

**THOMASVILLE PLANNING & ZONING COMMISSION**  
**OFFICIAL MINUTES**  
**February 5, 2007**

A meeting of the Planning & Zoning Commission was held on Monday, February 5, 2007, at 5:30 p.m. in Council Chambers, Thomasville, GA. Members present were William Dickey, Bob Parrish, Rosemarye Boykins, Gene Collins and Rudolph Elzy. Also present were Duane Treadon, Zoning Administrator; Kha Thomas, Senior Assistant City Manager; Shannon Jones, Administrative Assistant; and Margaret Bryant, Planning Technician. Guests are listed on the attached sign-in sheet.

**Call to Order-**

Chairman Dickey called the meeting to order and gave the invocation.

**Approval of Minutes-**

Rudolph Elzy moved that the minutes of the December 4, 2006 meeting be approved. The motion was seconded by Gene Collins, and passed unanimously.

Chairman Dickey welcomed Mrs. Rosemarye Boykins to the Planning and Zoning Commission.

**Election of Officers-**

At the request of Mr. Dickey, Duane Treadon explained the process for election of officers, reiterating Robert's Rules of Order.

Mr. Dickey conducted the election process. Rudolph Elzy nominated William Dickey for Chairman; Bob Parrish nominated Chris Chubb for Vice-Chairman and Brian Knox for Secretary. There were no other nominations. The nominees were all elected unanimously.

**Old Business – None**

**New Business-**

**Applicant 07-02-01 City of Thomasville (City initiated re-zoning)** located at **201, 203, 205, 207, & 209 Harris Street**, Thomasville, Georgia. The application is to rezone the property from Manufacturing to R-2.

Mr. Dickey asked for the staff report to be presented. Mr. Duane Treadon informed the Commission that on March 14, 2005 the City of Thomasville passed an ordinance that changed the permitted use chart section 22-106 #2, 5,6,7,9, and 55 by removing dwelling units as a right in manufacturing zoned areas. As a result the subject property was rendered un-buildable for housing development. Surrounding area has been developed as residential property prior to the passage of the ordinance change with the exception of a parcel to the north of subject property. Plans to develop the parcel to the north as senior apartments were submitted to the City before the ordinance change but construction has not begun. Rezoning will bring these lots into conformity with the surrounding neighborhood offering an orderly development of the neighborhood.

Mr. Dickey asked for anyone in favor of the rezoning to speak to the Commission. Debbie Reeves spoke on behalf of Jones Construction.

Mrs. Reeves stated that the housing would be approximately 1200 square feet. The street would be paved with asphalt. The houses would not face Harris Street.

Mr. Dickey asked Ms. Reeves for the price range for completion of the housing, and whether or not there would be exterior options. Ms. Reeves stated that the housing would cost approximately \$125,000 for completion and there would be multiple exterior siding options.

Mr. Parrish asked Ms. Reeves if the housing would include driveways and carports. Ms. Reeves stated that the housing would include driveways, but no carports at this time.

There was no one present in opposition to the rezoning.

Following discussion by the Planning and Zoning members, a motion was made by Bob Parrish and seconded by Rudolph Elzy to recommend the approval of the rezoning. The motion passed unanimously.

### **Final Plat-Approval Request**

Lee Greene had submitted a request for approval of the final plat for Grove Point Phase I Subdivision. Frank Carlton, Georgia Registered Land Surveyor No 1544 prepared the final plat. Eighty six lots are included on this plat of survey and all lots are limited to single family residential use.

Mr. Dickey asked for anyone in favor of the approval request to speak to the Commission. John Wood, City Engineer, spoke regarding the Grove Point Phase I Subdivision final plat. He recommended that the Grove Point final plat be approved as submitted. He stated that Mr. Lee Greene has fulfilled all necessary requirements; however, the sewer lift station is inoperable until it is powered. Wood stated that the lift-station would be operational when the City completed the electrical installation.

Bo Cone also spoke on behalf of Mr. Greene for the Grove Point Phase I Subdivision final plat. Mr. Cone stated that the Grove Point final plat would provide affordable housing costing \$125,000 to \$160,000. Cone stated that the housing would be approximately 1250 square feet, which would include landscape type sprinkler systems, vinyl siding, shrubbery, and underground utilities.

Mrs. Boykins asked Mr. Cone whether or not the housing would include car garages. Mr. Cone stated that garages are included in the plans.

There was no one present to speak in opposition to the rezoning.

Following discussion by the Planning and Zoning members, Mr. Parrish motioned to recommend approval of the final request, seconded by Mr. Elzy. Recommendation to approve the Grove Point Subdivision Phase I Final Plat passed unanimously.

### **Staff Item**

Mollie Powell addressed the Commission regarding the proposed new brochure for property maintenance.

Mrs. Powell told the Commission that the brochure would be sent to them electronically for their review.

The Commission suggested that after reviewing the brochure, they want to meet to discuss / make recommendations. They also suggested other interested groups be involved by the City to provide feedback.

There being no further business, the meeting was adjourned at 6:50 p.m.

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Chairman