

MINUTES

Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, January 13, 2014
6:00 PM
Council Chambers, Municipal Building

Present

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

Absent

None

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 November 11, 2013 regular meeting minutes:

Commissioner Wingate made a motion to approve the minutes, with corrections. Commissioner Abbett seconded. The motion passed unanimously.

Call for the Orders of the Day

Chairwoman McLean moved agenda item VI- Plymel annexation to the front of the meeting.

AGENDA ITEM VI

Consider an application from George Plymel, to annex 6.08 acres; located in Land Lot Number 308 of the 8th Land District of Colquitt County, Georgia, at 800 Georgia Highway 133 South, Moultrie. Mr. Plymel requests to zone the property C-3 (Commercial District), upon annexation by the Moultrie City Council.

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, reviewed his concerns and consideration for this application.

No one spoke for or against this application.

Based on the information received, Commissioner Abbett made a motion to recommend approval of this application, as submitted, upon annexation by the Moultrie City Council. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Michael Hall, for a Special Use Permit; to provide an arena to use as a Saddle Club for riding competition and youth rodeos. This property is located in Land Lot Numbers 123 and 124 of the 8th Land District of Colquitt County, at 1965 Sumner Road, Moultrie, Georgia.

Mr. John C. Peters, Colquitt County Zoning Officer, reviewed his concerns and considerations for this application.

Mr. Michael Hall spoke in favor of this application. Ms. Penny Bridges approached the Commission to ask questions concerning the application. No one spoke against this application.

Based on the information received, Staff recommendation, and compliance with the Comprehensive Plan "Character Areas", Commissioner Shepherd 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

Consider an application from Demetrius Walker, to rezone 0.9 acres; located in Land Lot Number 216 of the 8th Land District of Colquitt County, Georgia, at 483 and 491 U.S. Highway 319 North, Moultrie. Mr. Walker requests to rezone the property from AG (Agriculture) to C-2 (General Business District).

Mr. Peters reviewed his concerns and considerations for this application.

No one spoke in favor of this application. Mr. Dennard Robison and Mr. David Corona spoke against this application.

Based on the information received, Commissioner Powell made a motion to recommend the Colquitt County Board of Commissioners approve the property at 483 US Hwy 319 North (bail bondsman office) be rezoned C-1 (Neighborhood Business). Commissioner Loftis seconded. Commissioners Mathis, Shepherd, and Matthews opposed. The motion passed with a 9-3 vote.

Based on the information received and considering the impact on the neighboring residents, Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners deny the property at 491 US Hwy 319 North (residence) be rezoned. Commissioner Taylor seconded. Commissioners Mathis, Shepherd, and Matthews opposed. The motion passed with a 9-3 vote.

AGENDA ITEM VII – Other Business

Daniel Parrish approached the Commission to present the proposed planned unit development amendment.

Staff Comments

None

Adjournment

With no further business to discuss, the meeting adjourned at 7:18 p.m.



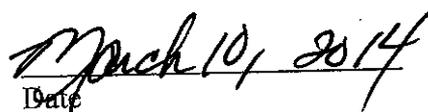
Chairperson



Date



Secretary

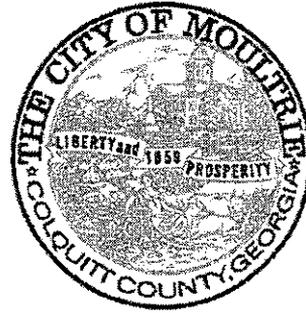


Date

E-Mailed
1-31-2014

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

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



TO: Moultrie-Colquitt County Planning Commissioners
FROM: Regina Strickland, Administrative Coordinator
DATE: January 31, 2014
SUBJECT: February Planning Commission Meeting

Commissioners and Staff,

The Moultrie-Colquitt County Planning Commission will not meet Monday, February 10, 2014.

The applicant for the City withdrew his request to rezone. No requests were filed with the County.

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, March 10, 2014
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Vice-Chairman Doug Loftis, Gene Abbett, Richie DeMott, Art Ellis, William Gay, Charles Matthews, Charlie Powell, and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Margaret Mathis, Camila McLean, Wayne Perry, and Lillar Shephard

Call To Order:

Vice-Chairman Loftis called the meeting to order at 6:00 p.m.

Procedures for Public Hearing

Vice-Chairman Loftis read the meeting guidelines.

