

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, January 14, 2013
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were: Chairman Charlie Powell, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Margaret Mathis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor and Eric Wingate. Also present Secretary Elaine Albritton.

Absent

Call To Order:

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

Procedures for Public Hearing

Chairman Powell read the meeting guidelines.

Approval of December 10, 2012 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from Bruce Norton requesting a Special Use Permit to allow a professional office for the treatment of drug and alcohol rehabilitation within a R-2 (Duplex Residential District) zoning. This property is located at 755 6th Avenue SE; in Land Lot Number 291 of the 8th land district of Colquitt County, Georgia.

Daniel Parrish, made a PowerPoint Presentation about the property.

Bruce Norton spoke in favor of the application.

Annette Hadley spoke against the application.

In accordance with State Zoning Procedures Law, the Commission held this Public Hearing six to nine months in advance of making their recommendation. A second Public Hearing will be held at a future date. No decision was made at this time.

AGENDA ITEM V

Consider an application from Jimmy Redding requesting to rezone 2.76 acres located at 1520 South Main Street; in Land Lot Number 308 of the 8th land district of Colquitt County, Georgia. The applicant is requesting to rezone the property from R-1A (Single Family Residential District) to C-2 (General Business District).

Daniel Parrish, made a PowerPoint Presentation about the property.

Jimmy Redding spoke in favor of the application.

Roger King, Patricia June and Alton Parrish spoke against the application..

After extensive discussion and based on the concerns of the public, Commissioner McLean made a motion to classify the property as C-1R (Restricted Neighborhood Business District) with the restriction being to operate a business of a like type (Restaurant and Club). Seconded by Commissioner Demott. The motion carried unanimously.

OTHER BUSINESS

None

Staff Comments

None

Adjournment

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

Approved as written

Chairman, Charlie Powell

Date

Regina L. Stuckland

Acting Secretary

2/11/2013

Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, February 11, 2013
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were: Chairman Charlie Powell, Gene Abbett, William Gay, Doug Loftis, Charles Matthews, Camila McLean and Lillar Shephard Also present Acting Secretary Regina Strickland.

Absent

Richie DeMott, Margaret Mathis, Wayne Perry, Warren Taylor and Eric Wingate.

Call To Order:

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

Procedures for Public Hearing

Chairman Powell read the meeting guidelines.

Approval of January 14, 2013 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 Bradley J. C. Bowen requesting an alteration of The Pines Subdivision by dissolving the lot line between lots 13 and 14. The lots will then be combined to form a new lot 13. This property is 3.52 acres located at 300 Block of Shade Murphy Road; in Land Lot Number 401 of the 8th land district of Colquitt County, Georgia.

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

No one spoke in favor of the application.

Gerald Webb spoke against the application.

Commissioner McLean made a motion to recommend approval of this application, as submitted, to the Colquitt County Board of Commissioners. Seconded by Commissioner Abbett. The motion carried unanimously.

AGENDA ITEM V

Consider an application from James Edward Beaty Estate and ATG Crown and Bridge, Inc. requesting to rezone 3.82 acres located at 431 U.S. Highway 319 North; in Land Lot Number 200 of the 8th land district of Colquitt County, Georgia. The applicants are requesting to rezone the property from AG-Residential to C-2 Commercial.

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

Mauris Cronck spoke in favor of the application.

No one spoke against the application..

Commissioner Abbett made a motion to recommend approval of this application, as submitted, to the Colquitt County Board of Commissioners. Seconded by Commissioner Shephard. The motion carried unanimously.

AGENDA ITEM VI

Consider an application from Donnie D. Eubanks requesting to rezone 1+/- acre located at 405 and 413 U.S. Highway 319 North; in Land Lot Number 216 of the 8th land district of Colquitt County, Georgia. The applicants are requesting to rezone the property from AG-Residential to C-2 Commercial.

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

Donnie Eubanks spoke in favor of the application.

No one spoke against the application..

Commissioner Gay made a motion to recommend approval of this application, as submitted, to the Colquitt County Board of Commissioners. Seconded by Commissioner Matthews. The motion carried with a 5-1 vote.

AGENDA ITEM VII

Consider an application from Henry D. Mallard requesting a Special Use Permit to operate an auction within a M-2 (General Industrial District) zoning. This property is located at 3300 Freedom Lane; in Land Lot Number 384 of the 8th land district of Colquitt County, Georgia.

