

**PLANNING COMMISSION MEETING
MINUTES
MONDAY, AUGUST 3, 2026
5:15 P.M.**

A Planning Commission meeting was held at 5:15 p.m. on Monday, August 3, 2026, in the Council Chambers at City Hall.

Attending were the following officials:

John Jones, Jr., Chairman

Alex Spivey, Board Member

Harold Boston, Jr., Board Member

Amy Harrison, Board Member

Shayla Donaldson, Board Member

Teresa Concannon, Planning Director

Angie Conner, City Clerk

Jackie Sakil, Administrative Assistant

CALL TO ORDER AND WELCOME

Chairman John Jones, Jr. called the meeting to order and welcomed everyone.

AGENDA AND MINUTES

A motion was made by Mr. Spivey and seconded by Mrs. Mrs. Harrison to approve the agenda. The vote was unanimous.

A motion was made by Mrs. Harrison and seconded by Mr. Spivey to approve the minutes from the previous Planning Commission meeting held on April 7, 2026. The vote was unanimous.

NEW BUSINESS

VAR 072026 002: Zachary Daniel 625 S Kennedy Street

The Commission reviewed a request for a variance from the City of Metter Zoning District requirements (front yard setbacks) in the R-2 zoning district at 625 S. Kennedy Street (map and parcel# M35 085). The minimum requirement for front setbacks in the R-2 zoning district is 25'. The applicant wishes to construct an open carport on the front of the house (22' wide by 28' long). The house is approximately 50' from the front property line. The proposed 28' long carport will result in approximately 3' intrusion into the front setback. Residential structures on S. Kennedy Street and surrounding streets maintain consistent front setbacks from property lines and street right of way.

Staff have determined that the request for a variance from minimum front setback requirements at 625 S. Kennedy Street meets the requirements of the Zoning Ordinance and Comprehensive Plan.

If city council approves this application, staff recommend consideration of the following conditions:

1. The applicant shall begin construction within three months after approval of the variance by the City Council.

2. The applicant shall meet all building permit and inspection requirements.

A motion was made by Mr. Boston and seconded by Mrs. Harrison to approve the variance request as presented. The vote was unanimous.

REZ 072026 001: Evangelina & Matthew Moghaddam Request for Annexation

An application was submitted by Evangelina and Matthew Moghaddam for annexation and zoning of a 46.76-acre property located on Fortner Road, west of Crabby Lane, (map and parcel # 037 021).

The property at 990 Fortner is located in unincorporated Candler County and is currently in the AG-3 Candler County zoning district. The applicant is requesting annexation and rezoning to the City of Metter HOC – Highway Oriented Commercial zoning district and proposes to develop the property with a 70,300sf cold storage facility, a hotel, a fast-food restaurant, a 20,000sf retail center, and two billboards. The concept is part of proposal that originally included an access road connecting to the parcel to the west, and from there northwards into the industrial park. Cold storage, fast food restaurants, retail shopping centers, and hotels are permitted in HOC. The property is located on Fortner, adjacent to city water. City sewer infrastructure will require an extension either from east on Fortner Road or from the north in the industrial park.

The proposed development was reviewed as a Development of Regional Impact (DRI #4695) by the Heart of Georgia Regional Commission (HOGARC), which issued a Final Comments and Findings Report on May 12, 2026,

- Economic impact: value at build-out projected to be \$125m; Estimated property tax revenue at build-out projected to be \$1.5m.
- Comments were submitted by the Candler County Industrial Authority in support of the application.
- Georgia Department of Natural Resources, Floodplain Unit, noted that the proposed project is located outside of the special flood hazard area (SFHA), in zone X, an area of low risk.
- Georgia Department of Natural Resources, Wildlife Resource Division submitted recommendations on erosion control practices, inspections, use of natural vegetation and grading technique, use of deer-friendly fencing along property perimeters, use of porous asphalt in parking areas.

City staff have reviewed the application and determined that the request to annex and rezone from unincorporated candler County AG-3 to City of Metter HOC – Highway Oriented Commercial for the purpose of constructing a cold storage facility, fast food restaurant, retail center and hotel is in compliance with permitted use in the Zoning ordinance. In addition, the proposed commercial development is compatible with the future land use designation of commercial.

Mr. Chris Gohagan, attorney representing the Moghaddam's, presented their request. He introduced their Development Partner Roy Hill and Engineer Clark O'Barr. The request is for annexation and zoning to HOC of a 46.76-acre property located on Fortner Road. The Moghaddam's are asking that this property be zoned for commercial use for retail opportunities and a cold storage warehouse facility. They are in the agricultural business, specifically produce. They have a need for a cold storage facility in this area to serve their existing operations. They envision retail (food, hotel concept). To do this, they need this property to be zoned commercial.

Mrs. Harrison asked the Moghaddam's why they picked Metter. Mrs. Moghaddam replied that her existing business is in Claxton, but she wanted something closer to the interstate for distribution purposes. She said that she found this property for sale.

Mr. Spivey asked what are the future plans with the second phase to this project? Mr. Gohagan said that the property to the immediate west of this property is property that Mr. and Mrs. Moghaddam also own. That property was acquired because initially it would be more attractive to the city to annex in both

properties at one time. It was acquired to further this project. After some time to think about it, some opinions changed whether that was better or worse for the project. So, to avoid any issues with creating a zoning island leaving an area of the county trapped inside of an area of the city, we moved forward with just this proposal for 990 Fortner Road. The Leslie Road tract, which is the one to the west, has a future but right now we do not know whether that is going to be a future in the county or in the city. The Fortner Road property is more attractive for a number of reasons. The biggest one being the frontage and access to it but also being right next to city property. Extending city utilities to this property is a huge advantage. So, that is why we moved forward with this plan.

Mr. Spivey said that his biggest concern is that we are creating three islands. Technically you are not creating an island but that is 125 foot that has no access off of a county road. So, you would be creating an island here. Mr. Spivey said that his suggestion is that if we are going to do this then why not we annex all of it. If we annex a part of it in, we will have to get easements from the county because there is a county road up to a certain point.

Mr. Gohagan said that it is his understanding that this Planning Commission under the ordinance does not have jurisdiction over annexation, but we would love to talk about it with you. The Planning Commission only has jurisdiction over the zoning element of this application. So, Mr. Gohagan said that his take on it after reading the ordinance is that the Planning Commission's decision tonight assumes that annexation is granted and if so, is Highway Oriented Commercial the proper zoning for this property if City Council elects to annex it. If City Council rejects the proposed annexation, then the zoning recommendation by the Planning Commission becomes moot.

After no further comments, Chairman Jones called for a motion. Mrs. Harrison made a motion to recommend the HOC zoning of the 46.76-acre property located on Fortner Road. Mr. Boston seconded the motion. Mrs. Harrison and Mr. Boston voted in favor of the motion and Mr. Spivey and Mrs. Donaldson voted against. To break the tie, Chairman Jones voted in favor of the motion. The motion passed by a 3 to 2 vote. In the event of a tie the chair votes.

NEXT STEPS

The applicants were advised that the requests may be presented to City Council, which has final authority.

ANNOUNCEMENTS

There is a Georgia Association of Zoning Administrators conference in Savannah, August 26-28 if anyone is interested in attending.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:28 p.m.