

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, January 10, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were: Chairman Stephen Rykard, William Gay, Charlie Matthews, Camila McLean, Sonny Murphy, Wayne Perry, Charlie Powell, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

Gene Abbett, Richie DeMott, Margaret Mathis, and Lillar Shepheard

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Rykard read the Procedures for a Public Hearing.

### **Approval of December 13, 2010 regular meeting minutes:**

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

### **AGENDA ITEM III**

*Consider an application from Faye A. Richardson and Kurt D. Jurado requesting a Special Use Permit to allow a 250-foot guyed telecommunications tower at 6195 GA Hwy 111, Hartsfield, Georgia, in Land Lot 413 of the 8<sup>th</sup> land district of Colquitt County, Georgia.*

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

Mr. Kurt Jarado spoke 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 application to the Colquitt County Board of Commissions. Motion was made by Commissioner Taylor and seconded by Commissioner Matthews. The motion carried unanimously.

**OTHER BUSINESS**

Commissioner McLean requested Daniel Parrish, Planning and Community Development Department Director give a report concerning a boarded up building located in the historical district located at 24 ½ First Avenue Northeast.

Chairman Rykard announced that Commissioner Murphy will retire from the Colquitt-County Planning Commission, at the end of his term, March 31, 2011.

**Staff Comments**

None

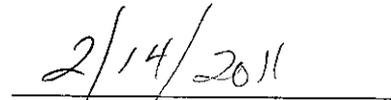
**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:18 p.m.

  
Chairman, Stephen Rykard

  
Date

  
Secretary, Regina Strickland

  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, February 14, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

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

### **Absent**

Charlie Powell and Warren Taylor

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Rykard read the Procedures for a Public Hearing.

### **Approval of January 10, 2011 regular meeting minutes:**

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

### **AGENDA ITEM IV**

*Consider an application from Catherine Copeland requesting a Special Use Permit to allow residential use within its current zoning, located at 205/209 Fifth Avenue Southeast in Land Lot Number 291 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Ms. Debbie Mock spoke 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 approve this application. Motion was made by Commissioner Abbett and seconded by Commissioner Matthews. The motion carried unanimously.

**AGENDA ITEM V**

*Consider an application from Geni Akridge requesting to rezone 21.4 acres, located at 3120 South Main Street, in Land Lot Number 383 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Ms. Akridge requests to rezone from AG (Agricultural) to C-1 (Neighborhood Business) and R-PUD (Residential Planned Unit Development).*

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

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this application to the Colquitt County Board of Commissions. Motion was made by Commissioner Abbett to rezone tract 1 from AG to C-1, tract 2 from AG to R-PUD, and tract 3 remains AG. The motion was seconded by Commissioner Matthews. Commissioner McLean opposed. The motion carried with a 8-1 vote.

**OTHER BUSINESS**

Mr. Parrish approached the Commission to give a report concerning a boarded up building located at 24 ½ 1<sup>st</sup> Avenue Northeast.

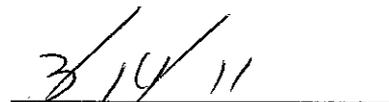
**Staff Comments**

None

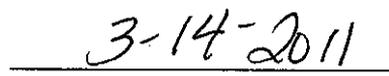
**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:30 p.m.

  
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Chairman, Stephen Rykard

  
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Date

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

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, March 14, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

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

### **Absent**

William Gay and Charles Matthews

### **Call To Order:**

Chairman Rykard called the meeting to order at 6:06 p.m.

### **Procedures for Public Hearing**

Chairman Rykard read the Procedures for a Public Hearing.

### **Approval of February 14, 2011 regular meeting minutes:**

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

### **AGENDA ITEM IV**

*Considered an application from Enoch E. Lyninger and Maria Elizabeth Griggs requesting a Special Use Permit to allow a bar and grill within its current zoning, located at 921 Fourth Avenue Northeast in Land Lot Number 262 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. Enoch E. Lyninger spoke 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 approve this application. Motion was made by Commissioner Abbett and seconded by Commissioner Shephard. The motion carried unanimously.

