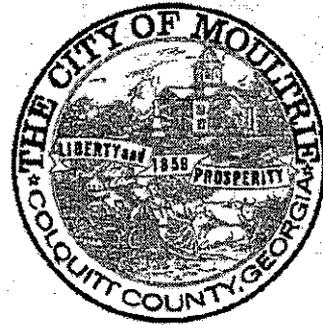


**CITY OF MOULTRIE  
PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

P. O. Box 3368  
Moultrie, Georgia 31776  
(229) 890-5405 Fax (229) 985-9495



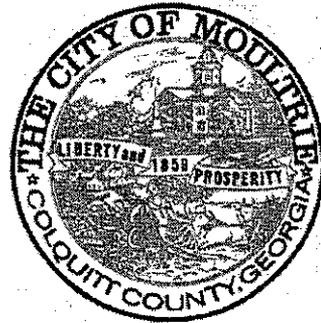
**TO:** Moultrie-Colquitt County Planning Commission Members  
**FROM:** Regina Strickland, Secretary  
**DATE:** January 6, 2009  
**SUBJECT:** January 12, 2009, Planning Commission Meeting

The Moultrie-Colquitt County Planning Commission will not meet Monday, January 12, 2009.  
No requests have been filed with the City or County.

**C:** Mike Scott, City Manager  
Marion Hay, Interim County Administrator  
Lester Castellow, County Attorney  
Deborah Cox, Colquitt County Clerk  
Paul Forgey, Southwest Georgia RDC  
Kenneth Hannon, Fire Chief  
Roger King, Utilities Director  
Daniel Parrish, Planning and Community Development Director  
John C. Peters, Colquitt County Zoning Officer  
Roger Ruis, Director of Engineering  
Mickey Waller, City Attorney  
Danny Ward, Public Works Director

**CITY OF MOULTRIE  
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**TO:** Moultrie-Colquitt County Planning Commission Members  
**FROM:** Regina Strickland, Secretary  
**DATE:** January 21, 2009  
**SUBJECT:** February 9, 2009, Planning Commission Meeting

The Moultrie-Colquitt County Planning Commission will not meet in regular session Monday, February 9, 2009. No requests have been filed with the City or County.

**C:** Mike Scott, City Manager  
Marion Hay, Interim County Administrator  
Lester Castellow, County Attorney  
Deborah Cox, Colquitt County Clerk  
Paul Forgey, Southwest Georgia RDC  
Kenneth Hannon, Fire Chief  
Roger King, Utilities Director  
Daniel Parrish, Planning and Community Development Director  
John C. Peters, Colquitt County Zoning Officer  
Roger Ruis, Director of Engineering  
Mickey Waller, City Attorney  
Danny Ward, Public Works Director

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, March 9, 2009  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

Chairman Sonny Murphy, and Commissioners Gene Abbett, Margaret Mathis, Harry Oxley, Charlie Powell, Stephen Rykard, Lillar Shephard, Warren Taylor and Secretary Regina Strickland.

### **Absent**

Commissioners William Gay, Camila McLean, Evelyn Mitchell and Wayne Perry

### **Call To Order:**

Chairman Murphy called the meeting to order at 6:05 p.m.

### **Approval of December 8, 2008, regular meeting minutes:**

Commissioner Taylor made a motion to approve the minutes as written. Second was made by Commissioner Oxley. The motion passed unanimously.

### **Agenda Item II**

*Consider an application from Jerry Frazier, Jr., represented by Randy Bates, requesting a variance from Article XV (Design Standards for Commercial Development); Section 15.05.c.2, of the City of Moultrie Zoning Ordinance, requiring all trees in the 50-foot wide buffer strip shall be preserved. This property is located in Land Lot # 242 of the 8<sup>th</sup> land District of Colquitt County, Georgia (609 GA Hwy 133 South).*

Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to review the applicant's status with the current landscape plan.

Mr. Randy Bates approached the Commission to answer questions concerning this development.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the request with the following stipulations. First, the landscape plan submitted at this meeting with trees from the City of Moultrie approved list of trees shall be followed; second, that the landscape plan is completed within 60 days from the date the clearing of the trees in this 50-foot buffer; finally, the long range City of Moultrie guidelines are followed. Motion was made by Commissioner Abbett and seconded by Rykard.

**Agenda Item III**

*Consider an application for a Major Subdivision from Tom Sumner, requesting Final Plat approval for Cypress Lake Subdivision Phase II, 6.18 acres located on Jonah Tillman Road in Land Lot # 387 & 388 of the 8<sup>th</sup> land district of Colquitt County, Georgia.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Rykard. Second was made by Commissioner Shephard. The motion passed unanimously.

**Agenda Item IV**

*Consider an application for a Major Subdivision from Ken and Glenda Apperson, requesting Final Plat approval for Sunbelt Subdivision Phase I, 8.136 acres located on Jonah Tillman Road. This property is located in the Land Lot # 388 of the 8<sup>th</sup> land district of Colquitt County, Georgia.*

Mr. Peters approached the Commission to discuss the property.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Rykard. Second was made by Commissioner Oxley. The motion passed unanimously.