Daniel Parrish, City of Moultrie Planning and Community Development Director, spoke to the Commission about this application.

Henry Mallard and Todd Spence spoke in favor of the application.

No one spoke against the application.

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

OTHER BUSINESS

John Peters informed the Commission about the new Interim Administrator, Tom Berry.

Staff Comments

None

Adjournment

With no further business to discuss; the meeting was adjourned at 7:02 p.m.



Chairman, Charlie Powell



Date



Secretary, Elaine Albritton



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, March 11, 2013
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were: Chairman Charlie Powell, Gene Abbett, Richie Demott, Doug Loftis, Margaret Mathis, Charles Matthews, Camila McLean, Wayne Perry and Warren Taylor. Also present Secretary Elaine Albritton.

Absent

William Gay, Lillar Shepheard and Eric Wingate.

Call To Order:

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

Procedures for Public Hearing

Chairman Powell read the meeting guidelines.

Approval of February 11, 2013 regular meeting minutes:

Commissioner Abbett made a motion to approve the minutes, as submitted. Seconded by Commissioner Mathis. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Beverly C. Montgomery requesting a variance to adjust existing property lines to include 0.54 acres. This property is located at 2246 Bay Rocky Ford Road; in Land Lot Number 421 of the 8th land district of Colquitt County, Georgia.

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

No one spoke for or against this application.

Commissioner DeMott made a motion to recommend approval of this application, as submitted, to the Colquitt County Board of Commissioners. Seconded by Commissioner Abbett. The motion carried unanimously.

OTHER BUSINESS

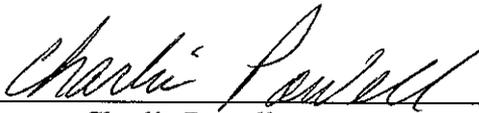
None

Staff Comments

None

Adjournment

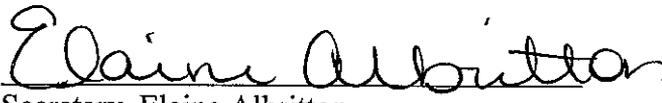
With no further business to discuss; the meeting was adjourned at 6:27 p.m.



Chairman, Charlie Powell

4/8/13

Date



Secretary, Elaine Albritton

4/8/13

Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, April 8, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were: Chairman Charlie Powell, Richie DeMott, William Gay, Doug Loftis, Charles Matthews, Camila McLean, Wayne Perry, Lillar Shephard, Warren Taylor and Eric Wingate. Also present Secretary Elaine Albritton.

Absent

Gene Abbett and Margaret Mathis

Call To Order:

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

Procedures for Public Hearing

Chairman Powell read the meeting guidelines.

Approval of March 11, 2013 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from Danny Weeks requesting a variance from the Colquitt County Zoning Ordinance Article XIX Section 19.02 (4). This property is located at 410 Heard Road; in Land Lot Number 524 of the 8th land district of Colquitt County, Georgia.

John Peters, made a PowerPoint Presentation about the property.

Danny Weeks spoke in favor of the application.

No one spoke against the application.

Due to Mr. Weeks being the only person the variance will affect and is in agreement, Commissioner Loftis made a motion to recommend approval of this application, as submitted, to the Colquitt County Board of Commissioners. Seconded by Commissioner McLean. Motion carried unanimously.

OTHER BUSINESS

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

Vice-Chairman McLean took office as the May 2013 – April 2015 Chairman for the Moultrie-Colquitt County Planning Commission.

Commissioner Taylor made a motion to elect Commissioner Loftis as Vice-Chairman, seconded by Commissioner Gay. Commissioner Loftis abstained from the vote. The motion passed unanimously.

Staff Comments

None

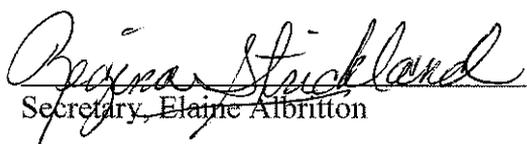
Adjournment

With no further business to discuss; the meeting was adjourned at 7:30 p.m.