**AGENDA ITEM V**

*Consider an application from Giovanni Rodriquez requesting to rezone 3.37 acres, located at 752 Jonah Tillman Road, in Land Lot Number 388 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Rodriquez requests to rezone from AG (Agricultural) to R-PUD (Residential Planned Unit Development).*

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

No one spoke for or against this application.

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

**OTHER BUSINESS**

Chairman Rykard recognized Mr. Sonny Murphy for his 20 years of service to the Moultrie-Colquitt County Planning Commission.

**Staff Comments**

None

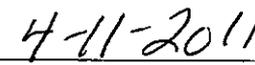
**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:27 p.m.

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, April 11, 2011  
7:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were: Chairman Stephen Rykard, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Charles Matthews, Camila McLean, Charlie Powell, Lillar Shepheard, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

Margaret Mathis and Wayne Perry

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Rykard read the Procedures for a Public Hearing.

### **Approval of March 14, 2011 regular meeting minutes:**

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

### **AGENDA ITEM IV**

*Consider an application from Marion D. Harvey and David Kirk requesting a Special Use Permit to allow a 310-foot freestanding telecommunications tower, located at 3297 Bay Rockyford Road, in Land Lot Number 407 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. David Kirk spoke for 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 application to the Colquitt County Board of Commissions. Motion was made by Commissioner Powell, as submitted. The motion was seconded by Commissioner Matthews. The motion carried unanimously.

**AGENDA ITEM V**

*Consider an application from C.P. Cooper and David Kirk requesting a Special Use Permit to allow a 300-foot freestanding telecommunications tower, located at 4644 Tallokas Road, in Land Lot Number 443 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. David Kirk spoke for 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 application to the Colquitt County Board of Commissions. Motion was made by Commissioner Gay, as submitted. The motion was seconded by Commissioner Abbett. The motion carried unanimously.

**OTHER BUSINESS**

Chairman Rykard opened the floor for Vice-Chairman elections. Rykard thanked Commissioners and staff for assistance provided during his term.

Vice-Chairman Powell took office as the May 2011 – April 2013 Chairman for the Moultrie-Colquitt County Planning Commission.

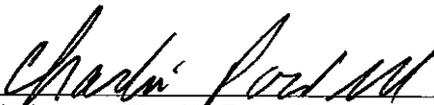
Commissioner Shephard made a motion to elect Commissioner McLean as Vice-Chairman, seconded by Commissioner Gay. Commissioner McLean abstained from the vote. The motion passed with a 8-0-1 vote.

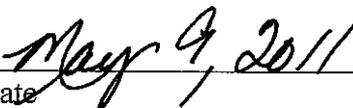
**Staff Comments**

None

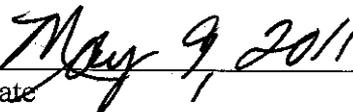
**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:23 p.m.

  
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Chairman, Charlie Powell

  
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Date

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

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, May 9, 2011  
7:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were: Chairman Charlie Powell, Gene Abbett, Richie DeMott, Doug Loftis, Charles Matthews, Camila McLean, Lillar Shephard, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

William Gay, Wayne Perry, and Stephen Rykard

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

Commissioner Margaret Mathis announced her resignation from the Commission to fulfill her duties as a City Councilwoman.

### **Approval of April 11, 2011 regular meeting minutes:**

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

### **AGENDA ITEM IV**

*Consider an application from Danny Riggs and Luther Craven requesting a Special Use Permit to allow a recreational vehicle campground, located at 855 Mitchell County Line Road, in Land Lot Number 415 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. Luther Craven and Ms. Helen Whitney spoke in favor of this application.

