

GREATER LOWNDES PLANNING COMMISSION
MEETING MINUTES
325 WEST SAVANNAH AVENUE
Monday, April 26, 2021 – 5:30 PM

GLPC Commission Members Present: Franklin Bailey, Johnny Ball, Vicky Biles, Calvin Graham, Ed Hightower, Lou McClendon, Steve Miller, Vicki Rountree (Chairperson), Debbie Sauls, Chris Webb, Tommy Willis (late)

GLPC Commission Members Absent: Chip Wildes

Staff: Matt Martin, City of Valdosta/Hahira Planning & Zoning Administrator; Trinni Amiot, Lowndes County Planner (Clerk)

VISITORS PRESENT:

(Sign-In sheet available in file)

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

Chairperson Rountree called the meeting to order at 5:30 p.m. and welcomed everyone to the GLPC meeting. Chairperson Rountree explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairperson Rountree explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

Chairperson Rountree asked Commissioner McClendon to lead the Pledge of Allegiance followed by the Invocation.

Agenda Item #2

Approval of the Meeting Minutes: March 29, 2021

Chairperson Rountree called for additions, questions, and corrections of the March 29, 2021, GLPC meeting minutes. There being none, Chairperson Rountree called for a motion. Commissioner Hightower made a motion to approve the March 29, 2021, meeting minutes as presented. Commissioner Bailey second. All voted in favor, no one opposed. Motion carried.

Agenda Item #3

REZ-2021-06 Skip Van Nus 6250 & 6258 Chancy Dr., Hahira (0049 014), 9.5 acres, Rezone E-A to R-A

This request represents a change in zoning on approximately 9.56 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided.

The subject property is within the Ridgecrest Subdivision, just south of the Hahira city limits and is part of the Urban Service and Rural Residential Character Areas, with access to and from the property from Chancy Drive, a residential local road. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The average size of the 15 parcels that front Chancy Drive is 2.72 acres, 2) Only 2 parcels possess the minimum 5 acres required in its current E-A zoning – the subject property and one other, 3) The subject property contains approximately 165 feet of road frontage, providing enough to divide the parcel, and 4) Adjacent to the north of the subject property is R-21 zoning.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land use patterns of the area.

The Commissioners had questions for staff regarding the placement of a driveway. Staff responded by saying the driveway placement would be reviewed by the County Engineer during the survey review process.

No one spoke in favor of or against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to approve the request as presented, Commissioner Webb second. All in favor, no one opposed. Motion carried.

Agenda Item #4

REZ-2021-07 C & S Investments 4081 Mt. Zion Church Rd. (0148 084), 25.4 acres, Rezone R-1 to R-21

This request represents a change in zoning on approximately 25.5 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for a new residential subdivision to be developed, and to be serviced by a community water system and septic.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Mt. Zion Church Road, a minor collector road. Per Comprehensive Plan guidance, R-21 zoning is listed as a permitted zoning within that character area.

Adjacent to the west-northwest and north of the subject property is the City of Valdosta's R-15 zoned Knights Mill Subdivision, and adjacent at the northeast corner is 53.5 acres parcel zoned R-10. Two additional R-21 subdivisions are located ~2,000 feet to the east and west of the proposed site, with similar water and septic systems.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

The Commissioners had questions regarding the size of a lot in R-21 zoning, and the water system function.

No one spoke in favor of the request.

Speaking against the request:

- Jimbo Scruggs
- Glenn Koepp
- Scott Boda

Questions from the speakers regarding the project included the character of the neighborhood, drainage/flow of water, and property values.

Larry Sanders, project engineer, was permitted by Chairperson Rountree to return to the podium and address those concerns.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to approve the request as presented, Commissioner Bailey second. Those in favor: Commissioners McClendon, Bailey, Hightower, Biles, Ball, Graham, Webb, Sauls, and Miller; no one opposed. Commissioner Willis abstained, stating because he came in late, he felt he should not vote, as he didn't hear all the case. Motion carried.