Approval of January 13, 2014 regular meeting minutes:

Commissioner Gay made a motion to approve the minutes. Commissioner Abbett seconded. The motion passed unanimously.

Call for the Orders of the Day

Vice-Chairman Loftis moved Agenda Item X-Other Business to the front of the meeting.

AGENDA ITEM X -Other Business

Mr. Loftis recognized City appointed Commissioner Warren Taylor with a certificate for his 15 years of service to the Commission. Mr. Taylor approached the Commission to accept his certificate and expressed his gratitude for his opportunity to serve.

AGENDA ITEM IV

Consider an application from Andres Hernandez, to rezone 5 acres. This property is located at 1220 South Boulevard, Moultrie; in Land Lot Number 307 of the 8th Land District of Colquitt County, Georgia, at Mr. Hernandez requests to rezone the property from R-1 (Single Family Residential) to C-1 (Neighborhood Business).

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

No one spoke for or against this application.

Based on the information received and compliance with the Comprehensive Plan, Commissioner Matthews 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 V

Consider an application from Betty Sandoval a variance from Article Number VII-R-1 and R-1 R-1MH Single Family Residential District, Section 7.04(2)- Design Standards; to reduce the public road frontage creating a second residential lot. This property is located at 769 Circle Road, Moultrie; 8th in Land Lot Number 289 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Commissioner DeMott made a motion to recommend the Colquitt County Board of Commissioners approve this application to encourage compact development, as described in the Comprehensive Plan. Commissioner Wingate seconded. The motion passed unanimously.

AGENDA ITEM VI

Consider an application from Jerry Stripling, to rezone 10 acres for a Planned Unit Development. This property is located in the 1300 Block of Overlook Drive, in Land Lot Number 307 of the 8th land district of Colquitt County, Georgia. Mr. Stripling requests to rezone the property from R-1 (Single Family Residential) to RPUD (Residential Planned Unit Development).

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on size and cost of density as permitted in the area, Commissioner Abbett 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 VII

Consider an application from Ben Clayton, to rezone 8.79 acres for a Planned Unit Development. This property is located at 610 and 654 Georgia Highway 270 East, Moultrie; in Land Lot Number 10 of the 8th land district of Colquitt County, Georgia. Mr. Clayton requests to rezone the property from AG (Agricultural) to RPUD (Residential Planned Unit Development).

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

Mr. Hamilton Garner spoke in favor; no one spoke against this application.

Based on the information received and compliance with the Comprehensive Plan, Commissioner Matthews made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Powell seconded. The motion passed unanimously.

AGENDA ITEM VIII

Consider an application from Chris Hall, to rezone 7.29 acres for a Planned Unit Development. This property is located at 163 Grass Farm Road, Moultrie; in Land Lot Number 22 of the 9th land district of Colquitt County, Georgia. Mr. Hall requests to rezone the property from AG (Agricultural) to RPUD (Residential Planned Unit Development).

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Wingate made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted, based on the Comprehensive Plan: to increase the population in the area. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM IX

Consider a request from the City of Moultrie Planning and Community Development Department to amend the Moultrie Zoning Ordinance Article Number X (R-PUD Residential Planned Unit Development District) and Article Number XIV (C-PUD Commercial Planned Unit Development District) to include a new Section: Modification to an existing Planned Unit Development.

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, approached the Commission to state that without a reply from the City attorney, this request cannot receive a decision.

The Commission will consider this request at the next meeting.

Staff Comments

Vice-Chairman Loftis reminded Commissioners that the April – September meetings begin at 7:00 p.m.

He thanked Commissioners for adding to their motions ‘the reasons why we make decisions. We need the explanation in our minutes and we need it for future reference, based on other applications we review.’

Mr. Loftis welcomed the new City appointed Commissioner, Art Ellis.

Adjournment

With no further business to discuss, the meeting adjourned at 6:44 p.m.

Approved
Chairperson

Date

Regina Strickland
Secretary

April 14, 2014
Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, April 14, 2014
7:00 PM
Council Chambers, Municipal Building**

Present

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

Absent

Gene Abbett, Richie DeMott, and Art Ellis

Call To Order:

Chairwoman McLean called the meeting to order at 7:02 p.m.

Procedures for Public Hearing

Chairwoman McLean read the meeting guidelines.