Ms. Wanda Autrey, Mr. Rusty Hanna, Mr. Albert Richardson, Ms. Dana Simpson, Mr. Elmer Stiltner, Mr. Don Stormsten, and Mr. Lawrence West spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the Colquitt County Board of Commissions deny this application. Motion was made by Commissioner DeMott and seconded by Commissioner McLean. Commissioner Shephard abstained. The motion carried with a 6-0-1 vote.

#### **AGENDA ITEM V**

***Consider an application from Ed Tucker requesting to rezone 7.6 acres, located at 437 South Morris Road, in Land Lot Number 409 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Tucker requests to rezone from AG (Agricultural) to R-PUD (Residential Planned Unit Development).***

Mr. Peters made a PowerPoint Presentation about the property.

Mr. Ed Tucker spoke in favor of this application.

Mr. Dean Cook, Mr. Richard Wynne, Mr. Kenny Hurst, and Ms. Patricia Price spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to postpone the recommendation of this application to the Colquitt County Board of Commissions, until their next meeting. Motion was made by Commissioner Matthews and seconded by Commissioner Taylor. The motion carried unanimously.

#### **AGENDA ITEM VI**

***Consider an application from David Kirk, for Robert & J.C. Hortman, requesting a Special Use Permit to allow a 220-foot tall free standing self-supporting telecommunication tower, located on Presley Suber Road, in Land Lot Number 497 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.***

Mr. Peters made a PowerPoint Presentation about the property.

Mr. David Kirk spoke 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 application to the Colquitt County Board of Commissions. Motion was made by Commissioner Taylor, as submitted. The motion was seconded by Commissioner Matthews. The motion carried unanimously.

**AGENDA ITEM VII**

*Consider an application from W. Lynn Lasseter requesting to rezone 15.02 acres, located in Land Lot Number 338 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. This property is located in the 1900 Block of Tallokas Road. Mr. Lasseter requests to rezone from AG (Agricultural) to R-3 (Multiple-Family Residential).*

Mr. Peters approached the Commission to withdraw this application, at the request of the applicant.

**AGENDA ITEM VIII**

*Consider an application from W. Lynn Lasseter requesting to annex 15.02 acres, located in Land Lot Number 338 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. This property is located in the 1900 Block of Tallokas Road. Upon annexation Mr. Lasseter requests to zone the property R-3 (Multiple-Dwelling Residential District).*

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

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this application, upon annexation by City Council. Motion was made by Commissioner Loftis and seconded by Commissioner Taylor. Commissioners McLean and Matthews opposed. The motion carried with a 7-2 vote.

**OTHER BUSINESS**

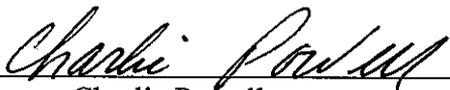
After general discussion concerning a negative motion, Commissioner McLean requested clarification of the parliamentary rules for a negative motion.

**Staff Comments**

None

**Adjournment**

With no further business to discuss; the meeting was adjourned at 9:25 p.m.

  
\_\_\_\_\_  
Chairman, Charlie Powell

6-13-2011  
Date

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

6-13-2011  
Date

## MINUTES

Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, June 13, 2011  
7:00 PM  
Council Chambers, Municipal Building

### Present

Commissioners present were Chairman Charlie Powell, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Charles Matthews, Wayne Perry, Lillar Shephard, Warren Taylor, and Secretary Regina Strickland.

### Absent

Camila McLean and Stephen Rykard  
One Vacancy

### Call To Order:

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

### Procedures for Public Hearing

Chairman Powell read the Procedures for a Public Hearing.

### Approval of May 9, 2011 regular meeting minutes:

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

### AGENDA ITEM IV

*Consider an application from Maurice Cronk requesting to rezone 10.5 acres, located in Land Lot Number 246 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. This property is located in the 1000 and 1100 blocks of Veterans Parkway North. Mr. Cronk requests to rezone the property AG (Agricultural District) to C-3 (Commercial District).*

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

Mr. Maurice Cronk spoke 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 Moultrie City Council approve this application, as submitted. Motion was made by Commissioner Gay and seconded by Commissioner Shephard. The motion carried unanimously.