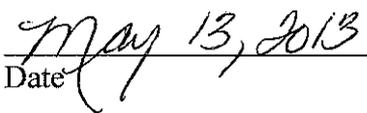


Chairman, Charlie Powell

Date



Secretary, Elaine Albritton



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, May 13, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present: Chairwoman Camila McLean, Gene Abbett, Richie DeMott, William Gay, Doug Loftis, Margaret Mathis, Charles Matthews, Charlie Powell, Lillar Shephard, and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Wayne Perry and Warren Taylor

Call To Order:

Chairwoman McLean called the meeting to order at 7:00 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of April 8, 2013 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from James Cain, Jr. requesting to rezone 0.11 acres located at 501 7th Avenue Northwest, in Land Lot Number 263 of the 8th land district of Colquitt County, Georgia. Mr. Cain is requesting to rezone the property R-2 (Two-Family Residential District) to C-3 (Commercial District).

Daniel Parrish, City of Moultrie Planning and Community Development Director, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

James Cain spoke in favor of the application. During the discussion of his request, Mr. Cain agreed to change his request from C-3 (Commercial District) to C-1 (Neighborhood Business District).

No one spoke against the application.

Considering a small retail shop could possibly help the neighborhood, Commissioner Shephard made a motion to recommend the Moultrie City Council rezone this property C-1 (Neighborhood Business District) with the necessary buffering along two sides. Commission Mathis seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from Bruce Norton requesting a Special Use Permit to allow a professional office for the treatment of drug and alcohol rehabilitation within a R-3 (Multiple-Dwelling Residential) zoning district. This property is located at 1004 West Boulevard, in Land Lot Number 309 of the 8th land district of Colquitt County, Georgia.

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application. He reiterated the State guidelines to grant this Special Use Permit.

Bruce Norton spoke in favor of this application. No one spoke against this application.

Based on his review and the information received Commission Gay made a motion to approve this Special Use Permit to help the community. Commission Powell seconded. The motion passed unanimously.

AGENDA ITEM VI

Consider an application from Samuel A DePaul, Superintendent of the Colquitt County Board of Education, to annex 215.46 acres, located in Land Lot Numbers 214 and 247 of the 8th Land District of Colquitt County. This property is located in the 100 – 300 Blocks of Darbyshire Road. Mr. DePaul requests to zone the property C-3 (Commercial District), upon annexation by the Moultrie City Council.

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

City of Moultrie Engineering Director, Roger Ruis, approached the commission to provide a report of concerns relevant to the Engineering Department. Mr. Ruis did not speak for or against this application.

Rick Gehle, Facilities Director of the Colquitt County Board of Education, answered questions from the Commission concerning the project. He spoke in favor of this application.

William McCalley, representing the Colquitt County Board of Education, spoke in favor of this application.

Clarence Lowe spoke against this application.

Commissioner Powell made a motion to table this application pending more information about transportation, water, and electricity costs. Commissioner Shephard seconded. Commissioners DeMott, Loftis and Wingate opposed the motion. The motion passed with a 6-3 vote.

AGENDA VII

Consider an application from Gayle Johnson requesting a variance to allow for the placement of a second residence on one residential lot in a residential zoned property. This property is located at 1192 Doc Darbyshire Road, in Land Lot Number 215 of the 8th Land District of Colquitt County, Georgia.

Mr. John C. Peters, Colquitt County Zoning Officer, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Gayle Johnson spoke in favor of this application. No one spoke against this application.

Due to medical purposes and this location has two home sites, Commissioner Abbett made a motion to recommend the Colquitt County Board of Commissioners approve this application. Commissioner Wingate seconded. The motion passed unanimously.

AGENDA VIII

Consider an application from Tresia Mercer and Terry Freeman requesting a variance to allow the construction of a dwelling unit less than 900 square feet. This property is located at 270 Trailer Park Road, in Land Lot Number 445 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

John Myrick spoke in favor of this application. No one spoke against this application.

Commissioner Mathis made a motion to recommend the Colquitt County Board of Commissioners approve this application, due to the applicant's disability. Commissioner Gay seconded. The motion passed unanimously.

AGENDA IX

Consider an application from Lee Bagwell, of Colony Bank, and Samatha Rowell requesting to rezone 1.2 acres located at 2301 Veterans Parkway South, in Land Lot Number 338 of the 8th Land District of Colquitt County, Georgia. Mr. Bagwell and MS Rowell are requesting to rezone the property from C-2 (General Business District) to C-1 (Neighborhood Business District).

