchell and it carried unanimously.

AGENDA ITEM II
Consider an application for a Major Subdivision from Hazel Payne, requesting Final Plat approval for the Sterling Crossing Phase II, 32.8 acres located on off Tallokas Road. This property is located in the Land Lot #'s 442 & 479 of the 8th land district of Colquitt County, Georgia.

Tabled prior to the meeting per Rene Hawkins, Administrative Specialist, EMA/Compliance Office.

AGENDA ITEM III

Consider an application for a Major Subdivision from Bo Riggins, requesting Final Plat approval for the Pilco Estates, 113.29 acres located on off Harper Road and Cheyenne Way. This property is located in the Land Lot # 339 of the 8th land district of Colquitt County, Georgia.

Tabled prior to the meeting per Rene Hawkins, Administrative Specialist, EMA/Compliance Office.

OTHER BUSINESS:

Chairman Warren Taylor opened the floor for other business. Commission Member Stephen Rykard suggested a moratorium on accepting subdivision applications. After discussion the Ronald Burton, Director of Planning and Community Development, announced he would invite staff from the Southwest Georgia Regional Development Center to attend the next Planning Commission meeting or schedule a work session on the subject.

STAFF COMMENTS:

Ronald Burton, Director of Planning and Community Development, stated no other comments.

ADJOURNMENT:

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

Sonny Murphy

Chairman, Sonny Murphy

8-13-07

Secretary, Regina Strickland

Minutes From
The Moultrie-Colquitt County Planning Commission Meeting
Held Monday, October 9, 2006 at 7:00 PM
In Council Chambers at City Hall

Members Present:
Warren Taylor, Evelyn Mitchell, Sonny Murphy, Harry Oxley, Stephen Rykard, William Sellers, Lillar Shepheard, Jack D. Byrd, Margaret Mathis and Wayne Perry

Members Absent:
Willie Yates and William Gay

Call To Order:
Chairman Warren Taylor called the meeting to order.

Approval of Minutes:
Commission Member Harry Oxley made a motion to approve the minutes as written. Second was made by Commission Member Stephen Rykard and it carried unanimously.

Agenda Item III
Consider an application for a Major Subdivision from Bo Riggins, requesting Final Plat approval for the Pilco Estates, 113.29 acres located off Harper Road and Cheyenne Way. This property is located in the Land Lot # 339 of the 8th land district of Colquitt County, Georgia.

Russell Moody, County Compliance Officer, came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Sonny Murphy and second by Evelyn Mitchell. Commission Members Lillar Shepheard and William Sellers abstained from voting. The motion was approved.

Agenda Item IV
Consider an application from Universal Health Services, Inc. – Al Hornung, represented by Chris Akers, with Littlejohn Engineering Associates, requesting a Special Use Permit for Turning Point Hospital for the construction of a free-standing residence care building that will accommodate 20 additional beds. This property is located in the Land Lot # 353 in the 8th land district of Colquitt County, Georgia. (3015 S Veterans Pkwy)

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. John Parker, of Littlejohn Engineering, came before the commission to answer questions concerning the project. Mr. Parker stated that the back entrance would be used for fire access only with 20-foot of vegetation and a five-foot fence. Ben Marion, Director of Turning Point Hospital, came before the commission to state that the housing accommodations will serve female patients. Heather McCormick, of Davis Stokes Architecture Firm, came before the commission and stated that all processes will be followed for the construction of the addition to the facility.

Lauen Hildebrant, of 8 Waterford Way, approached the commission to state that he is in favor of the addition. Carolyn Newsome, of 7 Waterford Way, approached the Commission and opposed the addition. Ms. Newsome is concerned about the type of fence and the traffic that would be generated with the back entrance. Mr. Marion replied that physicians, nurses and maintenance personnel would use the back entrance. Landscaping between the front parking lot and rear entrance will prevent drive through traffic between the two areas.