**AGENDA ITEM V**

***Consider an application from the City of Moultrie, requesting a Zoning Ordinance Text Amendment for Article XI C-1 Neighborhood Business District.***

Mr. Parrish presented the proposed amendment to the Moultrie Zoning Ordinance.

No one spoke for or against the proposed amendment.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission to recommend Moultrie City Council approve this amendment, as submitted. Motion was made by Commissioner Loftis and seconded by Commissioner Gay. The motion carried unanimously.

**AGENDA ITEM VI**

***Consider an application from Alexander Allen requesting a variance to reduce public road frontage, located in the 3600 block of Old Albany Road, in Land Lot Numbers 37 and 38 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.***

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

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this application to the Colquitt County Board of Commissions. Motion was made by Commissioner Abbett, as submitted. The motion was seconded by Commissioner Matthews. Commissioner Shephard opposed. The motion carried with a 7-1 vote.

**AGENDA ITEM VII**

***Consider an application from Ed Tucker requesting to rezone 7.6 acres, located at 437 South Morris Road, in Land Lot Number 409 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Tucker requests to rezone from AG (Agricultural) to R-PUD (Residential Planned Unit Development).***

Mr. Peters made a PowerPoint Presentation about the property.

Mr. Ed Tucker spoke in favor of this application.

Mr. Richard Wynn and Mr. Kenny Hurst spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission denied to recommend approval of this application to the Colquitt County Board of Commissioners. Motion was made by Commissioner Taylor, as submitted. The motion was seconded by Commissioner Shephard. Commissioner Abbett opposed. Commissioner Loftis abstained. The motion carried with a 6-1-1 vote.

**AGENDA ITEM VIII**

*Consider an application from Mike Minh Ma requesting a variance to reduce setbacks for chicken houses, located at 945 Perry Batts Road, in Land Lot Number 161 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

Mr. Peters made a PowerPoint Presentation about the property.

Mr. Steve Smith and Mr. Stan Savage spoke in favor of this application.

Mr. Richard Shiver spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission denied to recommend approval of this application to the Colquitt County Board of Commissioners. Motion was made by Commissioner Loftis. The motion was seconded by Commissioner Perry. The motion carried unanimously.

**AGENDA ITEM IX**

*Consider an application from Steve Smith requesting a variance to reduce setbacks for chicken houses, located at 1134 Perry Batts Road, in Land Lot Number 161 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

Mr. Peters made a PowerPoint Presentation about the property.

Mr. Steve Smith and Mr. Stan Savage spoke in favor of this application.

No one spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission denied to recommend approval of this application to the Colquitt County Board of Commissioners. Motion was made by Commissioner Abbett, as submitted. The motion was seconded by Commissioner Loftis. Commissioners DeMott and Shephard opposed. The motion carried with a 5-2 vote.

**OTHER BUSINESS**

Commissioners discussed vegetation at the Rich Oil location.

**Staff Comments**

None



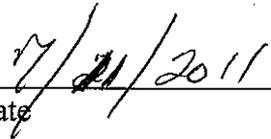
Adjournment

With no further business to discuss; the meeting was adjourned at 9:15 p.m.

  
\_\_\_\_\_  
Chairman, Charlie Powell

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, July 11, 2011  
7:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were Chairman Charlie Powell, Gene Abbett, William Gay, Doug Loftis, Charles Matthews, Wayne Perry, Lillar Shepherd, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

Richie DeMott, Camila McLean and Stephen Rykard  
One Vacancy

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

### **Approval of June 13, 2011 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 IV**

*Consider an application from Coastal Plains Development, LLC, requesting a variance to reduce the required set-backs. This property is located at 2601 South Main Street, in Land Lot Number 354 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to approve this application, as submitted. Motion was made by Commissioner Gay and seconded by Commissioner Abbett. The motion carried unanimously.