Approval of March 10, 2014 regular meeting minutes:

Commissioner Gay made a motion to approve the minutes, as written. Commissioner Mathis seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Larry Franklin Properties, requesting Preliminary Plat approval for The Preserve at Cobblestone-Phase II, 22.24 acres; this property is located in Land Lot Numbers 384 of the 8th land district of Colquitt County, Georgia. (600 Block of 31st Ave S.E.)

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, reviewed his concerns and considerations for this application.

No one spoke for or against this application.

Based on the information received and to better suit the needs of people buying lots at the Preserve at Cobblestone, Commissioner Loftis made a motion to approve the application as presented. Commissioner Perry seconded. The motion passed unanimously.

AGENDA ITEM V

Consider a request from the City of Moultrie Planning and Community Development Department to amend the Moultrie Zoning Ordinance Article Number X (R-PUD Residential Planned Unit Development District) and Article Number XIV (C-PUD Commercial Planned Unit Development District) to include a new Section: Modification to an existing Planned Unit Development.

Mr. Parrish reviewed the amendment to the Moultrie Zoning Ordinance. This change includes a process, which allows for amendments to existing Planned Unit Development zoning districts.

No one spoke for or against this application.

Commissioner Gay made a motion to recommend the Moultrie City Council approve this application, as presented, to continue the develop property in Planned Unit Developments. Commissioner Mathis seconded. The motion passed unanimously.

AGENDA ITEM VI

Consider an application from Don Scott, for a variance from Article Number VII-R-1 and R-1 R-1MH Single Family Residential District, Section 7.04(5) and (7)- Design Standards; to allow a home smaller than 900 square feet, not built to HUD Standards, for a medical purpose. This property is located at 1215 Porter Street, Moultrie; in Land Lot Number 307 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters, Colquitt County Zoning Officer, conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

Mr. Don Scott 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 variance, as long as the need exists. Commissioner Powell seconded. The motion passed unanimously.

AGENDA ITEM VII

Consider an application from Consuelo Garcia, to rezone 3 acres for a Planned Unit Development. This property is located in the 2000 Block of Old Berlin Road, in Land Lot Number 440 of the 8th land district of Colquitt County, Georgia. Ms. Garcia requests to rezone the property from AG (Agricultural) to RPUD (Residential Planned Unit Development) zoning districts.

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

No one spoke in favor of this application. Mr. Wayne Hall, Mrs. Angela Castellow, and Mr. Dale Wynn spoke against this application.

Based on the information received, Commissioner Wingate made a motion to recommend the Colquitt County Board of Commissioners deny this application. Commissioner Wingate stated that this was due to the proposed development potentially decreasing property values. He clarified that there is not an existing migrate work camp to meet the Comprehensive Plan's "Issues & Opportunities" *Unincorporated Areas; Economic Development*. Commissioner Loftis seconded. The motion passed unanimously.

AGENDA ITEM VIII

Consider an application from Greg Allyn, to rezone 1.32 acres for future commercial use. This property is located in the 1500 Block of Georgia Highway 133 South, Moultrie; in Land Lot Number 341 of the 8th land district of Colquitt County, Georgia. Mr. Allyn requests to rezone the property from AG (Agricultural) to C-2 (General Business) zoning districts.

Mr. Peters conducted a PowerPoint presentation and reviewed his concerns and considerations for this application.

Ms. Casey Benton spoke in favor of this application for the expansion of the existing business. No one spoke against this application.

Commissioner Wingate made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted, for the purposes of commercial use. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM X -Other Business

None

Staff Comments

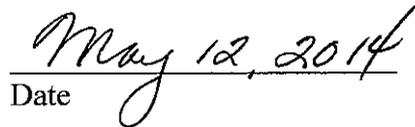
Mr. Peters approached the Commission to state that with the restructuring of duties he will no longer make recommendations from the County. He expressed his gratitude to serve as an advisor to the Commission. In addition, he introduced Mrs. Rene Beamon as the new County Zoning Officer.

Adjournment

With no further business to discuss, the meeting adjourned at 7:56 p.m.



Chairperson



Date



Secretary



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, May 12, 2014
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Chairwoman Camila McLean, Gene Abbett, Richie DeMott, Art Ellis, William Gay, Doug Loftis, Charles Matthews, and Lillar Shephard. Also present was Secretary Regina Strickland.

Absent

Commissioner Margaret Mathis, Wayne Perry, Charlie Powell, and Eric Wingate.