After discussion between Ben Marion, Director of Turning Point, Carolyn Newsome, resident of Cobblestone, and the Commission it was decided that a six-foot high solid material fence will be constructed along the boundary between Turning Point Hospital and the Cobblestone Subdivision for a distance of 350 linear feet beginning at the right-of way-line of 31st Avenue S.E.

Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the Special Use Permit with a special condition that a six-foot high solid material fence will be constructed along the boundary between Turning Point Hospital and the Cobblestone Subdivision for a distance of 350 linear feet beginning at the right-of way-line of 31st Avenue S.E. Motion was made by Commission Member Stephen Rykard and second by Evelyn Mitchell. Commission Member Wayne Perry opposed and Commission Members Lillar Shepheard and William Sellers abstained. The motion was approved.

Agenda Item V

Consider an application from Todd Buckner Designs, Inc represented by Lanier Engineering, Inc., requesting to rezone 9.032 acres, located in Land Lot # 400 of the 8th land district of Colquitt County, Georgia. (East side of Hwy 319 S between Pavo Road and Mary's Lane) Todd Buckner Designs, Inc., requests to rezone from R-1B (Single-Family Residential District) to R-PUD (Residential Planned Unit Development District).

Daniel Parrish made a PowerPoint Presentation about the property. Todd Buckner, of Todd Buckner Designs, came before the Commission to answer questions. Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend rezoning of R-1B (Single-Family Residential District) to R-PUD (Residential Planned Unit Development District). Motion was made by Commission Member Sonny Murphy and second by Harry Oxley. The motion was approved.

Agenda Item VI

Considered an application from Rajendrasinh Raolji of Bhole Hospitality Inc., represented by Tom Kirbo, of Kirbo Law Firm, requesting an Appeal from Article XV (Design Standards for Commercial Development) of the Zoning Ordinance requiring a commercially zoned building to adhere to the 200 feet minimum road frontage. This property is located in the Land Lot # 246 in the 8th land district of Colquitt County, Georgia. (900 Veterans Parkway)

Daniel Parrish made a PowerPoint Presentation about the property. Tom Kirbo, of Kirbo Law Firm, approached the Commission. Attorney Kirbo made referrals to the Zoning Ordinance in reference to the 200-foot road frontage. Paul Forgey, of Southwest Georgia Regional

Development Center, came before the Commission with his report concerning the Bhole Hospitality Variance Issue. Commission Member Jack D. Byrd made a motion to deny the application and Harry Oxley seconded. The motion failed. Commission Member Evelyn Mitchell made a motion to table the application until the Planning Commission receives legal advice, Stephen Rykard seconded the motion; the motion carried unanimously.

A letter will be sent to the City Manager, Bob Hopkins, requesting an interpretation of the Shared 200-foot road frontage by the City Attorney.

Other Business:
Chairman Warren Taylor opened the floor for other business. No other business was discussed.

Staff Comments:
Ronald Burton, Director of Planning and Community Development, stated on Friday, October 6, 2006, Paul Forgey-Planning Director of Southwest Georgia RDC, Bob Hopkins-City Manager, Commissioner Rykard and Mr. Burton met to discuss a possible moratorium on accepting subdivision applications.

Commissioner Rykard's has concerns with the lack of growth plans that we have. Commissioner Rykard recommends a letter be written to the Moultrie City Council and the Colquitt County Board of Commissioners with an attachment that outlines the number of subdivisions that have been presented to the Planning Commission in the period from August 2005 through August 2006. Commissioner Rykard potential concerns are of density, fees and true planning.

Paul Forgey stated that Planning and Zoning are a very important part of our community. Ideally the way Zoning is implemented is through a Comprehensive Plan. Our Comprehensive Plan is about 12 years old. Our Comprehensive Plan is due an update by 2008.

Bob Hopkins, City Manager, explained when discussing a moratorium you have to clearly define what is being talked about and to fully understand the meaning of a moratorium. Mr. Hopkins continued by stating that we need to "heighten the awareness" of the Planning Commission, City Council and the County Commission that we need to start to talking comprehensively and coordinately about this topic.

Jack D. Byrd, County Administrator, explained that the county has a little different situation as the county does not have the problem of infrastructure.