**AGENDA ITEM V**

***Consider an application from Lyndon and Nikki Seay requesting to rezone 0.109 acres, located at 524 6<sup>th</sup> Avenue Northwest. This property is in Land Lot Number 263 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. and Mrs. Seay request to rezone the property from R-2 (Two-Family Residential District) to C-1 (Neighborhood Business District).***

Mr. Parrish made a PowerPoint Presentation about the property.

Mr. Lyndon Seay spoke 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 the Moultrie City Council approve this application, as submitted. Motion was made by Commissioner Abbett and seconded by Commissioner Shepherd. The motion carried unanimously.

**AGENDA ITEM VI**

***Consider an application from the Hospital Authority of Colquitt County requesting to rezone 2.736 acres, located at 3100 Veterans Parkway North. This property is in Land Lot Number 384 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. The Hospital Authority of Colquitt County requests to rezone the property from C-3 (Commercial District) to R1-A (Single-Family Residential District).***

Mr. Parrish made a PowerPoint Presentation about the property.

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend the Moultrie City Council approve this application, as submitted. Motion was made by Commissioner Matthews and seconded by Commissioner Gay. The motion carried unanimously.

**AGENDA ITEM VII**

***Consider an application from W. Lynn Lasseter requesting to zone 0.6 acres, located at 490 and 496 Veterans Parkway North. This property is in Land Lot Number 247 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Lasseter requests to zone from County to C-3 (Commercial District), upon annexation by the Moultrie City Council.***

Mr. Parrish made a PowerPoint Presentation about the property.

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this application, upon annexation by the Moultrie City Council. Motion was made by Commissioner Gay and seconded by Commissioner Perry. The motion carried unanimously.

**OTHER BUSINESS**

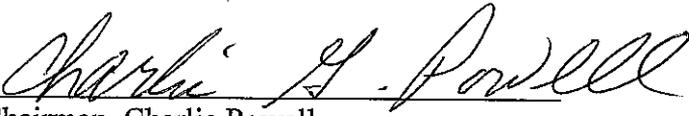
Commissioners discussed vegetation at the Rich Oil location.

**Staff Comments**

None

**Adjournment**

With no further business to discuss; the meeting was adjourned at 7:33 p.m.

  
\_\_\_\_\_  
Chairman, Charlie Powell

9-12-2011  
Date

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

9-12-2011  
Date

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

P. O. Box 3368  
Moultrie, Georgia 31776  
(229) 890-5405 Fax (229) 668-7650



**TO:** Moultrie-Colquitt County Planning Commission Members  
**FROM:** Regina Strickland, Secretary  
**DATE:** August 2, 2011  
**SUBJECT:** **Planning Commission Meeting**

The Moultrie-Colquitt County Planning Commission will not meet Monday, August 8, 2011. No requests were filed with the City or County.

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, September 12, 2011  
7:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were Chairman Charlie Powell, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Charles Matthews, Camila McLean, Lillar Shephard, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

Wayne Perry and Stephen Rykard  
One Vacancy

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

### **Approval of July 11, 2011 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 IV**

*Consider an application from Jimmy and Joann Knight, requesting a variance from the Colquitt County Zoning Ordinance; Article XIX: Agricultural District, AG; Section 19.05: Design Standards (1) Minimum Lot Area, and Section 19.06: Legacy Provisions; to reduce the two-acre minimum requirement for a lot in an Agricultural zone to allow a one-acre lot and to allow the division of a landowners previously recorded property where the landowner would not retain two-acres after providing a minimum of one-acre to a family member. This property is located at 566 Paul Murphy Road, in Land Lot Number 334 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

No one spoke for or against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend approval of this application to the Colquitt County Board of

Commissioners. Motion was made by Commissioner McLean, as submitted. The motion was seconded by Commissioner Shephard. The motion carried unanimously.