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Samantha Rowell spoke in favor of this application. No one spoke against this application.

Commissioner Matthews made a motion to recommend the Colquitt County Board of Commissioners approve this application, per Comprehensive Plan compatibility. Commissioner Wingate seconded. The motion passed unanimously.

AGENDA X

Consider an application from Jason Liles and Robert Stanfill requesting a Special Use Permit to provide a recreation area for mud bogging within an Agriculture zoning district. This property is located on the East side of Sawmill Road, in Land Lot Number 526 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Jason Liles spoke in favor of this application. No one spoke against this application.

Commissioner Gay made a motion to recommend the Colquitt County Board of Commissioners approve this application, for recreational purposes. Commissioner Mathis seconded. The motion passed unanimously.

AGENDA XI

Consider an application from Terry and Joe Baker requesting to rezone 30.0 acres located at 176 Terry Baker Road, in Land Lot Number 212 of the 8th Land District of Colquitt County, Georgia. Misters Terry and Joe Baker are requesting to rezone the property from AG (Agricultural District) to R-PUD (Residential Planned Unit Development District).

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Powell made a motion to recommend the Colquitt County Board of Commissioners approve this application, for migrant workers. Commissioner Abbett seconded. Commissioner Shephard abstained. The motion passed with an 8-0-1 vote.

AGENDA ITEM XII - Other Business

Chairwoman McLean opened discussion about the previously tabled application from the Colquitt County Board of Education. Commissioner Powell clarified that the motion is to postpone the application until the Colquitt County Board of Education can provide additional information. Mr. Powell explained the need for a cost analysis of developing the infrastructure to accommodate necessary water, sewer, power and roadway improvements, for a soils report, determination of the type soil at the location of buildings and parking lots, and a traffic study. Mr. Powell questioned potential unsuitable soil and wetlands mitigation.

Commissioner DeMott requested a resolution for the limited number of seats available for members of the Commission. After brief discussion, Chairwoman McLean requests Commissioners confirm their attendance for meetings in enough time that staff can make additional seating available.

Staff Comments

Mr. Parrish clarified that soil and water erosion plans are submitted directly to the Soil and Water Conservation District in Athens, Georgia.

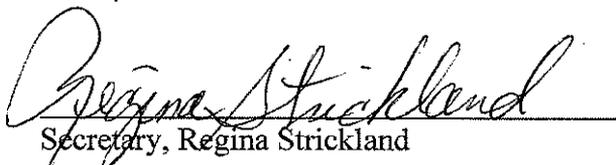
Adjournment

With no further business to discuss, the meeting adjourned at 8:30 p.m.

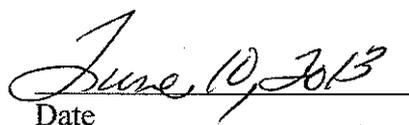


Chairwoman, Camila McLean

Date



Secretary, Regina Strickland



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, June 10, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present: Vice-Chairman Doug Loftis, Gene Abbett, Richie DeMott, William Gay, Margaret Mathis, Charles Matthews, Wayne Perry, Charlie Powell, Lillar Shephard, Warren Taylor, and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Camila McLean

Call To Order:

Vice-Chairman Loftis called the meeting to order at 7:00 p.m.

Procedures for Public Hearing

Vice-Chairman Loftis read the meeting guidelines.

Approval of May 13, 2013 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 Linh L. Nguyen requesting two (2) variances. 1) to allow for a reduction in the setbacks from property lines and to allow for 10 poultry houses to be located on one farm site. This property is located at 334 Webb Road, Norman Park, in Land Lot Number 210 of the 8th Land District of Colquitt County, Georgia.

Mr. John C. Peters, Colquitt County Zoning Officer, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received, Commissioner Abbett made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner DeMott seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from Rebecca Cox and DeWayne Bruce requesting to rezone 2.09 acres located at 2510 Georgia Highway 133 South, in Land Lot Number 388 of the 8th land district of Colquitt County, Georgia. Ms. Cox and Mr. Bruce are requesting to rezone the property AG (Agricultural District) to C-2 (General Business District).

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner DeMott made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM VI

Consider an application from Jon Buckner and Javier Aguirre requesting a variance to provide for the expansion of property without public road frontage. This property is located in the 400 Block of Weaver Road, in Land Lot Number 15 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner Powell made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Abbett seconded. The motion passed unanimously.