Commissioner Rykard made a motion that we present a letter to the Moultrie City Council and the Colquitt County Board of Commissioners with an attachment that outlines the number of subdivisions that have been presented to the Planning Commission in the period from August 2005 through August 2006. Commissioner Rykard stated the letter needs to address the dialog between the City Council, County Commission and the Planning Commission on a Comprehensive Plan for Colquitt County and the City of Moultrie concerning growth and the lack of planning for growth. Commission Member Evelyn Mitchell seconded the motion and the motion carried unanimously.

Adjournment:
With no further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES

Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, November 13, 2006 - 7:00 PM
Council Chamber, Municipal Building

Members Present:
Chairman Warren Taylor, William Gay, Harry Oxley, Stephen Rykard, Jack D. Byrd, Margaret Mathis and Wayne Perry

Members Absent:
Willie Yates, Sonny Murphy, Lillar Shepheard, William Sellers and Evelyn Mitchell

Others Present:
Secretary Regina Strickland, Ronald Burton-Director of Planning and Community Development, Daniel Parrish-Building Official, Claire Feazel-Neighborhood Development Specialist and Russell Moody-County Code Officer / EMA Director.

Call To Order:
Chairman Warren Taylor called the meeting to order.

Approval of October 9, 2006 meeting minutes:
Commission Member Stephen Rykard made a motion to approve the minutes as written. Second was made by Commission Member Harry Oxley and it carried unanimously.

Approval of October 30, 2006 called meeting minutes:
Commission Member William Gay made a motion to approve the minutes as written. Second was made by Commission Member Stephen Rykard and it carried unanimously.

Agenda Item IV
Consider an application from 3M Properties, represented by Lanier Engineering, Inc., requesting a Preliminary Plat Approval of 14.285 acres, located in Land Lot # 400 of the 8th land district of Colquitt County, Georgia. Located at the SE corner of the intersection of HWY 319 S and Pavo Road (GA HWY 33).

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Gregg Bacon, of Lanier Engineering, came before the commission to answer questions concerning the project. Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for a Preliminary Plat. Motion was made by Commission Member Stephen Rykard and second by Margaret Mathis and it carried unanimously.

Agenda Item V

Consider an application from Mark Galphin, requesting to rezone 0.818 acres, located in Land Lot # 292 of the 8th land district of Colquitt County, Georgia. (505 & 507 Washington Street) Mr. Galphin requests to rezone from R-2 (Two-Family Residential District) to C-3 (Commercial District).

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Mr. Galphin came before the commission to answer questions concerning the project and described the property use for a climate controlled storage building.

Ms. Yvonne Stancil, of 508 Jefferson Street, approached the Commission and opposed the rezoning. Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to deny rezoning to C-3. Motion was made by Commission Member Jack D. Byrd and second by Margaret Mathis. Commission Member William Gay opposed. The motion was approved.

Agenda Item VI

Interpretation from City Attorney Mickey Waller concerning a Joint Usage of 200 feet Road Frontage for the Moultrie-Colquitt County Planning Commission. Application was made by Rajendrasinh Raolji of Bhole Hospitality Inc., represented by Tom Kirbo, of The Kirbo Law Firm.

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Dorothy McCranie, of The Kirbo Law Firm, spoke to the Commission in favor of the variance on behalf of her client Rajendrasinh Raolji of Bhole Hospitality Inc.

Tom Kirbo, of The Kirbo Law Firm, approached the Commission echoing Mrs. McCranie's comments.

Carter Barnes, of Aluma-Panel of Moultrie, Inc., came before the Commission in favor of the variance.

Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to table this application until a new variance application is submitted clarifying the 200-foot road frontage between Bhole Hospitality Inc. and Carter Barnes. Motion was made by Commission Member Stephen Rykard and second by William Gay and it carried unanimously.

The Planning Commission voted to hold a called meeting on Wednesday, November 29, 2006 at 6 pm to consider the clarified application as discussed above. Motion was made by Commission Member Stephen Rykard and second by Harry Oxley and it carried unanimously.