Agenda Item #5

HA-2021-03 CRN Development, LLC Property size/location: 7.49 acres at 1350 GA Hwy 122 W., Rezone from C-H to R-P

CRN Development LLC is requesting to rezone 7.49 acres from Highway Commercial (C-H) to Residential Professional (R-P). The subject property is located at 1350 GA Highway 122 West, which is in the NW quadrant of the Exit 29 interchange. It is more specifically located along the west side of I-75, about 1,500 feet north of GA Highway 122 West. This is beyond the northern terminus of a new commercial access road, and is immediately south of where Franks Creek crosses I 75. The property is currently vacant. The applicant is proposing to purchase the property and develop it with a 3-story 58-unit multi-family residential facility for senior citizens. It will consist of numerous amenities and is being proposed for this year's competitive Tax Credit housing finance program through Georgia DCA, whose awarded projects will be announced later this year.

The subject property is located within both the Community Activity Center (CAC) and also the Parks/Recreation/Conservation (PRC) Character Areas on the Future Development

Map of the Comprehensive Plan. The proposed R-P zoning is considered compatible with both of these Character Areas.

This area immediately around Exit 29 is dominated by mostly commercial uses associated with I-75, and the prevalence of commercial zoning reflects that pattern. On the periphery of the area there is a greater mix of uses which include the Creekside West single-family subdivision, Hahira Business Park (light industrial), the North Lowndes Recreation complex, the Hahira Nursery, and the Gateway Pines apartment development. There is still a number of acres of vacant land zoned for future commercial development.

Due to the very competitive nature of the Tax Credit Housing approval process, and the applicant not being the current land owner, this rezoning request is indeed speculative. Given that most of Hahira's available land for commercial development is in proximity to Exit 29, there is also some general concern about downzoning a portion of this land for non-commercial purposes. However, this proposal is intended to be a form of infill development on land that is perhaps considered less attractive for most forms of commercial development. This particular property is somewhat isolated in the rear portion of other planned commercial development, and with very little visibility to the public except for its frontage along I-75. It would therefore likely be one of the last commercial properties to develop with a truly commercial use. However, R-P zoning allows for a mixture of different residential, office, as well as some light commercial uses which would likely be compatible with the surrounding pattern, and in many ways increases the developability of this property. Based on cursory review, the proposed site plan appears to meet all of the City's development standards regarding multi-family development and the use of 3-story buildings also helps the proposal fit in with the Exit 29 area.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval to the City Council.

Speaking in favor of the request:

- Carrie Cornelison
- Mike Williams

Ms. Cornelison represents CRN Development and offered an explanation of the project. Mr. Williams is the owner of the property and added to the general scope of the project.

Speaking against the request:

- Emily Morgan

Ms. Morgan asked questions regarding the zoning and the application of that zoning to the project.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to approve the request as presented, Commissioner Graham second. All in favor, no one opposed. Motion carried.

Agenda Item #6

Ha-2021-04 Piedmont Housing Group/Jon McKnight Property size/location: 7.85 acres at 501 West Stanfill St., Rezone from R-10 to R-6M

Piedmont Housing Group is requesting to rezone 7.85 acres from Single-Family Residential (R-10) to Residential (R-6M). The subject property is located at 501 West Stanfill Street, which is along the south side of the road immediately across from the Laurelwood Estates mobile home park. The property is currently vacant. The applicant is proposing to purchase the property and develop it with a 64-unit multi-family residential apartment facility consisting of both 2-story and 3-story buildings with numerous amenities. It is being proposed for this year's competitive Tax Credit housing finance program through Georgia DCA, whose awarded projects will be announced later this year.

The subject property is located within the Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan. The proposed R-6M zoning is considered compatible with this Character Area. The subject property is also located within the "Gateway Corridor Overlay District" which has special architectural and streetscape standards that apply to any new development on this property.

The zoning pattern in this immediate area is dominated by R-10 zoning, but there is also M-H-C to the immediate north, as well as R-6M zoning to the NE and further down the street to the west. The land use pattern in the area is dominated by a mixture of residential uses, including a 60+ lot mobile home park (Laurelwood Estates), a single-family subdivision (Waters Edge), and 2 existing apartment complexes (Gateway Pines – 2 phases). However, more significantly there is also a developing apartment complex (60 units) directly across the street to the NE of the subject property whose rezoning to R-6M was approved by the City in 2016. Due to the very competitive nature of the Tax Credit Housing approval process, and the applicant not being the current land owner, this rezoning request is indeed speculative. However, given the existing higher density residential development to the north, and the existing commercial zoning to the south, development of this property as a single-family subdivision under R-10 zoning seems less practical. With these surroundings, the property seems well-situated for high-density residential development that has definitely been the established trend for this area and this proposed rezoning is warranted under any scenario. Based on cursory review, the proposed layout meets the City's supplemental regulations for multi-family development, as well as the basic requirements of the Gateway Corridor Overlay District.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval to the City Council.