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 14, 2014 regular meeting minutes:

Commissioner Gay made a motion to approve the minutes, as written. Commissioner Shephard seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from W. Lynn Lasseter, to rezone 4.32 acres for future commercial use. This property is located in the 1800 Block of Tallokas Road, Moultrie; in Land Lot Number 338 of the 8th land district of Colquitt County, Georgia. Mr. Lasseter requests to rezone the property from AG (Agricultural) to C-2 (General Business) zoning district.

Mrs. Rene Beamon, Colquitt County Zoning Officer, conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

Based on the information received and compliance with the Comprehensive Plan, Commissioner Matthews 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 V

Consider an application from Isaac Gonzalez, for a variance from Article Number VII-R-1 and R-1 R-1MH Single Family Residential District, Section 7.04(3) Design Standards; to allow a lot design change that currently requires each lot to have 150 feet of road frontage on a public street and only one principal dwelling per lot. This property is located at 188 Smokey Bear Road, Norman Park; in Land Lot Number 158 of the 8th Land District of Colquitt County, Georgia.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

Isaac Gonzalez spoke in favor of the application and no one spoke against it.

Based on the information received, staff recommendations, and humanitarian purposes, Commissioner Abbett made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Loftis seconded. The motion passed unanimously.

AGENDA ITEM VI -Other Business

None

Staff Comments

None

Adjournment

With no further business to discuss, the meeting adjourned at 7:14 p.m.



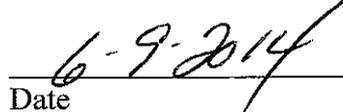
Chairperson



Date



Secretary



Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, June 9, 2014
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Chairwoman Camila McLean, Gene Abbett, Richie DeMott, Art Ellis, William Gay, Doug Loftis, Charles Matthews, Wayne Perry, and Lillar Shephard. Also present was Secretary Regina Strickland.

Absent

Commissioners Margaret Mathis, Charlie Powell, and Eric Wingate.

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 May 12, 2014 regular meeting minutes:

Commissioner Shephard made a motion to approve the minutes, as written. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Teramore Development, to rezone 1.89 acres for future commercial use. This property is located in the intersection of Georgia Highway 133 South and Foxthick Road, Moultrie; in Land Lot Number 350 of the 8th land district of Colquitt County, Georgia. Mr. Chris West requests to rezone the property from AG (Agricultural) to C-2 (General Business) zoning district.

Mrs. Rene Beamon, Colquitt County Compliance Organizer, conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

Chris West spoke in favor of the application and no one spoke against it.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Mr. Loftis based his motion on the information received, to help develop the area to like property nearby, and to promote commercial development. Commissioner Gay seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from Yadullah (Eddie) Shourrahmati, to rezone 2.31 acres for future commercial use. This property is located at 1450 1st Street Northeast, Moultrie; in Land Lot Number 245 of the 8th land district of Colquitt County, Georgia. Mr. Shourrahmati requests to rezone the property from AG (Agricultural) to C-2 (General Business) zoning district.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

Yadullah (Eddie) Shourrahmati spoke in favor of the application and no one spoke against it.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Mr. Loftis based his motion on the information received, and that this particular piece of property meets the future land use map. In addition, it is located on a gateway corridor and it is likely to become commercial. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from Bobby and Linda Willis, to rezone 1.00 acre for future commercial use. This property is located at 1800 Block of Georgia Highway 37 East, Moultrie; in Land Lot Number 247 of the 8th land district of Colquitt County, Georgia. Mr. and Mrs. Willis request to rezone the property from AG (Agricultural) to C-1 (Neighborhood Business) zoning district.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

Carl Wisenbaker spoke in favor of the application and no one spoke against it.

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

AGENDA ITEM VI -Other Business

None

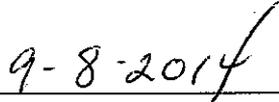
Staff Comments

None

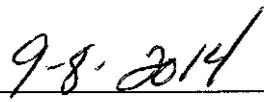
Adjournment

With no further business to discuss, the meeting adjourned at 7:15 p.m.


Chairperson


Date


Secretary


Date

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

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



TO: Moultrie-Colquitt County Planning Commissioners

FROM: Regina Strickland, Administrative Coordinator

DATE: July 1, 2014

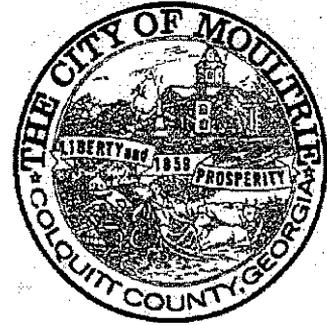
SUBJECT: July Planning Commission Meeting

Commissioners and Staff,

The Moultrie-Colquitt County Planning Commission will not meet Monday, July 8, 2014.