**AGENDA ITEM V**

*Consider an application from Stephen Smith, represented by Mickey E. Waller, requesting an amendment to the Colquitt County Zoning Ordinance Article Number XIX: Agricultural District, Section Number 19.02: Permitted Uses; to reduce the setbacks from the property line and from existing residences.*

Mr. Peters reviewed the ordinance request.

Mr. Mickey Waller spoke in favor of this application.

Mr. Ronald McMullan spoke against this application.

Based on its review and information received, the Moultrie-Colquitt County Planning Commission voted to recommend this application be denied by the Colquitt County Board of Commissions. Motion was made by Commissioner Gay, as submitted. The motion was seconded by Commissioner Loftis. Commissioner Taylor opposed. The motion carried with a 7-1 vote.

**OTHER BUSINESS**

Commissioners discussed the vegetation at the Rich Oil location and would like to further discuss future action with Planning and Community Development Department Director, Daniel Parrish.

Chairman Powell reminded the Commissioners that the October through March meetings begin at 6:00 p.m.

**Staff Comments**

None

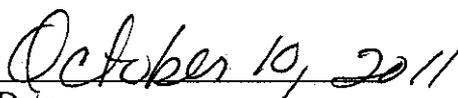
**Adjournment**

With no further business to discuss; the meeting was adjourned at 8:00 p.m.

  
\_\_\_\_\_  
Chairman, Charlie Powell

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, October 10, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were Chairman Charlie Powell, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor, and Secretary Regina Strickland.

### **Absent**

Stephen Rykard  
One Vacancy

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

### **Approval of September 12, 2011 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 IV**

*Consider an application from Charles H. Bannister, represented by Lester M. Castellow, requesting to zone 18.04 acres, located at 165 Hugh Bannister Drive. This property is in Land Lot Number 354 of the 8<sup>th</sup> Land District of Colquitt County, Georgia. Mr. Bannister requests to zone from County to R-1A (Single Family Residential District), upon annexation by the Moultrie City Council.*

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

Mr. Lester Castellow spoke 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 application, upon annexation by the Moultrie City Council. Motion was made by Commissioner Abbett and seconded by Commissioner McLean. The motion carried unanimously.

**AGENDA ITEM V**

*Consider an application from Rodney Patch requesting a variance to reduce setbacks for chicken houses, located at 1359 Myron Hart Road, in Land Lot Number 501 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. Rodney Patch spoke for 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 application to the Colquitt County Board of Commissioners. The recommendation is based on no public dissent on the application and Mr. Patch stating he had talked to the resident that would be affected by the the variance. Motion was made by Commissioner Abbett, as submitted. The motion was seconded by Commissioner Perry. Commissioner Loftis opposed. The motion carried with a 9-1 vote.

**OTHER BUSINESS**

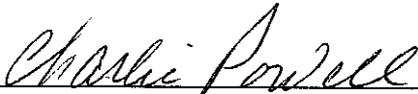
None

**Staff Comments**

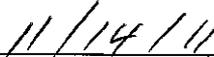
None

**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:30 p.m.



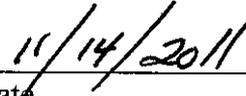
Chairman, Charlie Powell



Date



Secretary, Regina Strickland



Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, November 14, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were Chairman Charlie Powell, Gene Abbett, William Gay, Doug Loftis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor, and Secretary Lagina Davis.

### **Absent**

Richie DeMott and Stephen Rykard  
One Vacancy

### **Call To Order:**

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

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

### **Approval of October 10, 2011 regular meeting minutes:**

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

### **AGENDA ITEM IV**

*Consider an application from James David, IV, of Optimus, LLC, represented by Jay Johnson of Madison Engineering, LLC, requesting a variance from the City of Moultrie Zoning Ordinance; Article XV: Design Standards for Commercial Development; Section 15.05(a): Design Criteria-to reduce the required set-backs. This property is located at 2025 First Avenue Southeast, in Land Lot Number 293 of the 8<sup>th</sup> Land District of Colquitt County, Georgia.*

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

Mr. Jay Johnson spoke 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 approve this application, as submitted. Motion was made by Commissioner Loftis and seconded by Commissioner Shephard. The motion carried unanimously.