Speaking in favor of the request:

- John McKnight
- Justin Coleman

Mr. McKnight represents Piedmont Housing and discussed the scope of the project. Mr. Coleman is the owner of the property and stated he feels this area is a positive location for the development.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to approve the request as presented, Commissioner Biles second. All in favor, no one opposed. Motion carried.

Agenda Item #7

VA-2021-02 Ron Borders Property size/location: 0.34 acres at 1807 Green Circle, Rezone from R-10 to O-P

Mr. Ron Borders is requesting to rezone 0.34 acres from Single-Family Residential (R-10) to Office Professional (O-P). The subject property is located at 1807 Green Circle, which is located at the northern end of the circular loop of Green Circle, and about 250 feet north of Baytree Road. The property currently contains a single-family residence (1,320-sf). The applicant acquired this property in January and is proposing to convert it to a professional office, in similar fashion as the adjacent properties along Green Circle. This includes the installation of a small parking area of about 5 spaces in the front yard.

The subject property is located within a Neighborhood Activity Center (NAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of O-P zoning

Green Circle is a small enclave area consisting of 7 parcels along the north side of the Baytree Road corridor, which were all former residences. Over the past 20+ years, all of these other properties have already been rezoned to O-P and have converted to professional office usage. Due to Green Circle's small isolated nature with its only means of access coming from Baytree Road, continued use of these properties for residential purposes is no longer appropriate. These properties were purposefully designated "Neighborhood Activity Center" in the Comprehensive Plan, in the same manner as the rest of the nearby Baytree corridor. This was so they could be redeveloped in a manner consistent with the other properties along this section of the corridor - professional offices with light commercial uses along portions of the Baytree frontage. O-P zoning is therefore appropriate for the subject property, just as it was deemed appropriate for the other Green Circle properties in the past.

The applicant is proposing minor renovations as well as the installation of a 5-space parking lot in the front yard. Although these 5 parking spaces alone would meet the

minimum parking requirements for a professional office of this size, there are still some additional on-street parking within the Green Circle right-of-way which are currently shared by all the Green Circle properties. As part of the redevelopment, a buffer yard (10' wide with opaque fence) will be required along the northern property line adjacent to the R-10 zoning facing Alden Avenue. It does not appear that the proposed small parking area will be large enough to trigger stormwater detention requirements.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Questions from the Commissioners included the possibility of demolition of the current structure. Staff response was possibly, or keep and renovate.

No one spoke in favor of or against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Miller to approve the request as presented, Commissioner McClendon second. All in favor, no one opposed. Motion carried.

Agenda Item #8

VA-2021-03 Four Bee Development, LLC Property size/location: 1.81 acres at 2586 Marathon Dr., Rezone from R-6 & PDR-6 to all R-M

Four Bee Development LLC is requesting to rezone a total of 1.81 acres from Single-Family Residential (R-6) and Planned Residential Development (PRD-6), to all Multi-Family Residential (R-M). The subject property is located at 2584 – 2587 Marathon Drive, which is along both sides of the road immediately south of Northside Drive. The properties are currently vacant, and the applicant is proposing to develop them as all 2-story multi-family residential apartments, with a total of about 28 dwelling units. The applicant is proposing to develop each side of Marathon Drive separately, each with its own architectural style.

The subject property is located within an Established Residential (ER) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M zoning

The surrounding development pattern is mostly dominated by high-density residential development in the form of apartments, duplexes, and single-family development on relatively small lots. There are also institutional uses (such as a church) as well as light commercial uses nearby along Northside Drive. This mixed development pattern is also reflected in the surrounding mixed zoning patterns which include, R-10, R-6, PRD-6, R-M, and also C-C. The applicant's proposal therefore fits in well with these mixed patterns, and its magnitude is not large enough to trigger any concerns regarding impacts to traffic or infrastructure (i.e. 28 units, compared to the more than 300 units at nearby Lakeside Apartments). The subject property has been vacant for

more than 25 years and this proposed development will be the first new development in the area in a long time.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

No one spoke in favor of the request.