Agenda Item VII

Consider an application from Stalcot Trading Company, LLC DBA: The Exchange Lot – Thomas W. Stallings, represented by, Marty Oberleitner. Mr. Stallings is requesting a special use permit for The Exchange Lot in order to operate a used car sales lot. The lot would rent spaces for vehicle owners to park their vehicle and sell the vehicle personally. This property is located in the Land Lot # 353 & 384 in the 8th land district of Colquitt County, Georgia. (3031 S Veterans Pkwy)

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Marty Oberleitner, representing The Exchange Lot, came before the commission to answer questions concerning the project. Based on their review and information received, the Moultrie-

Colquitt County Planning Commission voted to recommend approval of the Special Use Permit. Motion was made by Commission Member Stephen Rykard and second by Jack D Byrd and it carried unanimously.

Agenda Item VIII

Consider an application for a Major Subdivision from Keith Murphy, requesting Final Plat approval for Simpson Field, 12.14 acres located on the corner of Paul Murphy and Kendallwood Church Road. This property is located in the Land Lot # 359 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request for Final Plat for a Major Subdivision. Motion was made by Commission Member Harry Oxley and second by William Gay the motion carried unanimously.

Agenda Item IX

Consider an application for a Major Subdivision from Keith Murphy, requesting Final Plat approval for Simpson Place, 11.12 acres located on Paul Murphy. This property is located in the Land Lot # 359 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request for Final Plat for a Major Subdivision. Motion was made by Commission Member William Gay and second by Margaret Mathis the motion carried unanimously.

Agenda Item X

Consider an application for a Major Subdivision from Medders Enterprises, Inc., requesting Preliminary Plat approval for Newton Crest, 43.09 acres located on David Newton Road. This property is located in the Land Lot # 249 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer came before the Planning Commission to answer questions. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request for Preliminary Plat for a Major Subdivision. Motion was made by Commission Member Harry Oxley and second by William Gay. Commission Members Stephen Rykard and Jack D. Byrd opposed the vote. The motion passed.

Agenda Item XI

Consider an application from Robert and Beth Tilson, requesting a variance from the Colquitt County Subdivision Regulations. Mr. and Mrs. Tilson request the placement of a mobile unit on the back of their property for use by Mrs. Tilson's elderly mother. This property is located in the Land Lot #365 and 364 of the 8th land district of Colquitt County, Georgia. (132 Bull Creek Road – Riverwood Subdivision)

Russell Moody-County Code Officer came before the Planning Commission to answer questions. Beth Tilson approached the Commission and explained the living arrangements needed for her elderly mother. Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request for a variance from the Colquitt

County Subdivision Regulations for the placement of a mobile unit on the back of the property for use by Mrs. Tilson's elderly mother. Motion was made by Commission Member Stephen Rykard and second by Margaret Mathis the motion carried unanimously.

Agenda Item XII

Consider an application for a Major Subdivision from Rick Owens, requesting Preliminary Plat approval for Sweetwater Subdivision, 56.606 acres located at Ragin Road, Hwy 319 S. and L.B. Nevels Road. This property is located in the Land Lot # 428 of the 8th land district of Colquitt County, Georgia.

Russell Moody-County Code Officer came before the Planning Commission to answer questions. Based on its review and information received, Commission Member Steven Rykard made a motion to deny the application and Jack D. Byrd seconded. The motion failed. Commission Member Harry Oxley made a motion to approve the application and Margaret Mathis seconded the motion with the stipulation that the City Subdivision requirements are met. Commission Members Stephen Rykard, Jack D. Byrd and Wayne Perry opposed the vote. Chairman Taylor voted in favor of the approval. The motion was approved.

Other Business:

Chairman Warren Taylor opened the floor for other business. No other business was discussed.

Growth Issues:

Commission Member Stephen Rykard submitted a letter for the Planning Commission approval addressing the growth issues to the Moultrie City Council and Colquitt County Board of Commission.

