

**MINUTES  
PLANNING COMMISSION MEETING  
TUESDAY, APRIL 29, 2025  
5:15 P.M.**

A Planning Commission meeting was held at 5:15 p.m. on Tuesday, April 29, 2025, in the Council Chambers at City Hall.

Attending the meeting were the following officials:

John Jones, Jr., Chairman, Planning Commission  
Alex Spivey, Planning Commission Member  
Martha Cannady, Planning Commission Member  
Cliff Hendrix, Public Works Director/Building Official  
Angie Conner, City Clerk  
Teresa Concannon, Planning Director

**Guests**

Anthony and Tamra Wells  
Randy Cannady

**Call to Order and Welcome**

Chairman Jones called the meeting to order and welcomed everyone.

**Agenda and Minutes**

Mr. Spivey made a motion to approve the agenda and the minutes from the March 4, 2025 meeting. Ms. Cannady seconded the motion, and the vote was unanimous.

**Purpose**

The purpose of this meeting is to hear objections, if any, to a petition for annexation of Tract 1, consisting of 0.739 acres, according to a survey prepared by William Mark Glisson, Dated September 9, 2021, and recorded in Plat Book 29, Page 78, Candler County records. This property is presently not zoned. An application has been filed for the zoning of this property as HOC. Petition and application for zoning was submitted by Anthony and Tamra Wells Investment, LLC.

**Comments**

Ms. Wells stated that she would like to construct a retail and liquor store on this property. She said at the present time they are renting a building and would like to move from that area. She explained that the reason for the annexation request is that the county is too strict

with their setbacks due to the Agriculture Zoning. She said that they tried to get the county to change the setbacks on the property to match that of the cities but were denied.

The request for annexation is a requirement of *Title 13 – Public Services, Chapter 13.24 – Services outside the City – Conditions*. The request for zoning designation is a requirement of *Article III, Section 3.01 – Map /Amendment*. The property is 0.739 acres and has frontage on Fortner Road at Crabby Lane. The property is unincorporated but is contiguous to the existing corporate limits of Metter. The applicant has submitted a petition requesting annexation by the 100 percent method, pursuant to the requirements of *OCGA 36-36-20*. As part of the annexation process, the property will be assigned to a municipal zoning district. The property is adjacent to an unincorporated parcel to the east but is otherwise surrounded by HOC – Highway Oriented Commercial zoning. The applicant has requested that the property be zoned HOC.

### **Background**

The applicant's proposal for annexation and HOC zoning to allow for construction of a commercial building is consistent with the existing land use and future land use maps in the 2022 Candler County/Metter Comprehensive Plan. The property is in a commercial node that includes a restaurant, hotel, and the Visitors' Center. The node is bordered on the north by industrial uses, and to the south by I-16. The property is in the Highway 121/I-16 Gateway Character Area, which envisions multi-use centers on each side of I-16.

### **Analysis/Zoning Standards of Review:**

- The proposed HOC zoning designation will integrate the parcel into the surrounding HOC zoning district.
- The proposed HOC zoning designation and any potential commercial development is consistent with current public growth and development policies and plans.
- The proposed annexation and HOC zoning are justified as all surrounding development is commercial, and the parcel is currently underutilized.
- The proposed annexation and HOC zoning are in the public interest, as commercial development will benefit the city and provide more retail options for residents.
- The proposed annexation and HOC zoning will reduce the size of the current unincorporated island and increase commercial options for residents and visitors.
- The proposed HOC zoning will increase the value of the parcel and will not have a negative effect on neighboring property.
- The parcel is not developable as currently zoned.
- The proposed annexation and HOC zoning will result in commercial development that will be compatible with surrounding properties and will take advantage of existing utilities and infrastructure.
- The proposed annexation and HOC zoning will result in new commercial development on Fortner Road. The property will have no greater impact on highway traffic than other developments in the area, as customers will have the option of using Fortner Road to travel west and north toward the city center.

- The proposed development of this 0.74-acre parcel will have no greater impact on the environment than its current use as overflow truck parking on gravel.
- The proposed annexation and HOC zoning of this 0.74-acre parcel will permit commercial uses that are compatible with adjacent and nearby properties.
- The proposed annexation and HOC zoning will reduce the size of the current unincorporated island and increase commercial options for residents and visitors.
- The proposed annexation and HOC zoning will reduce the size of the current unincorporated island, increase commercial options for residents and visitors, and promote consistent development in the area.

Staff have reviewed the application and determined that the request for annexation and HOC zoning is in compliance with Zoning Ordinance and Comprehensive Plan.

After no further comments, Mr. Spivey made a motion recommending that city council approve the request for annexation and to zone the property to HOC. Ms. Cannady seconded the motion, and the vote was unanimous.

There will be a public hearing and called meeting on May 12<sup>th</sup> regarding this issue.

#### **Adjournment**

After no further discussion, the meeting was adjourned at 5:20 p.m.

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John Jones Jr.