**Agenda Item V – Other Business**

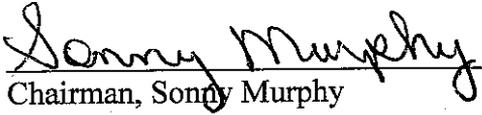
Chairman Murphy opened the floor reminding the Commission; First (1) April, May, June, July, August, and September meetings will begin at 7:00 p.m., and second (2) at the April meeting Stephen Rykard will supersede as the Chairman of the Planning Commission and the vice-chairperson position will be open for county nominations.

**Agenda Item VI – Staff Comments**

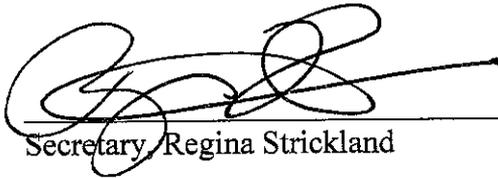
Mr. Parrish approached the Commission requesting the city appointed Commissioners that would like to attend the Planning and Zoning workshop in Camilla on April 14, to complete an application with the Planning and Community Development office by March 13, 2009.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:36 p.m. Motion was made by Commissioner Rykard. Second was made by Commissioner Taylor. The motion passed unanimously.

  
Chairman, Sonny Murphy

4/13/09  
Date

  
Secretary, Regina Strickland

4/13/09  
Date

## MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, April 13, 2009  
7:00 PM  
Council Chambers, Municipal Building

### Present

Chairman Sonny Murphy, and Commissioners Gene Abbett, William Gay, Camila McLean, Margaret Mathis, Harry Oxley, Wayne Perry, Charlie Powell, Stephen Rykard, Warren Taylor and Secretary Regina Strickland.

### Absent

Commissioners Evelyn Mitchell and Lillar Shephard

### Call To Order:

Chairman Murphy called the meeting to order at 7:00 p.m.

### Approval of March 9, 2009, regular meeting minutes:

Commissioner Abbett made a motion to approve the minutes as written. Second was made by Commissioner Rykard. The motion passed unanimously.

### Agenda Item II

*Consider an application for a Major Subdivision from Ken and Glenda Apperson, requesting Final Plat approval for Arrowhead Subdivision, 16.98 acres located on the J.O. Stewart Road. This property is located in Land Lot Number 168 of the 8<sup>th</sup> land district of Colquitt County, Georgia.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Taylor. Second was made by Commissioner Gay. The motion passed unanimously.

### Agenda Item III

*Consider an application from James and Peggy Fender requesting a variance from the Colquitt County Zoning Ordinance Article Number XIX Agricultural District Section 19.02 (15) Permitted Uses; to allow more than one dwelling unit on a two acre tract of land. This property is located in Land Lot Number 350 of the 8th Land District of Colquitt County, Georgia at 412 Hopewell Church Road.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property. Mr. Peters stated that the land owners are aware of the hardship variance requirements and regulations as described in the Colquitt County Zoning Ordinance in effect at the time of this meeting.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved, the variance is valid only as long as the hardship exists. Motion was made by Commissioner Abbett. Second was made by Commissioner Oxley. The motion passed unanimously.

#### **Agenda Item V – Other Business**

##### ***a. Proposed Sign Ordinance revisions***

Mr Parrish approached the Commission to review the proposed zoning ordinance revisions in Article IV Sec. 4.33 – Signs.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Rykard. Second was made by Commissioner Taylor. The motion passed unanimously.

Chairman Murphy opened the floor extending a thank you to the Commissioners for volunteering their time to serve on the Commission. Mr. Murphy presented a get well card for Ms. Mitchell and Ms. Shephard. Mr. Murphy announced Stephen Rykard as the 2009 – 2011 Chairman and then proceeded with this year's elections.

##### ***b. Vice-Chairperson and Secretary elections***

The Commission elected Regina Strickland as Secretary. Motion was made by Commissioner Abbett. Second was made by Commissioner Rykard.

After discussion the Commission elected Charlie Powell as 2009 – 2011 Vice-Chairman. Motion was made by Commissioner Gay. Second was made by Commissioner Oxley.

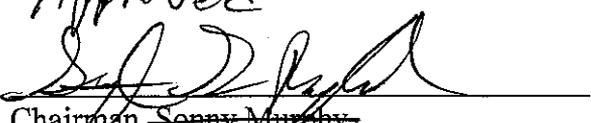
#### **Agenda Item VI – Staff Comments**

Mr. Peters approached the Commission reminding the attending Commissioners about the Planning and Zoning workshop in Camilla on April the 14<sup>th</sup>, from 9 a.m. to 4 p.m.

Commissioner Perry requested information concerning potential new businesses and Commissioner Taylor requested an update on the salvage yard on 319 N. Business route. Mr. Taylor requested Russell Moody attend the next meeting to provide a status report concerning the salvage yard.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:42 p.m. Motion was made by Commissioner Rykard. Second was made by Commissioner Gay. The motion passed unanimously.