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

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



TO: Moultrie-Colquitt County Planning Commissioners
FROM: Regina Strickland, Administrative Coordinator
DATE: July 22, 2014
SUBJECT: August Planning Commission Meeting

Commissioners and Staff,

No applications were submitted for the August meeting; therefore, the Planning Commission will not meet on August 11, 2014.

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, September 8, 2014
7:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Chairwoman Camila McLean, Gene Abbett, Art Ellis, Doug Loftis, Margaret Mathis, Charles Matthews, and Charlie Powell. Also present was Secretary Regina Strickland.

Absent

Commissioners Richie DeMott, William Gay, Wayne Perry, Lillar Shephard, and Eric Wingate.

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 June 9, 2014 regular meeting minutes:

Commissioner Mathis made a motion to approve the minutes, as written. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Glenn Gray, of Triple Arrow Holdings LLC, requesting to rezone 7.31 acres, from City zoning district AG (Agricultural) to County zoning district AG (Agricultural), upon de-annexation by the Moultrie City Council and acceptance by the Colquitt County Board of Commissions. This property is located at 661 Lower Meigs Road, in Land Lot Number 356 of the 8th Land District of Colquitt County, Georgia.

Mr. Daniel Parrish, City of Moultrie Planning and Community Development Director, reviewed his concerns and consideration for this application.

No one spoke for or against this application.

Based on the information received, Commissioner Powell made a motion to recommend approval of this application, as submitted, upon de-annexation by the Moultrie City Council and acceptance by the Colquitt County Board of Commissions. Commissioner Abbett seconded. The motion passed unanimously.

AGENDA ITEM V

Recommend the Colquitt County Board of Commissioners approve an application from the Colquitt County Board of Commissioners, requesting to rezone 150.17 acres, from County zoning district AG (Agricultural) to County zoning district C-2 (General Business). This property is located at the intersection of GA Hwy 37 East, Veterans Parkway, RW Bryant Road and County Farm Road, in Land Lot Number 260 of the 8th Land District of Colquitt County, Georgia.

Mrs. Rene Beamon, Colquitt County Compliance Organizer, conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

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

AGENDA ITEM VI

Recommend the Colquitt County Board of Commissioners approve an application from Cong Thanh Le Dang requesting a variance from the Colquitt County Zoning Ordinance Article Number XIX, Section 19.02(4) to reduce the setback lines for the construction of a stack house. This property is located at 2921 GA Hwy 37 East, in Land Lot Number 249 the 8th Land District of Colquitt County, Georgia.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted, to build the stack house to improve the chicken raising facility and capture litter in a better place. Commissioner Mathis seconded. The motion passed unanimously.

AGENDA ITEM VII

Consider an application from Mary Chastain requesting three (3) variances from the Colquitt County Zoning Ordinance Article Number XIX, Section 19.02(4). First, to reduce the South property line; second, to reduce the setback line from an existing residence; and third, to increase the maximum number of poultry houses from eight (8) to ten (10). This property is located at 747 DH Alderman Road, in Land Lot Number 289 the 8th Land District of Colquitt County, Georgia.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve this application because the construction of the additional chicken houses does not harm the neighbors that are located closer to the two proposed chicken houses. Commissioner Mathis seconded the motion. Commissioners Loftis and Mathis voted in favor. Commissioners Abbett, Ellis, Matthews, and Powell opposed the vote. The motion failed with a 2-4 vote.

AGENDA ITEM VIII

Recommend the Colquitt County Board of Commissioners approve an application from Chad Strickland requesting two (2) variances from the Colquitt County Zoning Ordinance Article Number XIX, Section 19.02(4). First, to reduce the South and West property lines; and second, to increase the maximum number of poultry houses from six (6) to ten (10). This property is located at 347 Myron Hart Road, Coolidge, Georgia, in Land Lot Number 467 the 8th Land District of Colquitt County, Georgia.

Mrs. Beamon conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

Commissioner Mathis made a motion to recommend the Colquitt County Board of Commissioners approve this application because the applicant owns the surrounding properties and there is no danger of anyone moving in or being around this property it will be safe. Commissioner Loftis seconded the motion. Commissioners Ellis, Loftis, Mathis, Matthews, and Powell voted in favor. Commissioner Abbett opposed the vote. The motion passed with a 5-1 vote.