Speaking in opposition to the request:

- James Miller
- Tangela Curry

Mr. Miller mentioned drainage, the negative outcomes from multi-family developments, the possibility of installing a privacy fence, a request for traffic counts, and stated he preferred single family homes or duplexes.

Commissioner Hightower asked Mr. Miller where he'd like the fence; Mr. Miller responded between the proposed development and the church. Mr. Martin (staff) stated buffering would be required.

Ms. Curry's comments were related to trash.

Commissioner Bailey asked staff about egress.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to approve the request as presented, Commissioner Webb second. All in favor, no one opposed. Motion carried.

Agenda Item #9

VA-2021-04 Morningside Baptist Church Property size/location: 8.76 acres at 2604 Bemiss Rd., Rezone from R-15, C-H and R-P to all C-C

Morningside Baptist Church is requesting to rezone a total of about 8.76 acres from Single-Family Residential (R-15), Residential Professional (R-P) and Highway Commercial (C-H), to all Community Commercial (C-C). The subject property is located at 2604 Bemiss Road, which is along the west side of the road, between Northside Drive and Connell Road. The property consists of 4 parcels of land with a large church and associated parking. The applicant is proposing to construct a large building addition (15,274-sf) near the NE corner of the existing church. This proposed addition traverses 3 parcels of land, and is mostly on the R-15 portion of church property, which does not have any prior CUP approval for church use. Therefore, this proposal is triggering the need to combine parcels together as well as rezone all or part of the church property. The applicant is proposing to combine all of the main church properties together as one, and rezone all of them to

C-C so that they match the zoning of other church-owned properties immediately to the west.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning.

The surrounding development pattern is dominated by commercial development and commercial zoning. The existing church has been in this location and prospering/growing here for many years. The church use of the property (excluding its overall size...) is actually less intensive than many of the surrounding uses. However, the primary concern with this request is the "rationalization of existing zoning patterns" of the area, to which the proposed C-C zoning is the most consistent and appropriate. Churches are a permitted use in C-C zoning, and rezoning the church properties accordingly will allow the City's approval of their proposed latest development plans without any special considerations.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

No one spoke in favor of or against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Willis to approve the request as presented, Commissioner Hightower second. All in favor, no one opposed. Motion carried.

Agenda Item #10

VA-2021-05 John Sineath Property size/location: 2.69 acres at 3350 Country Club Rd.,
Rezone from O-P to C-C

Mr. John Sineath is requesting to rezone 2.69 acres from Office Professional (O-P) to Community Commercial (C-C). The subject property is located at 3350 Country Club Road, which is at the NE corner of the intersection of Country Club Road and Noble Way. This is the large vacant tract of land immediately west of Summit Pointe commercial village. The applicant is proposing to develop this property as a continuation of the Summit Pointe development, but as a mixed-use development consisting of light commercial uses as well as multi-family residential. The applicant is also seeking Planned Development approval for this mixed-use development layout (see file #VA-2021-06, which is being reviewed concurrently with the rezoning request).

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning. It should be noted that this property is located immediately outside the Urban Commercial Corridor Overlay District (UCCOD).

The surrounding development pattern is dominated by light commercial, offices, and high-density residential development. This is also reflected in the surrounding zoning patterns which consist of C-H, O-P, and PPD. The applicant is proposing this rezoning to C-C in order to make the property eligible for Planned Development approval and utilize both commercial and residential uses in the master plan. However, even as just a "rezoning request", the proposal is mostly compatible with the surrounding patterns and in many ways serves as a transitional zone between the much more intensive C-H zoning to the south and west, and the less intensive O-P and PPD zonings to the north and east.