Approved  
  
Chairman, Sonny Murphy

5/11/09  
Date

  
Secretary, Regina Strickland

5/11/09  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, May 11, 2009  
7:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were: Chairman Stephen Rykard, and Commissioners Gene Abbett, Camila McLean, Margaret Mathis, Sonny Murphy, Harry Oxley, Wayne Perry, Lillar Shephard, and Secretary Regina Strickland.

### **Absent**

Commissioners: William Gay, Evelyn Mitchell, Charlie Powell, and Warren Taylor

### **Call To Order:**

Chairman Rykard called the meeting to order at 7:00 p.m.

### **Approval of April 13, 2009, regular meeting minutes:**

Commissioner Abbett made a motion to approve the minutes as written. Second was made by Commissioner Oxley. The motion passed unanimously.

### **Agenda Item II**

***Consider an application from David C. Kirk, representing Johnny E. Bozeman, requesting a Special Use Permit from the Colquitt County Zoning Ordinance Article Number XIX Agricultural District Section 19.03.7 (Special Permitted Uses); to allow the construction and operation of a 150 foot monopole. This property is located off Dunn Road in Land Lot Number 265 of the 8th Land District of Colquitt County, Georgia.***

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

Mr. David Kirk approached the Commission to speak in favor of the application.

No one came forward to speak against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Abbett. Second was made by Commissioner Oxley. The motion passed unanimously.

**Agenda Item V – Other Business**

Chairman Rykard opened the floor extending a thank you to Sonny Murphy for the past two years as chairman.

Mr. Harry Oxley's term expires in June 30, 2009, wishes to resign from the commission. Due to declining health reasons Ms. Evelyn Mitchell has submitted her resignation letter, effective immediately. Ms. Mitchell's term expires on April 1, 2011.

The commission requested the Colquitt County Commissioners appoint someone to replace Mr. Oxley and Ms. Mitchell.

Commissioner Shephard thanked the commission for her get well card.

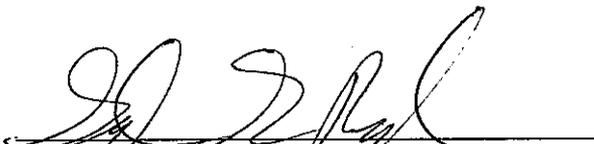
**Agenda Item VI – Staff Comments**

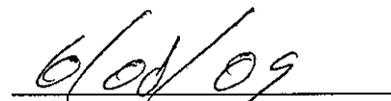
The commission briefly discussed representation for Colquitt County and the City of Moultrie when either entity has no applications for the commission. The commission agreed that both the County and City need representation at all of the planning commission meetings.

Commissioner Murphy requested an update concerning the salvage yard on 319 N. Business route.

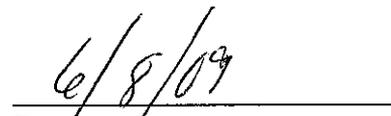
**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:17 p.m. Motion was made by Commissioner Murphy. Second was made by Commissioner Mathis. The motion passed unanimously.

  
\_\_\_\_\_  
Chairman, Stephen Rykard

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

  
\_\_\_\_\_  
Date

## MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, June 8, 2009  
7:00 PM  
Council Chambers, Municipal Building

### Present

Commissioners present were: Chairman Stephen Rykard, and Commissioners Gene Abbett, William Gay, Margaret Mathis, Charles Matthews, Camila McLean, Sonny Murphy, Harry Oxley, Wayne Perry, Charlie Powell, Lillar Shephard, Warren Taylor and Secretary Regina Strickland.

### Call To Order:

Chairman Rykard called the meeting to order at 7:00 p.m.

### Approval of May 11, 2009, regular meeting minutes:

Commissioner Murphy made a motion to approve the minutes as written. Second was made by Commissioner Powell. The motion passed unanimously.

### Agenda Item III

*Consider an application for a Major Subdivision from Ray Gene Williams, requesting Final Plat approval for Matthews Corner, 23.3 acres; located at the corner of Dean Matthews and Jonah Tillman Road, in Land Lot Number 387 of the 8<sup>th</sup> land district of Colquitt County, Georgia.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

After discussion and based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the request be approved as submitted. Motion was made by Commissioner Powell. Second was made by Commissioner Gay. The motion passed unanimously.

### Agenda Item IV

*Consider an application from Bert and Tonya Brown, requesting to rezone .537 acres; located in Land Lot Number 263, of the 8<sup>th</sup> land district of Colquitt county, Georgia, at 120 4<sup>th</sup> Street S.W. The Brown's request to rezone from R-2 (Two-Family Residential) to R-3 (Multi-Dwelling Residential) district.*

Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to discuss the property.

Mr. Bert Brown approached the Commission to answer questions concerning this application.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Powell and seconded by Oxley. The motion passed unanimously.

**Agenda Item V – Other Business**

Chairman Rykard welcomed Charles Matthew as a new member of the Commission. Chairman Rykard thanked Mr. Oxley for 28 years and Mrs. Mitchell for 18 of service a Planning Commissioners.

The Commission requested an update on the GA Car Credit landscaping progress. Mr. Parrish approached the Commission to provide the update.