Other Business

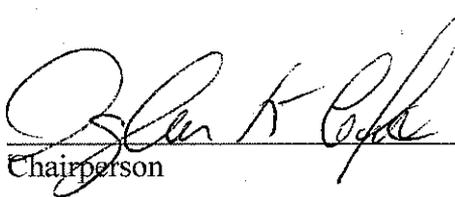
Chairwoman McLean opened the floor by reminding Commissioners the meetings from October – March will begin at 6:00 pm. There was a brief discussion about the start time of meetings by season or if the commission wanted to keep the same start time all year round. Commissioners agreed to keep the staggered start times.

Staff Comments

None

Adjournment

With no further business to discuss, the meeting adjourned at 7:55 p.m.


Chairperson

10-13-14
Date


Secretary

10-13-2014
Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, October 13, 2014
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners present were Vice-Chairman Doug Loftis, Gene Abbett, Art Ellis, William Gay, Wayne Perry, Lillar Shephard, and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Commissioners Richie DeMott, Margaret Mathis, Charles Matthews, Camila McLean, and Charlie Powell.

Call To Order:

Vice-Chairman Loftis called the meeting to order at 6:00 p.m.

Procedures for Public Hearing

Vice-Chairman Loftis read the meeting guidelines.

Approval of September 8, 2014 regular meeting minutes:

Commissioner Mathis made a motion to approve the minutes, as written. Commissioner Matthews seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from Ben Clayton requesting to rezone 10.0 acres, from AG (Agricultural) to R-PUD (Residential Planned Unit Development) zoning districts, for rental purposes. This property is located at 2500 Bay Rockyford Road, in Land Lot Number 362 of the 8th Land District of Colquitt County, Georgia

Mr. Click Peters, Colquitt County Human Resources Manager, reviewed his concerns and consideration for this application.

No one spoke for or against this application.

Based on the information received, the Comprehensive Plan future land use, minimum increase in population, and that Staff has no concerns; Commissioner Shephard made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Ellis seconded. The motion passed unanimously.

AGENDA ITEM V

Consider an application from W. Lynn Lasseter requesting to rezone 3.45 acres, from AG (Agricultural) to C-2 (General Business) zoning districts, for future commercial use. This property is located in the 100 Block of Tallokas Pointe Road, in Land Lot Number 338 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

No one spoke for or against this application.

Based on the information received, and that the rezoning request complies with the future land use plan for suburban areas; Commissioner Wingate made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Ellis seconded. The motion passed unanimously.

Other Business

None

Staff Comments

None

Adjournment

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


Chairperson

11-10-2014
Date


Secretary

11-10-2014
Date

MINUTES

Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, November 10, 2014
6:00 PM
Council Chambers, Municipal Building

Present

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

Absent

Commissioners Art Ellis, Wayne Perry, and Lillar Shephard

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 October 13, 2014 regular meeting minutes:

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

AGENDA ITEM IV

Consider an application from Lynn Lasseter, Ralph Underwood, and Robbie Costin, of Hillside Lakes, requesting to rezone 82.8 acres; from R-1 (Single Family Residential) to AG (Agricultural) zoning districts, for agribusiness. This property is located in the 400 Block of Wilburn Murphy Road, in Land Lot Number 331 of the 8th Land District of Colquitt County, Georgia.

Mr. Click Peters, Colquitt County Human Resources Manager, reviewed his concerns and consideration for this application.

Attorney David Herndon, representing Lasseter, Costin, and Underwood, spoke in favor of this application.

Attorney Kyle Swan, representing Randy Knight and residents in the area, and Catherine Williams spoke against this application.

Based on the information received, the Comprehensive Plan future land use map and that the property will return to its previous use; Commissioner Loftis made a motion to recommend the Colquitt County Board of Commissioners approve this application, as submitted. Commissioner Powell seconded. Commissioners DeMott, Loftis, Powell, and Wingate voted to recommend approval of this application. Commissioners Abbett, Gay, Mathis, and Matthews voted to recommend denying this application. Chairwoman McLean voted, to break the tie, in favor of this request. The motion carried with a 5-4-0 vote.

