

THOMASVILLE PLANNING & ZONING COMMISSION
OFFICIAL MINUTES
May 7, 2007

A meeting of the Planning & Zoning Commission was held on Monday, May 7, 2007, at 5:30 p.m. in Council Chambers, Thomasville, GA. Members present were William Dickey, Bob Parrish, Rosemarye Boykins, Rudolph Elzy, Brian Knox, Gene Collins, and Dr. Annie McElroy. Also present were Duane Treadon, Zoning Administrator; and Shannon Jones, Administrative Assistant. Guests are listed on the attached sign-in sheet.

Call to Order-

Chairman Dickey called the meeting to order, and Rudolph Elzy gave the invocation.

Approval of Minutes-

Rosemarye Boykins moved that the minutes of the April 2, 2007 meeting be approved. The motion was seconded by Rudolph Elzy and passed unanimously.

Old Business – None

New Business-

Mr. Dickey reviewed the City of Thomasville's City Code 22-160, "Rules Pertaining to Public Comment", with the citizens that attended the meeting.

Applicant 07-05-01 Mark Buckman, owner's agent for property located at **591 Old Albany Road**, Thomasville, Georgia. The application is to rezone the property from M-1 and R-1 to R-2.

Mr. Dickey asked for the staff report to be presented. Mr. Duane Treadon informed the Commission that the applicant proposes a 56 unit single family development on the subject property. There is also no existing infrastructure as it is undeveloped land. The track is 16.987 acres in size with an average depth of 1200 feet with medium to dense wood coverage.

Mr. Treadon advised the Commission of the planning considerations. The first to consider was whether or not the rezoning proposal would permit a use that is suitable in view of the use and development of adjacent and nearby properties. Treadon explained that the surrounding area is a mixture of high density apartments, single family residences, and low impact industrial and medical facilities. The proposed single family development at the higher density rate of R-2 development standards would be appropriate for this area due to a mixture of development types and density on the adjacent properties.

Treadon advised the next issue to consider in evaluating the application, is whether or not the proposal would adversely affect the existing adjacent or nearby properties. He informed the Commission that the placement of housing units on subject property would not inhibit adjacent property use or future development. Potential buyers should be made aware of the industrial park to the west, and possible future development that may have a noise impact on the proposed development.

Mr. Dickey asked Mr. Treadon whether or not the property had sufficient utilities within the area, and whether or not any part of the property is apart of a 100 year Flood Plan. Mr. Treadon

informed the Commission that there were sufficient utilities in the area, and that the flood plain line would be established during the preliminary platting phase if approved.

Treadon advised another issue for the Commission to consider while evaluating the application is whether or not the property affected by the rezoning proposal would have a reasonable economic use as currently zoned. Treadon informed the Commission that the 2005 ordinance change that prohibits residential development in districts zoned for manufacturing means that economic use is limited on this dual-zoned parcel. To realize its full economical value the property should have one uniform zoning. With frontage on Old Albany Road, residential zoning would be best suited for the subject property and surrounding area.

Rudolph Elzy asked Mr. Treadon if there were concerns regarding traffic in the area, as another issue is whether or not the rezoning would result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Treadon stated to the Commission that the proposed 56 units will have an impact on existing infrastructure but not any more than the existing Villa North apartments to the east or Hunter's Chase to the north. Appropriate services will have to be installed as part of the predevelopment process before final platting. A study on the feasibility of installing a turn lane for access may be required by engineering. Mr. Brian Knox asked Mr. Treadon whether or not the Department of Transportation, would be responsible for installing the turning lane. Mr. Treadon informed the Commission that in this preliminary stage responsibility of installation (if even necessary) could not be determined. Mr. Dickey asked Mr. Treadon whether or not the City is responsible for the cost of installing the turning lane. Mr. Treadon informed the Commission that that the funding could possibly come from several sources, the developer, the State, and possible the City. Primary funding would most likely be the responsibility of the developer. Mr. Treadon reminded the Commission that it had not been determined if a turn lane would be needed or not. That would be subject to the predevelopment evaluation if the project was to be approved.

On the issue of compatibility with the City's current comprehensive plan and Generalized Future Land Use map Mr. Treadon reported to the Commission that housing implementation measure 1.3 of the 1998-2008 is supported by this project,

"Provide flexibility in land use standards to accommodate all housing types and a range of housing densities."

And the Generalized Future Land Use map shows this parcel as dual labeled with a majority being industrial and a smaller portion low density residential. Give these two incompatible land use type the higher density single family residential development serves as a good medium and would be considered in compliance.

Mr. Treadon informed the Commission the last issue to consider, is whether or not there are existing conditions that may affect the use, and development of the property. Mr. Treadon advised the Commission that the staff did not recognize any conditions or concerns related to this request.

Treadon concluded his staff report by stating that the unique parcel is faced with two incompatible zoning districts. The orientation of the property, with primary frontage on Old Albany Road, lends itself more to residential development than manufacturing. The proposed higher density single family development is in line with the current comprehensive plan's goal of encouraging a variety of housing options within the City of Thomasville.

Mr. Dickey asked anyone in favor of the rezoning to speak to the Commission. Mark O. Buckman, owner's agent for property located at **591 Old Albany Road**, spoke on behalf of the project. He stated that the proposed 56 lots will be zoned for only single family residents and that no duplexes are included in the plan. He also stated that lots 3 and 4 of the site plan would not be included in the proposed rezoning, as that property is still owned by the previous owner, Jeffery Gardner. When asked of the average size of the lots, Mr. Buckman replied that lots 36 and 45 will be slightly larger in land square footage than the rest of lots. The other lots will be approximately 6,000 square feet. The pond area will be cleared of any excessive debris, and restored to as a natural element. Pine trees have been removed from around the existing pond, but there may be a need for more trees to be removed. Buckman stated that this development would be an asset to the City of Thomasville.

Mr. Dickey asked for anyone opposing the application to speak.

Jeffery Garner, owner of a parcel of land fronting the subject property spoke in regards to the application. Mr. Garner expressed his concern regarding the lot that he owns. Mr. Garner wanted to be assured by the Commission that his property was not being rezoned or negatively impacted by the proposed rezoning.

Mr. Dickey asked Mr. Treadon to confirm that Mr. Garner's parcel was not part of the subject property to be rezoned. Mr. Treadon advised that Mr. Garner's parcel was not subject to this rezoning request and was not identified in the legal description submitted with the rezoning request application.

Mr. Garner also stated his concerns with the developers using the 60 foot roadway, as he intended for this roadway to be for utilized by people occupying lots he previously sold.

Mr. Treadon informed the Commission that the roadway is an easement that is intended to be utilized by the developers and those occupying Mr. Garner's former lots.

There were no other citizens wishing to speak in opposing to the application.

Following a discussion by member of the Planning and Zoning Commission Brian Knox motioned to recommend rezoning the property from R-1 and M- Manufacturing to R-2 (Limited Use, Single Family Residence Only), seconded by Dr. Annie McElroy. The motion passed unanimously.

There being no further business, the meeting was adjourned at 6:18 p.m.

Chairman