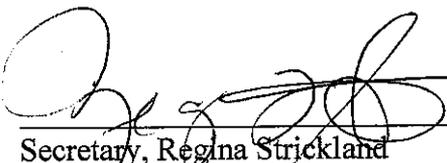
The Commission requested an update on the salvage yard on 319 N. Business Route. Chairman Rykard requests Russell Moody's attendance at the July 13<sup>th</sup> meeting to provide an update.

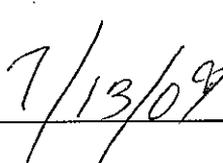
**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:34 p.m. Motion was made by Commissioner Gay. Second was made by Commissioner McLean. The motion passed unanimously.

  
\_\_\_\_\_  
Chairman, Stephen Rykard

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

  
\_\_\_\_\_  
Date

# MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, ~~June~~ 13, 2009 July 13, 2009  
7:00 PM  
Council Chambers, Municipal Building

## Present

Chairman Stephen Rykard, and Commissioners Gene Abbett, Richie Demott, William Gay, Charles Matthews, Sonny Murphy, Wayne Perry, Charlie Powell, Lillar Shephard, Warren Taylor and Secretary Regina Strickland.

## Absent

Commissioners: Margaret Mathis and Camila McLean.

## Call To Order:

Chairman Rykard called the meeting to order at 7:00 p.m.

## Approval of June 8, 2009, regular meeting minutes:

Commissioner Gay made a motion to approve the minutes as written. Second was made by Commissioner Powell. The motion passed unanimously.

The orders of the day were called.

## Agenda Item VI – Other Business

### a. Recognitions

Chairman Rykard recognized Mrs. Evelyn Mitchell for her 18 years of service and Mr. Harry Oxley for his 26 years of service to the Moultrie-Colquitt County Planning Commission.

Chairman Rykard reviewed procedure for stating motion.

## Agenda Item III

*Consider an application from Daniel L. Dunn requesting to annex 19.11 acres located at 302 U.S. Hwy 319 S. in Land Lot Number 400 & 401 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Dunn requests to zone the property C-3 (Commercial District)*

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission stating Daniel L. Dunn had withdrawn his application at this time.

#### **Agenda Item IV**

***Consider an application from Phyllis Brown (Raymond Bates) requesting a variance from the Colquitt County Zoning Ordinance Article Number X R-PUD, Residential Planned Unit Development District; Section 10.02(f) Permitted Uses; Manufactured homes must be compliant with all HUD (Housing and Urban Development) or DCA (Department of Community Affairs) regulations, requirements and certifications. This property is located in Land Lot Number 68 of the 8th Land District of Colquitt County, Georgia at 1010 North Peachtree Street, Doerun, Georgia.***

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval based on the updates, condition, and quality of the manufactured home. Motion was made by Commissioner Perry and seconded by Powell. The motion passed unanimously.

#### **Agenda Item V**

***Consider proposed revisions to the City of Moultrie Subdivision Regulations.***

Mr. Daniel Parrish approached the Commission discussing the proposed revisions to the City of Moultrie Subdivision Regulations.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the proposed revisions to the City of Moultrie Subdivision Regulations, as submitted. Motion was made by Commissioner Murphy and seconded by Gay. The motion passed unanimously.

#### **Agenda Item VII – Staff Comments**

Mr. Daniel Parrish notified the Commission of a book about the history of Colquitt County, entitled Images of Colquitt County.

#### **Agenda Item VI – Other Business**

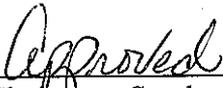
Chairman Rykard welcomed Richie Demott as a new member of the Commisison.

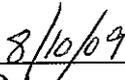
The Commission requested an update on the salvage yard on 319 N. Business Route. Chairman Rykard requests Russell Moody to provide an status on the cleaning up of the salvage yard the August 10<sup>th</sup> meeting.

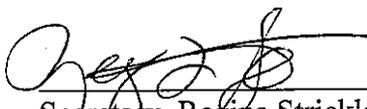
The Commission requested an update on the GA Car Credit landscaping progress. Mr. Parrish approached the Commission to provide the status of the project since the March 9, 2009, Planning Commission meeting.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:30 p.m. Motion was made by Commissioner Gay. Second was made by Commissioner Taylor. The motion passed unanimously.

  
\_\_\_\_\_  
Chairman, Stephen Rykard

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

  
\_\_\_\_\_  
Date

## MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, August 10, 2009  
7:00 PM  
Council Chambers, Municipal Building

### Present

Chairman Stephen Rykard, and Commissioners Gene Abbett, Richie Demott, Margaret Mathis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor and Secretary Regina Strickland.

### Absent

Commissioners: William Gay, Sonny Murphy, and Charlie Powell

### Call To Order:

Chairman Rykard called the meeting to order at 7:00 p.m.

### Approval of July 13, 2009, regular meeting minutes:

Commissioner Taylor made a motion to approve, with corrections. Second was made by Commissioner Abbett. The motion passed unanimously.

### Agenda Item I

*Consider an application from Yadullah Shourrahmati requesting a variance from the City of Moultrie Zoning Ordinance Article Number XV, Design Standards for commercial development; Section 15.05 (6) Materials. This property is located in Land Lot Number 245 of the 8th Land District of Colquitt County, Georgia at 1425 1<sup>st</sup> St NE, Moultrie, Georgia.*

Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to discuss the property.