AGENDA ITEM V

Consider an application from Lynn Lasseter, Ralph Underwood, and Robbie Costin, of Hillside Lakes, requesting a variance from Article XIX Section 19.02(4) of the Colquitt County Zoning Ordinance; to relieve the set-back requirements for poultry houses. This property is located in the 400 Block of Wilburn Murphy Road, in Land Lot Number 331 of the 8th Land District of Colquitt County, Georgia.

Mr. Peters conducted a PowerPoint presentation and reviewed concerns and considerations for this application.

Attorney David Herndon spoke in favor of this application.

Attorney Hamilton Garner and Carl Canfield spoke against this application.

Based on the information received, the drastic reduction in setbacks, the negative impact to the neighborhood; Commissioner DeMott made a motion to recommend the Colquitt County Board of Commissioners deny this application, as submitted. Commissioner Mathis seconded. The motion passed unanimously.

Other Business

Chairwoman McLean read a letter from the Colquitt County Board of Commissioners (CCBOC). The CCBOC reappointed County Commissioners Abbett, Gay, and Loftis to serve until November 2017.

Ms. McLean notified the Commission that Ms. Shephard submitted a letter of resignation, effective the end of her term. Ms. Shephard's term ends in February 2015. Chairwoman McLean requested we recognize Ms. Shephard at the next Commission meeting.

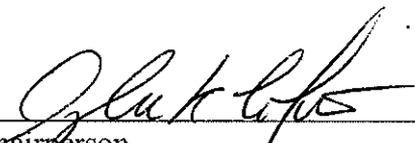
Commissioner DeMott requested we begin each meeting with prayer and the pledge. The Commission unanimously agreed to include *Invocation and Pledge of Allegiance* for future meetings.

Staff Comments

Mr. Peters approached the Commission to review the changes in the County Compliance Office.

Adjournment

With no further business to discuss, the meeting adjourned at 6:53 p.m.



Chairperson

12-8-14

Date



Secretary

12-8-2014

Date

MINUTES

**Regular Session
of the
Moultrie-Colquitt County Planning Commission
Monday, December 8, 2014
6:00 PM
Council Chambers, Municipal Building**

Present

Commissioners: Vice-Chairman Doug Loftis, Gene Abbett, Art Ellis, William Gay, Charles Matthews, Wayne Perry, Charlie Powell, and Eric Wingate. Also present was Secretary Regina Strickland.

Absent

Commissioners Richie DeMott, Margaret Mathis, Camila McLean, and Lillar Shephard

Call To Order:

Vice-Chairman Loftis called the meeting to order at 6:00 p.m.

Invocation and Pledge of Allegiance

Vice-Chairman Loftis gave the Invocation and led the Pledge of Allegiance

Procedures for Public Hearing

Vice-Chairman Loftis read the meeting guidelines.

Approval of November 10, 2014 regular meeting minutes:

Commissioner Abbett made a motion to approve the minutes, as written. Commissioner Ellis seconded. The motion passed unanimously.

AGENDA ITEM IV

Consider an application from the Joint Development Authority of Brooks, Colquitt, Grady, Mitchell, and Thomas Counties to rezone 4.9953 acres, from R-1C to C-3 (Commercial) zoning districts. This property is located in the 1300 Block of Old Doerun Road, Moultrie; in Land Lot Number 244 of the 8th Land District of Colquitt County.

Mr. Daniel Parrish, Director of Planning and Community Development, reviewed his concerns and consideration for this application.

No one spoke for or against this application.

Based on the information received, the request meets other zoning in the area and for the existing business to expand; Commissioner Powell made a motion to recommend the Moultrie City Council approve this application. Commissioner Matthews seconded. The motion passed unanimously.

Note: Requires a subdivision of property to subdivide the 4.9953 acres from the 17.975 acres tract of land.

Other Business

Vice-Chairman Loftis reviewed the proposed amendment to the By-Laws. Commissioner Wingate made a motion to approve the amendment, as written. Commissioner Gay seconded. The motion passed unanimously.

Commissioner Powell recommended the Colquitt County Board of Commissioners amend the County Zoning Ordinance Article XIX, Section 19.02 (4) to include additional restrictions on poultry houses. After brief discussion, the Commission reached an agreement to draft a letter listing the requested restrictions to the Colquitt County Board of Commissioners.

Staff Comments

Mr. Parrish approached the Commission to announce The Preserve at Cobblestone Phase II is complete.

Adjournment

With no further business to discuss, the meeting adjourned at 6:28 p.m.

Approved as written
Chairperson

Date

Bizyna Strickland
Secretary

January 17, 2015
Date