

**THOMASVILLE PLANNING & ZONING COMMISSION**  
**OFFICIAL MINUTES**  
**September 4, 2007**

A meeting of the Planning & Zoning Commission was held on Tuesday, September 4, 2007, at 5:30 p.m. in Council Chambers, Thomasville, GA. Members present were Rosemarye Boykins, Gene Collins, William Dickey, Bob Parrish and Rudolph Elzy. Also present were Duane Treadon, Zoning Administrator; and Margaret Bryant, Planning Department, Administrative Assistant. Guests are listed on the attached sign-in sheet.

**Call to Order-**

Chairman Dickey called the meeting to order and gave the invocation. He explained to everyone in attendance the procedures for the public comment and also general procedures to be followed.

**Approval of Minutes-**

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

**Old Business – None**

**New Business-**

**City Engineering Dept. Final Plat Approval – Lansing St.**

Duane Treadon gave the staff report to the Commission saying that the City Engineering Department had inspected the Lansing Street Subdivision and found that the Final Plat and the project site met the requirement of the Ordinances. It is the recommendation of the Zoning and the City Engineering Department that the Final Plat be approved.

Chairman Dickey opened the meeting for public comment, Duane Treadon spoke in behalf of the final plat approval; there was no opposition.

**Following discussion by members of the Planning and Zoning commission Bob Parrish motioned to recommend acceptance of the Lansing Street Final Plat seconded by Gene Collins. The motion passed unanimously.**

**PZ-07-09-01–**

Applicant: **City of Thomasville**

Location: **1750 PINETREE BLVD S**

Request: **Annexation into the City and Rezoing from A-Agriculture to C-1 Limited Use Municipal Facility Only**

Duane Treadon gave the staff report to the Commission saying that the property is owned by the City of Thomasville and is currently better known as Fire Station #2. Records show no previous requests to annex this property into the City of Thomasville. This property is currently developed as an emergency service facility and has operated as such with no known concerns from adjacent or nearby property owners. Annexation and rezoning should have no affect on

surrounding properties. The County office has been notified of the annexation request and advised that they had no objections.

Chairman Dickey opened the meeting for public comment; there was no one to speak in favor of or in opposition to the above application.

#### Annexation

**Following discussion by members of the Planning and Zoning commission Rudolph Elzy motioned to recommend Annexation of 1750 South Pintree Blvd. into the City of Thomasville, seconded by Gene Collins. The motion passed unanimously.**

#### Rezoning

**Following discussion by members of the Planning and Zoning commission Rosemarye Boykins motioned to recommend rezoning of the property from A-Agricultural to C-1 Limited Use Municipal Facility Only seconded by Bob Parrish. The motion passed unanimously.**

#### **PZ-07-09-02 –**

Applicant: **Roddenberry, Robert L.**

Location: **630 GRADY ST**

Request: **Rezoning from R-1 to C1 L.U. Adult Day Care and Reception Hall Only**

Duane Treadon gave the staff report to the Commission saying that the applicant would like to use an existing structure for an adult day care service while continuing the grandfathered reception hall use. The applicant has been advised that if the rezoning request is granted, paved parking requirements must be met before a certificate of occupancy will be issued for the adult daycare use. This building does sit off the street and away from any residential development. The proposed adult day care facility and continued reception hall is not expected to cause any excessive or burdensome use of existing infrastructure. Traffic, though more regular, is not expected to be any more than when current functions are held on the property. The proposed adult day care facility will serve not only the needs of our retiree community but offer a buffer between three land use areas, low density residential, medium to high density residential and industrial. The use is not expected to be any more intense than the existing nonconforming (grandfathered) use as a reception/meeting hall.

Robert L. "Jim" Roddenberry spoke to the Commission saying that the building was in good condition and has been used as a meeting reception hall since the 1950's. The property has been called for the last 35-40 years as the "Randy Malone Pool House". The property is surrounded by a six foot privacy fence and Cyprus trees.

**Following discussion by members of the Planning and Zoning commission Gene Collins motioned to recommend rezoning of the property from R-1 Residential to C1 LU Adult Day Care and Reception Hall Only seconded by Rosemarye Boykins. The motion passed unanimously.**

#### **Staff Item - None**

Duane Treadon stated that the chairperson Dickey would be attending the upcoming planning and Zoning conference in Savannah, GA. Mr. Dickey said he would share information learned at the workshop with fellow Planning and Zoning members.

Mr. Treadon also advised that the City of Thomasville has been chosen as a host City in January for a Planning Conference, sponsored by DCA, and hoped that all Commissioners could attend. As the details are confirmed more information will be provided. Mr. Dickey stated he hoped all P&Z members would attend the January meeting, which would be an excellent learning opportunity right here in Thomasville.

There being no further business, the meeting was adjourned at 6:30 p.m.

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Chairman – William Dickey