Mr. David Hill came before the Commission to speak in favor of this application.

No one spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to postpone this variance request. The Commission postponed this application pending the submittal of an appropriate landscape plan. Motion was made by Commissioner McLean and seconded by Commissioner Taylor. The motion passed unanimously.

### Agenda Item II

*Consider an application from Del Lago Ventures, Inc., represented by CEI Engineering Associates, Inc., requesting to rezone 0.92 acres, located in Land Lot Number 216 of the 8<sup>th</sup> Land District of Colquitt County, Georgia (518 US Hwy 319 N.) Del Lago Ventures requests to rezone from R-1A (Single Family Residential District) to C-3 (Commercial District).*

Mr. Parrish approached the Commission to discuss the property.

Mr. Philip Cochran and Mr. Chip Ashley came before the Commission in favor of this application.

No one spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this rezoning application to City Council, as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Mathis. The motion passed unanimously.

**Agenda Item III**

*Consider an application from Mr. Jerry Baker requesting a variance from the Colquitt County Zoning Ordinance Article Number X R-PUD, Residential Planned Unit Development District; Section 10.02(f) Permitted Uses; Manufactured homes must be compliant with all HUD (Housing and Urban Development) or DCA (Department of Community Affairs) regulations, requirements and certifications. This property is located in Land Lot Number 257 of the 8th Land District of Colquitt County, Georgia at 1116 Ben Baker Road, Norman Park, Georgia.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval, to the County Board of Commissioners, based on the updates, condition, and quality of the manufactured home. Motion was made by Commissioner Abbett and seconded by Commissioner Shephard. The motion passed unanimously.

**Staff Comments**

Mr. Peters provided an update of the salvage yard on 319 N. Business Route.

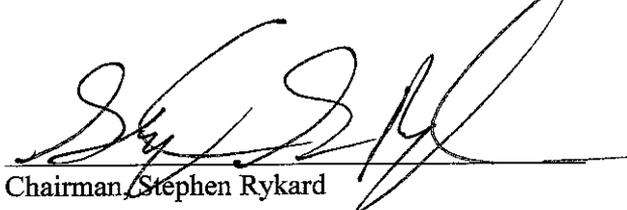
Mr. Parrish provided a copy of the letter to GA Car Credit concerning the landscaping progress since Planning Commission's March 9, 2009, decision.

**Other Business**

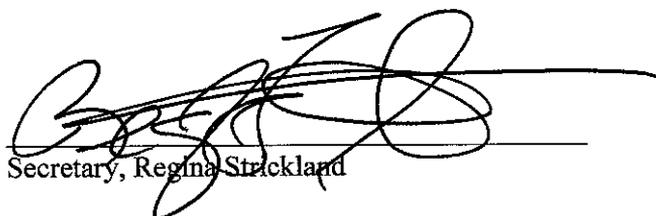
Commissioners held general discussion concerning the construction of buildings that are nonconforming to the City or County Zoning Ordinances.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 8:03 p.m. Motion was made by Commissioner McLean. Second was made by Commissioner Abbett. The motion passed unanimously.

  
Chairman, Stephen Rykard

9/14/09  
Date

  
Secretary, Regina Strickland

9/14/09  
Date

# MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, September 14, 2009  
7:00 PM  
Council Chambers, Municipal Building**

**Present**

Chairman Stephen Rykard, and Commissioners Gene Abbett, Richie Demott, Margaret Mathis, Charles Matthews, Sonny Murphy, Wayne Perry, Charlie Powell, Lillar Shepheard and Secretary Regina Strickland.

**Absent**

Commissioners: William Gay, Camila McLean, and Warren Taylor

**Call To Order:**

Chairman Rykard called the meeting to order at 7:01 p.m.

**Approval of August 10, 2009, regular meeting minutes:**

Commissioner Abbett made a motion to approve, as submitted. Second was made by Commissioner Matthews. The motion passed unanimously.

**Agenda Item I**

***Consider an application from Yadullah Shourrahmati requesting a variance from the City of Moultrie Zoning Ordinance Article Number XV, Design Standards for commercial development; Section 15.05 (6) Materials. This property is located in Land Lot Number 245 of the 8th Land District of Colquitt County, Georgia at 1425 1<sup>st</sup> St NE, Moultrie, Georgia.***

Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to discuss the property.

Mr. David Hill and Mr. Yadullah Shourrahmati came before the Commission to speak in favor of this application.

No one spoke against this application.

Based on its review and information received from Mr. Yadulla Shourrahmati and Mr. David Hill, Commissioner Mathis made a motion to deny the applicant's request for a variance, seconded by Commissioner Perry. Commissioners Abbett, Demott, Matthews, Murphy, and Shepheard opposed the motion. The motion failed with a 2-6 vote.