Staff Comments:

Ronald Burton, Director of Planning and Community Development, approached the Commission stating the Quality Resource Team will return to Moultrie to discuss the communication strategy as a result from the July visit. The tentative date for the Quality Resource Team visit is November 30, 2006.

Adjournment:

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

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES

Called Session
of the
Moultrie-Colquitt County Planning Commission
Wednesday, November 29, 2006 - 6:00 PM
Council Chamber, Municipal Building

Members Present:
Chairman Warren Taylor, William Gay, Margaret Mathis, Wayne Perry, Lillar Shepheard, Willie Yates, Harry Oxley and Evelyn Mitchell

Members Absent:
Jack D. Byrd, Sonny Murphy, William Sellers and Stephen Rykard

Others Present:
Secretary Regina Strickland, Ronald Burton-Director of Planning and Community Development, Daniel Parrish-Building Official and Claire Feazel-Neighborhood Development Specialist

Call To Order:
Chairman Warren Taylor called the meeting to order.

Agenda Item II
Consider an application from Bhole Hospitality Inc., represented by Tom Kirbo, of Kirbo Law Firm, requesting a variance from Article XV (Design Standards for Commercial Development) of the Zoning Ordinance requiring a commercially zoned building to adhere to the required 200' of road frontage. This property is located in the Land Lot # 246 in the 8th land district of Colquitt County, Georgia. (900 Veterans Parkway)

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Tom Kirbo, of Kirbo Law Firm, came before the commission to answer questions concerning the project. Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request of a variance from the 200-foot road frontage requirement. Motion was made by Commission Member Margaret Mathis and second by Evelyn Mitchell. Commission Members Harry Oxley and William Gay opposed the vote. The motion passed.

Adjournment:
With no further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland

MINUTES

Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, December 11, 2006 - 7:00 PM
Council Chamber, Municipal Building

Members Present:
Chairman Warren Taylor, William Gay, Harry Oxley, Stephen Rykard, Jack D. Byrd, Margaret Mathis, Wayne Perry, Willie Yates, Sonny Murphy, Lillar Shepheard, William Sellers and Evelyn Mitchell

Members Absent:
All members in attendance

Others Present:
Acting Secretary Claire Feazel-Neighborhood Development Specialist, Ronald Burton-Director of Planning and Community Development and Daniel Parrish-Building Official

Call To Order:
Chairman Warren Taylor called the meeting to order.

Approval of November 13, 2006 meeting minutes:
Commission Member Stephen Rykard made a motion to approve the minutes as written. Second was made by Commission Member William Gay and it carried unanimously.

Approval of November 29, 2006 called meeting minutes:
Commission Member William Gay made a motion to approve the minutes as written. Second was made by Commission Member Evelyn Mitchell and it carried unanimously.

Agenda Item IV
Consider an application from Joe and Martha Bolin, represented by Kevin Singh, requesting to rezone 0.668 acres, located in Land Lot # 291 and 292 of the 8th land district of Colquitt County, Georgia. (905 5th Ave SE) Mr. and Mrs. Bolin request to rezone from C-1T (Neighborhood Business District, Transitional) to C-1 (Neighborhood Business District).

Daniel Parrish-City of Moultrie Building Official, made a PowerPoint Presentation about the property. Joe Bolin came before the commission to answer questions. Based on their review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request for rezoning. Motion was made by Commission Member Harry Oxley and second by Willie Yates and it carried unanimously.

Other Business:
Chairman Warren Taylor opened the floor for other business. No other business was discussed.

Staff Comments:
Ronald Burton, Director of Planning and Community Development, approached the Commission and thanked all of the Commissioners for a productive year and for making quorums at each meeting. Mr. Burton continued by stating the Quality Growth Resource Team will visit on December 13, 2006. Chairman Taylor asked the status of the letter submitted by the Commission to City Council and the County Commissioners. Mr. Burton responded by stating no response as of yet.

Adjournment:
With no further business to discuss; the meeting was adjourned.

Chairman, Warren Taylor

Secretary, Regina Strickland