**OTHER BUSINESS**

Chairman Powell opened the floor for other business. The Commission unanimously agreed to send Commissioner DeMott a get well soon card.

Commissioner Taylor requested an update concerning the Rich Oil vegetative buffer violation.

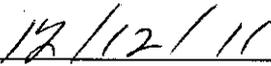
**Staff Comments**

Prior to the meeting Regina Stickland, former secretary, introduced Lagina Davis as the new secretary to the Commission.

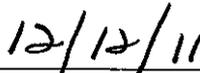
**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:20 p.m.

  
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Chairman, Charlie Powell

  
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Date

  
\_\_\_\_\_  
Secretary, Lagina Davis

  
\_\_\_\_\_  
Date

## MINUTES

**Regular Session  
of the  
Moultrie-Colquitt County Planning Commission  
Monday, December 12, 2011  
6:00 PM  
Council Chambers, Municipal Building**

### **Present**

Commissioners present were Chairman Charlie Powell, Gene Abbett, Richie DeMott, Doug Loftis, Charles Matthews, Camila McLean, Warren Taylor, and Secretary Lagina Davis.

### **Absent**

William Gay, Wayne Perry, Stephen Rykard, and Lillar Shephard  
One Vacancy

### **Call To Order:**

Chairman Powell called the meeting to order at 6:18 p.m.

### **Procedures for Public Hearing**

Chairman Powell read the Procedures for a Public Hearing.

### **Call for the Orders of the Day**

Chairman Powell called for the orders of the day moving agenda item V, KRF Properties' rezoning application, in front of agenda item IV, Optimus, LLC's rezoning application.

### **Approval of November 14, 2011 regular meeting minutes:**

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

### **AGENDA ITEM V**

*Consider an application from KRF Properties requesting to rezone 0.90 acres, located at 1315-1323 South Main Street. This property is in Land Lot Number 308 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. KRF Properties request to rezone the property from R-2 (Two-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. Kirk Friedlander spoke 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 this application, as submitted to the Moultrie City Council. Motion was made by Commissioner Taylor and seconded by Commissioner Matthews. The motion carried unanimously.

**AGENDA ITEM IV**

*Consider an application from Optimus, LLC, represented by William G. Fallin, requesting to rezone 0.727 acres, located at 2025 1<sup>st</sup> Avenue Southeast. This property is in Land Lot Number 293 in the 8<sup>th</sup> Land District of Colquitt County, Georgia. Optimus, LLC requests to rezone the property from R-1B (Single-Family Residential District) to C-3 (Commercial District).*

Mr. Parrish, made a PowerPoint Presentation about the property.

Mr. Bill McIntosh spoke 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 this application, as submitted to the Moultrie City Council. Motion was made by Commissioner Loftis and seconded by Commissioner Abett. The motion carried unanimously.

**OTHER BUSINESS**

Chairman Powell opened the floor for other business.

Commissioner Taylor requested an update concerning the Rich Oil vegetative buffer violation and the Salvage Yard on BUS 319 North.

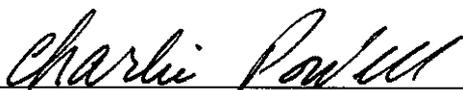
Chairman Powell welcomed Commissioner DeMott back to the commission after a brief illness.

**Staff Comments**

None

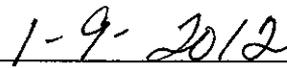
**Adjournment**

With no further business to discuss; the meeting was adjourned at 6:47.m.

  
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Chairman, Charlie Powell

  
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Date

  
\_\_\_\_\_  
Secretary, Lagina Davis

  
\_\_\_\_\_  
Date

*Acting Secretary  
Regina Strickland*