Commissioner Demott made a second motion, based on the current phase of this development, to grant the variance, as presented, with stipulations that a landscape buffer shall be planted on the back side of the building. The landscape plan will require East Palatka Holly trees with a minimum 2.5" caliper, seventy-two inches in height, and planted three-feet apart. Additionally, the applicant will plant Sweet Viburnum, minimum seven gallon size, offset three feet apart with

the Holly trees. The motion was seconded by Commissioner Powell. Commissioners Perry and Mathis opposed the motion. The motion carried with a 6-2 vote.

**Staff Comments**

Ms. Claire Feazel, Neighborhood Development Specialist, invited the Commission to the Moultrie City Council meeting on October 6, 2009, at 5:00 p.m. The Moultrie City Council will present a Proclamation honoring October 2009 as National Community Planning Month.

**Other Business**

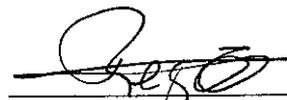
Commissioners discussed the construction of buildings that are nonconforming to the City or County Zoning Ordinances. The Commission inquired about plan review processes in the City and County. John Peters, Daniel Parrish, and City Building Official Robert Bailey, approached the Commission to explain the process.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:57 p.m. Motion was made by Commissioner Mathis. Second was made by Commissioner Matthews. The motion passed unanimously.

Approved, as corrected  
Chairman, Stephen Rykard

10/12/09  
Date

  
Secretary, Regina Strickland

10/12/09  
Date

# MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, October 12, 2009  
6:00 PM  
Council Chambers, Municipal Building

## Present

Chairman Stephen Rykard, and Commissioners Gene Abbett, Richie Demott, Margaret Mathis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor and Secretary Regina Strickland

## Absent

Commissioners: William Gay, Sonny Murphy, and Charlie Powell

## Call To Order:

Chairman Rykard called the meeting to order at 6:00 p.m.

## Approval of September 14, 2009, regular meeting minutes:

Commissioner Abbett made a motion to approve, the minutes with corrections. Second was made by Commissioner Matthews. Commissioners Taylor and McLean abstained. The motion passed with a 5-2 vote.

Commissioner Demott entered at 6:03 p.m

## Agenda Item III

*Consider an application from Michael Lawson, requesting Final Plat approval for 9.27 acres located on Cole Road. This property is in Land Lot Number 437 of the 9<sup>th</sup> Land District of Colquitt County, Georgia.*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner McLean and seconded by Commissioner by Abbett. The motion passed unanimously.

## Agenda Item IV

*Consider an application from Ronnie Fields, requesting a variance from the Colquitt County Zoning Ordinance Article Number XIX Agricultural District Section 19.02 (15) Permitted Uses or Section 19.05 (1) Design Standards; to allow more than one dwelling unit on a two acre tract of land. This property is located in Land Lot Number 21 of the 9th Land District of Colquitt County, Georgia at 460 Jim Clark Road, Omega, Georgia.*

Mr. Peters approached the Commission to discuss the property.

No one came forward to speak for or against this application.

After a lengthy discussion, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, with the following stipulation: This variance will expire when the hardship dissolves, at which time, the secondary structure will be moved. Motion was made by Commissioner Shephard and seconded by Commissioner Mathis. The motion passed unanimously.

**Agenda Item V**

***Consider an application from T-Mobile South, LLC., represented by Kimberly Adams, requesting a Special Use Permit from the Colquitt County Zoning Ordinance Article Number XIX Agricultural District Section 19.03.7; to allow the construction and operation of a 285-foot freestanding telecommunications lattice tower. This property is located at the Northeast corner of Destiny Road and County Farm Road, in Land Lot Number 260 of the 8th Land District of Colquitt County, Georgia.***

Mr. Peters approached the Commission to discuss the property.

Ms. Kimberly Adams spoke in favor of this application.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Matthews and seconded by Commissioner Taylor. The motion passed unanimously.

**Agenda Item VI**

***Consider an application from Chris Hunnicutt, requesting a Special Use Permit from the Colquitt County Zoning Ordinance Article Number XIX Agricultural District Section 19.03 (5); to allow the construction and operation of a dirt race track. This property is located at 1134 John Vickers Road, Norman Park, in Land Lot Number 169 of the 8th Land District of Colquitt County, Georgia.***

Mr. Peters approached the Commission to discuss the property.

Mr. Chris Hunnicutt spoke in favor of this application

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Matthews. Commissioner Mathis abstained. The motion with a 7-1 vote.

**Agenda Item VII**

***Consider an application from Darrell Moore, requesting to rezone .6 acre, located in Land Lot Number 290 of the 8th Land District of Colquitt County, Georgia at 518 4<sup>th</sup> Street SW. Mr. Moore requests to rezone from R-1A (Single Family Residential District) to R-3 (Multiple Dwelling Residential District).***

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Demott and seconded by Commissioner Taylor. The motion passed unanimously.

**Agenda Item VIII**

***Consider an application from Alberta Richardson, requesting a Special Use Permit to allow a social entertainment establishment. This property is located in Land Lot # 263 of the 8<sup>th</sup> Land District of Colquitt County, Georgia at 813 12<sup>th</sup> Street NW.***

Mr. Parrish approached the Commission to discuss the property.

Ms Alberta Richardson and Mr. Gerald Ellison spoke in favor of this application.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve of the request as submitted. Motion was made by Commissioner Shephard and seconded by Commissioner Mathis. The motion passed unanimously.