AGENDA VII

Consider an application from Mildred Bozeman requesting to rezone 0.57 acres located at 310 Port Street Southeast, in Land Lot Number 292 of the 8th land district of Colquitt County, Georgia. Ms. Bozeman is requesting to rezone the property R-2 (Two-Family Residential District) to C-1 (Neighborhood Business District).

Daniel Parrish, City of Moultrie Planning and Community Development Director, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner Gay made a motion to recommend the Moultrie City Council approve this application, as submitted. Commissioner Taylor seconded. The motion passed unanimously.

AGENDA VIII

Consider an application from Earl Tucker, Tracey Tucker and Lyndasu Crowe requesting to rezone 0.35 acres located at 1401 South Main Street, in Land Lot Number 308 of the 8th land district of Colquitt County, Georgia. The applicants are requesting to rezone the property from R-2 (Two-Family Residential District) to C-1R (Neighborhood Business District, Restricted). Restricted use for office and retail sales – restricted on enlargement.

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

William Falllin spoke in favor of this application. No one spoke against this application.

Based on his review and the information received Commissioner Wingate made a motion to recommend the Moultrie City Council approve this application, as submitted. Commissioner Mathis seconded. The motion passed unanimously.

AGENDA ITEM XII - Other Business

Samuel DePaul, Superintendent for the Colquitt County Board of Education (CCBOE), approached the Commission to discuss concerns in reference to the CCBOE zoning request considered at the May 13th Planning Commission meeting. Since the CCBOE did not have an active application and public notice was not advertised, the Commission did not make any decisions pertaining to Mr. DePaul's concerns

Staff Comments

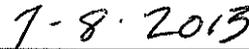
None

Adjournment

With no further business to discuss, the meeting adjourned at 7:54 p.m.



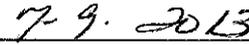
Chairperson



Date



Secretary, Regina Strickland



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, July 8, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present: Chairwoman Camila McLean, Gene Abbett, Richie DeMott, William Gay, Charles Matthews, Wayne Perry, Lillar Shephard, and Warren Taylor. Also present was Acting Secretary Claire Feazel

Absent

Doug Loftis, Margaret Mathis, Charlie Powell, and Eric Wingate.

Call To Order:

Chairwoman McLean called the meeting to order at 7:18 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of June 10, 2013 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 Darrell Graham requesting to rezone 1.14 acres located at 327 Swift Canteen Road, in Land Lot Number 129 of the 8th land district of Colquitt County, Georgia. Mr. Graham requests to rezone the property AG (Agricultural District) to C-2 (General Business District).

Mr. John C. Peters, Colquitt County Zoning Officer, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received, Commissioner Abbett made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Shephard seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from Darrel Ealum requesting to rezone 5.40 acres located in the 3700 Block of Cool Springs Road, in Land Lot Number 207 of the 9th land district of Colquitt County, Georgia. Mr. Ealum is requesting to rezone the property AG (Agricultural District) to R-1/R-1MH (Single Family Residential District).

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner DeMott made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM VI

Consider an application for a Minor Subdivision from Darrell Ealum, requesting Final Plat approval for Powell's Subdivision. This property is located in the 3700 Block of Cool Springs Road, in Land Lot Number 207 of the 9th land district of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Matthews made a motion to recommend the Colquitt County Board of Commissioners approve this application, based on the comprehensive plan for this final plat. Commissioner DeMott seconded. The motion passed unanimously.

AGENDA VII

Consider an application from Greg Yarbrough requesting to rezone 1.70 acres located at 640 Veterans Parkway North, in Land Lot Number 246 of the 8th land district of Colquitt County, Georgia. Mr. Yarbrough is requesting to rezone the property from AG (Agricultural District) to C-3 (Commercial District).

Daniel Parrish, City of Moultrie Planning and Community Development Director, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner Gay made a motion to recommend the Moultrie City Council approve this application, as submitted. Commissioner Abbett seconded. The motion passed unanimously.

AGENDA VIII

Consider an application from Vijay Bairi requesting to rezone 0.40 acres located at 305 Rowland Drive, in Land Lot Number 261 of the 8th land district of Colquitt County, Georgia. Mr. Bairi is requesting to rezone the property from R-1B (Single Family Residential District) to C-1 (Neighborhood Business District).