**Agenda Item IX**

***Consider an application from Marshall Jenkins, requesting to rezone .26 acre, located in Land Lot Number 262 of the 8th Land District of Colquitt County, Georgia at 419 1<sup>st</sup> Street NW. Mr. Marshall requests to rezone from C-1R (Neighborhood Business District, Restricted) to C-1 (Neighborhood Business District).***

Mr. Parrish approached the Commission to discuss the property.

Mr. Marshall Jenkins spoke in favor of this application.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Matthews and seconded by Commissioner Mathis. The motion passed unanimously.

**Agenda Item X**

*Consider an application from Greg Yarbrough requesting two variances from the City of Moultrie Zoning Ordinance. First, Article Number XV, Design Standards; Section 15.05 (6) Materials, and second, Article Number XV, Design Standard; Section 15.05 (a) Building Zones. This property is located in Land Lot Number 290 of the 8th Land District of Colquitt County, Georgia at 714 West Central Avenue.*

Daniel Parrish approached the Commission to discuss the property.

Mr. Greg Yarbrough came before the Commission to speak in favor of this application.

No one came forward to speak against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve the first request from Article Number XV, Design Standards; Section 15.05 (6) Materials. Motion was made by Commissioner Perry and seconded by Commissioner Mathis. Commissioners Abbett, Demott, Matthews, McLean, Shephard and Taylor opposed the vote. The motion failed with a 2-6 vote.

The Commission approved the second request, from Article Number XV, Design Standard; Section 15.05 (a) Building Zones, to allow front parking. Motion was made by Commissioner Mathis and seconded by Commissioner Matthews. Commissioner Perry abstained. The motion carried with a 7-1 vote.

**Staff Comments**

None

**Other Business**

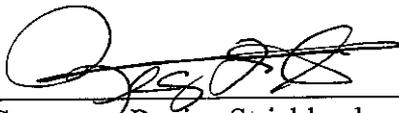
Chairman Rykard accepted the Proclamation honoring October 2009 as National Community Planning Month at the October 6<sup>th</sup> City Council meeting.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:14 p.m. Motion was made by Commissioner Abbett. Second was made by Commissioner Taylor. The motion passed unanimously.

*approved with corrections*  
\_\_\_\_\_  
Chairman, Stephen Rykard

*11-9-2009*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

*11-9-2009*  
\_\_\_\_\_  
Date

# MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, November 9, 2009  
6:00 PM  
Council Chambers, Municipal Building

## Present

Commissioners present were: Chairman Stephen Rykard, and Commissioners Gene Abbett, Richie DeMott, William Gay, Margaret Mathis, Charles Matthews, Sonny Murphy, Wayne Perry, Charlie Powell, Lillar Shephard, Warren Taylor and Secretary Regina Strickland.

## Absent

Commissioner Camila McLean

## Call To Order:

Chairman Rykard called the meeting to order at 6:00 p.m.

## Approval of October 12, 2009, regular meeting minutes:

Commissioner Powell made a motion to approve the minutes, with corrections. Second was made by Commissioner Demott.

## AGENDA ITEM III

*Consider an application from Doyle Key, requesting a variance from the Colquitt County Zoning Ordinance; Article XIX Section 19.02 (16), requiring a single family dwelling not inhabited by a farm owner or agricultural worker shall be constructed with a minimum of 150 feet of frontage along a public road. This property is located in Land Lot # 62 of the 8<sup>th</sup> Land District of Colquitt County, Georgia (3217 Sumner Road).*

Mr. John C. Peters, Colquitt County Zoning Officer, approached the Commission to discuss the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner by Gay. The motion passed unanimously.

## AGENDA ITEM IV

*Revise the planting schedule decided at the September 14, 2009, Planning Commission meeting for Yadullah Shourrahmati requesting a variance from the City of Moultrie Zoning Ordinance Article Number XV, Design Standards for commercial development; Section 15.05 (6) Materials. This property is located in Land Lot Number 245 of the 8th Land District of Colquitt County, Georgia at 1425 1<sup>st</sup> St NE, Moultrie, Georgia.*

The Commission voted to approve the application, with stipulations. Provide a landscape buffer on the back side of the building. The landscape buffer requires East Palatka Holly trees and Sweet Viburnum planted according to the City of Moultrie's specifications. The motion was made by Commissioner Powell and seconded by Commissioner Matthews. The motion passed unanimously

**Staff Comments**

Due to unusual circumstances, the Commission unanimously recommended approval of a variance request from Sue Musgrove, requesting a variance from the Colquitt County Zoning Ordinance; Article VII Section 7.04(8). This property is located in Land Lot # 218 of the 8<sup>th</sup> Land District of Colquitt County, Georgia (159 Halls Trail). The request is being submitted as an emergency hardship of a sensitive nature.

**Other Business**

Mr. Parrish approached the Commissioner to provide an update on the Georgia Car Credit landscaping plan.

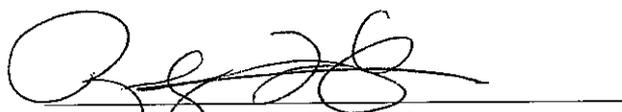
Commissioner Matthews requested an update on the junk yard on US Hwy 319 North. Mr. Peters replied with a status of the project.

**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:33 p.m. Motion was made by Commissioner Matthews. Second was made by Commissioner DeMott. The motion passed unanimously.

  
\_\_\_\_\_  
Chairman, Stephen Rykard

12/14/09.  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

12/14/09  
Date

## MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, December 14, 2009  
6:00 PM  
Council Chambers, Municipal Building

### Present

Chairman Stephen Rykard, and Commissioners: Gene Abbett, William Gay, Camila McLean, Charles Matthews, Sonny Murphy, Charlie Powell, Warren Taylor, and Secretary Regina Strickland.

### Absent

Commissioners: Richie DeMott, Margaret Mathis, Wayne Perry, and Lillar Shephard.

### Call To Order:

Chairman Rykard called the meeting to order at 6:00 p.m.

### Approval of November 9, 2009, regular meeting minutes:

Commissioner Gay made a motion to approve the minutes, as submitted, and seconded by Commissioner Abbett. The motion passed unanimously.

### AGENDA ITEM III

*Consider an application from Vijay Bairi requesting to rezone 0.37 acre; located in Land Lot Number 261, of the 8th Land District of Colquitt County, Georgia, at 1520 4<sup>th</sup> Avenue Northeast. Mr. Bairi requests to rezone from R-1B (Single Family Residential District) to C-1 (Neighborhood Business District).*

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, made a PowerPoint Presentation about the property.

Mr. Billy Fallin spoke in favor of this application.

No one came forward to speak against this application.

Based on its review and information received; the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Gay. The motion passed unanimously.

### AGENDA ITEM IV

*Consider an application from Louis Perlis requesting to rezone 0.24 acre; located in Land Lot Number 292, of the 8th Land District of Colquitt County, Georgia, at 606 Lane Street Southeast. Mr. Perlis requests to rezone from R-2 (Two-Family Residential District) to C-1 (Neighborhood Business District).*

Mr. Parrish made a PowerPoint Presentation about the property.

No one came forward to speak for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, as submitted. Motion was made by Commissioner Taylor and seconded by Commissioner Matthews. The motion passed unanimously.

#### **AGENDA ITEM V**

***Consider an application from Empire, LLC, represented by Billy Fallin, requesting to rezone 4.9 acres; located in Land Lot Number 245, of the 8<sup>th</sup> land district of Colquitt county, Georgia, at 2032 Sylvester Highway, Moultrie. Empire, LLC, requests to rezone from AG -Agricultural District to C-3 Commercial District.***

Mr. John C. Peters, Colquitt County Zoning Officer, made a PowerPoint Presentation about the property.

Mr. David Johnson, of South Georgia Automotive Group, spoke in favor of this application.

Mr. Ronald McMullen, at 3860 Sumner Road, Moultrie, spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Taylor. The motion passed unanimously.

#### **AGENDA ITEM VI**

***Consider an application from South Georgia Automotive Group, requesting a Special Use Permit for the purpose of salvage and distribution of European automobiles. This property is located in Land Lot # 245, of the 8<sup>th</sup> Land District of Colquitt County, Georgia, at 2032 Sylvester Highway, Moultrie.***

Mr. Peters made a PowerPoint Presentation about the property.

No one spoke for or against this application.

Mr. Ronald McMullen approached the Commission with comments.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Taylor. The motion passed unanimously.

**AGENDA ITEM VII**

*Consider an application from Doyle Key, requesting a variance from the Colquitt County Zoning Ordinance; Article XIX Section 19.02 (16), requiring a single family dwelling not inhabited by a farm owner or agricultural worker shall be constructed with a minimum of 150 feet of frontage along a public road. This property is located in Land Lot # 62 of the 8<sup>th</sup> Land District of Colquitt County, Georgia (3217 Sumner Road).*

Mr. Peters made a PowerPoint Presentation about the property.

No one spoke for or against this application.

The following citizens approached the Commission with questions and comments regarding this application.

- Mr. Marvin Cronk, at 3215 Sumner Road
- Mr. Ronald McMullen, at 3860 Sumner Road
- Mr. Leona Merck, at 3193 Sumner Road
- Mr. Stan Savage, at 2936 Sumner Road

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of the request, as submitted. Motion was made by Commissioner Powell and seconded by Commissioner Abbett. The motion passed unanimously.

**Staff Comments**

None

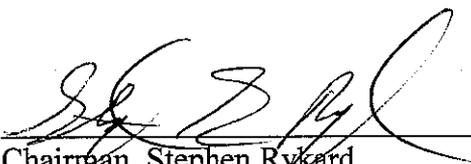
**Other Business**

Commissioner McLean made a motion to amend the Colquitt County Code of Ordinance to require a vegetation buffer along any required privacy fence. Commissioner Gay seconded the motion. The motion passed unanimously.

*no recommend*

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:08 p.m.

  
\_\_\_\_\_  
Chairman, Stephen Rykard

*1/11/2010*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary, Regina Strickland

*1/11/2010*  
\_\_\_\_\_  
Date