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner Taylor made a motion to recommend the Moultrie City Council approve this application, as submitted. Commissioner Gay seconded. Commissioner Shephard opposed. The motion carried with a 7-1 vote.

AGENDA VIII

Consider an application from Sanford McAllister requesting two variances from Article XV Design Standards for Commercial Development: Section 15.05(a) Building Zones; to provide parking in the front of the building and from Section 15.05(d) Individual Businesses with Single and Shared Accesses; to provide parking inside the landscape buffer. This property is located at 490 Veterans Parkway North, in Land Lot Numbers 246 and 247 of the 8th Land District of Colquitt County, Georgia.

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Mr. Sanford McAllister, of Waffle House, spoke in favor of this application. No one spoke against this application.

Based on his review and the information received Commissioner Gay made a motion approve variance request 15.05(d) to allow within the 50-foot buffer along Veterans Parkway North. Commissioner Shephard seconded. Commissioners McLean and DeMott opposed. The motion carried with a 6-2 vote

Based on his review and the information received Commissioner Taylor made a motion approve variance request 15.05(a) to allow parking in front of the building. Commissioner Abbett seconded. The motion passed unanimously.

AGENDA VIII

Consider an application from Larry Franklin requesting a preliminary plat approval for a Residential-Planned Unit Development (R-PUD). This property is located at 2809 5th Avenue Southeast, in Land Lot Number 354 of the 8th Land District of Colquitt County, Georgia.

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Mr. Larry Franklin spoke in favor of this application. No one spoke against this application.

Commissioner Taylor made a motion to approve this request, as a Final Plat, to modify the original R-PUD to construct one two-story apartment building with eight housing units, increasing the total number of housing units from 72 to 80. Commissioner DeMott seconded. The motion passed unanimously.

AGENDA ITEM XII - Other Business

Mr. Darrell Moore, Moultrie-Colquitt County Chamber of Commerce, approached the Commission to be accommodating to new businesses and industries to increase investments in Moultrie and Colquitt County.

Staff Comments

Mr. Parrish approached the Commission with a Planning and Zoning workshop in Athens on July 31st. Interested Commissioners should complete the registration form and return to the Planning and Community Development office by July 10th.

Adjournment

With no further business to discuss, the meeting adjourned at 8:41 p.m.

Approved
Chairperson

Date

Regina Stuckland
Secretary

August 12, 2013
Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, August 12, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present: Chairwoman Camila McLean, Gene Abbett, William Gay, Doug Loftis, Margaret Mathis, Charles Matthews, Wayne Perry, Charlie Powell, Lillar Shephard, Warren Taylor and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Richie DeMott

Call To Order:

Chairwoman McLean called the meeting to order at 7:00 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of July 8, 2013 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 Wayne Frier Homes requesting to rezone 4.45 acres located at 2909 First Avenue Southeast, in Land Lot Number 294 of the 8th land district of Colquitt County, Georgia. Mr. Register requests to rezone the property R-2 (Two-Family Residential District) and C-3R (Commercial District, Restricted) to C-3 (Commercial District).

Daniel Parrish, City of Moultrie Planning and Community Development Director, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on his review and the information received Commissioner Gay made a motion to recommend the Moultrie City Council approve this application, as submitted. Commissioner Shephard seconded. The motion passed unanimously

AGENDA VIII

Consider an application from Bruce Norton requesting a Special Use Permit to allow a professional office for the treatment of drug and alcohol rehabilitation within a R-2 (Duplex Residential District) zoning. This property is located at 755 6th Avenue Southeast; in Land Lot Number 291 of the 8th land district of Colquitt County, Georgia

Mr. Parrish conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

Bruce Norton spoke in favor of this application. No one spoke against this application.

Based on his review and the information received Commissioner Powell made a motion to approve this application, as submitted. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM XII - Other Business

Commissioner Taylor read the July 8th meeting minutes pertaining to Larry Franklin's application to amend a Residential Planned Unit Development. Additionally, he reviewed Section 10.01 of the Moultrie Zoning Ordinance.

After lengthy discussion, the Commission requested the Planning and Community Development Department develop a procedure to amend existing planned unit developments.

Staff Comments

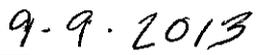
Mr. Parrish approached the Commission with a Planning and Zoning workshop at Moultrie Technical College August 22th. Interested Commissioners should complete the registration form and return to the Planning and Community Development office by August 16th.

Adjournment

With no further business to discuss, the meeting adjourned at 7:51 p.m.



Chairperson



Date



Secretary



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, September 9, 2013
7:00 PM
Council Chambers, Municipal Building**

Present

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

Absent

Gene Abbett and Margaret Mathis

Call To Order:

Chairwoman McLean called the meeting to order at 7:00 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of August 12, 2013 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from Kelly Paulauski requesting to rezone 0.37 acres located at 448 US Highway 319 North, in Land Lot Number 216 of the 8th land district of Colquitt County, Georgia. Paulauski requests to rezone the property from AG (Agricultural District) to C-2 (General Business District).

Mr. John C. Peters, Colquitt County Zoning Officer, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on the information received, Staff recommendation, and that the Comprehensive Plan is being met by this project in "Character Areas", Commissioner Shephard made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM V

Other Business - None

Staff Comments

Mr. Peters thanked the Commissioners' for attending the Planning and Zoning Training on August 22nd at Moultrie Technical College. In addition, he announced Mike Stewart as the new County Administrator.

Adjournment

With no further business to discuss, the meeting adjourned at 7:13 p.m.

Camela Conley
Chairperson

November 11, 2013
Date

Regina Stickland
Secretary

November 11, 2013
Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, November 11, 2013
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Chairwoman Camila McLean, Gene Abbett, Richie DeMott, Doug Loftis, Margaret Mathis, Wayne Perry, Lillar Shephard, and Eric Wingate. Also, present Secretary Regina Strickland.

Absent

Charlie Matthews, Charlie Powell, and Warren Taylor

Call To Order:

Chairwoman McLean called the meeting to order at 6:00 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of August 12, 2013 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from Homer Eldridge requesting three variances from Article Number XIX-Agricultural District, Section 19.02(15)-Permitted Uses; to create one-acre lots. The three variances are located in Land Lot Number 347 of the 8th Land District of Colquitt County, Georgia. Locations include 107, 127, and 139 McMullen Road.

Mr. John C. Peters, Colquitt County Zoning Officer, conducted a PowerPoint Presentation of the property and reviewed his concerns and considerations for these applications.

Mr. Homer Eldridge spoke in favor of these applications. No one spoke against these applications.

Based on the information received, Commissioner Abbett made a motion to recommend the Colquitt County Board of Commissioners approve the variance at ~~127~~ McMullen Road, as submitted. Commissioner Mathis seconded. The motion passed unanimously.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve the variance at 127 McMullen Road, because the request meets the comprehensive plan and met the conditions previous 2007. A scenario that Mr. Peters mentioned something we will be seeing as 'clean-up' as it needs to be addressed. Commissioner Wingate seconded. The motion passed unanimously.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve the variance at 107 McMullen Road, because the request meets the comprehensive plan and

met the conditions previous 2007. A scenario that Mr. Peters mentioned something we will be seeing as 'clean-up' as it needs to be addressed. Commissioner Wingate seconded. The motion passed unanimously.

Staff Comments

Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to discuss a summary of information pertaining to planned unit development. The Commission unanimously agreed for the Planning Department to put together a recommendation for their review.

Mr. Peters approached the Commission to discuss the proposed pipeline in our area.

Commissioners requested an update on the Waffle House and the School Board.

Adjournment

With no further business to discuss, the meeting adjourned at 6:40 p.m.

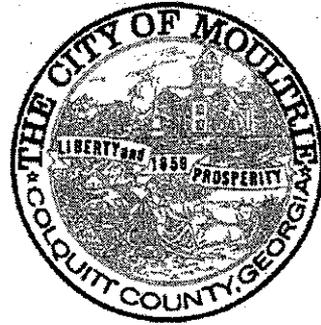
Approved with corrections
Chairperson _____ Date _____

Graina Strickland
Secretary

January 13, 2014
Date

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

P. O. Box 3368
Moultrie, Georgia 31776
(229) 668-7223 Fax (229) 668-7650



2013 Meeting Minutes

Moultrie Colquitt County Planning Commission

The Moultrie-Colquitt County Planning Commission did not meet October or December 2013.
No requests were filed with the City or County.

Regina Strickland
Secretary