It should be noted that Sparrow Lane (as an unopened street right-of-way) shows up on the property surveys and GIS mapping, but that this right-of-way was recently closed and vacated by City Council at the request of the applicant, as preparation for submitting these Rezoning and Planned Development requests.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Commissioner Hightower had questions for staff regarding the driveway. Mr. Martin responded the driveway would be closed and relocated.

Speaking in favor of the request:

- John Sineath

Mr. Sineath stated he was the applicant and offered to answer any questions the Commissioners may have. Commissioner Hightower asked Mr. Sineath if he had any issues with the proposed conditions. (Of Note: Agenda Items 10 & 11 were presented at the same time, with separate voting to occur for each. The conditions are listed under Agenda Item 11.) Mr. Sineath asked if Condition #2 could be modified. Mr. Martin stated yes, the condition regarding the location of non residential uses could be modified.

Speaking against the request:

- Carl Horst
- Richard Hall

Comments in opposition to the project centered around the usage of the property in C-C zoning, the current use of the property as a community football field, the increase in traffic at all times, the deterioration of property values, and buffering.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to approve the request as presented, Commissioner Miller second. All in favor, no one opposed. Motion carried.

Agenda Item #11

VA-2021-05 John Sineath Property size/location: 2.69 acres at 3350 Country Club Rd.,
Request Planned Development approval for a Mixed-Use development in C-C zoning

Mr. John Sineath is requesting Planned Development approval of a mixed-use development in C-C zoning. The subject property is located at 3350 Country Club Road, which is at the NE corner of the intersection of Country Club Road and Noble Way. This is the large vacant tract of land immediately west of Summit Pointe, and is the same property where the applicant is proposing to rezone to C-C (see previous agenda item # VA-2021-05). The applicant is proposing to develop this property as a physical extension and continuation of the Summit Pointe development, but with different architecture and site layout patterns. This new development is proposed to consist of three (3) two-story buildings with a total of up to 25,000 square feet of commercial retail/services on the ground floors, and a total of 16 two-bedroom apartments on the 2nd floors. The parking lots of this development and those of Summit Pointe will interconnect. As part of the new development, the applicant will also shift the existing Summit Pointe entrance along Country Club Road, farther westward to line-up with the existing entrance to Chick Fil-A across the street. This will become a new boulevard style entrance with median, and will serve as the new main entrance that's shared by both. The new development will consist of a Property Owners Association and restrictive covenants.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning. It should be noted that this property is located immediately outside the Urban Commercial Corridor Overlay District (UCCOD).

Planned Development Approvals are reviewed and considered in much the same way as a Conditional Use, but pursuant to LDR Chapter 212 instead. In this case, consideration of this proposed Planned Development is fully contingent upon successful approval of the Rezoning to C-C. All of the relevant background information for the subject property is contained in the previous Agenda Item for the rezoning request, and staff is supportive of that proposed zoning change.

The surrounding development pattern is dominated by light commercial, offices, and high-density residential development. The proposed development seeks to blend all of these types of uses into one cohesive development plan. The overall pattern is that of a small urban village with small parking lots, mostly interior-facing buildings, and ample pedestrian access throughout. The only deviations of this Development from the City's development code involve the supplemental standards for multi-family development. These include items relating to the apartments not being on their own parcel of land, the screening of parking lots from public streets, standard spacing between buildings, and non-pitched roofs. All of these deviations are justified and appropriate in a mixed-use development in an office/commercial setting where the focus is non-residential. It should also be noted that some of the minimum required # parking (8 spaces) for this development will be shared from Summit Pointe, which has 20 sharable parking spaces

by code and would be allowed anyway – without any special approvals. All other standard development codes applicable to C-C zoning will be followed, including landscape, stormwater, open space, etc...

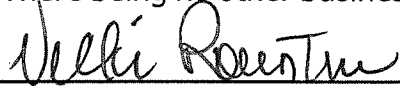
Staff Recommendation: Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:.

1. Approval shall be granted for a mixed-use development consisting of multi-family residential, office and commercial uses in general accordance with the submitted layout plan. Buildings shall be limited to 2-story, developed on individual building pad parcels and surrounded by a pedestrian-oriented Common Area that is maintained by a property owners association and governed by protective covenants.
2. Commercial uses shall be limited to only the 1st floor areas of buildings. Offices or residential uses may be on either the 1st or 2nd floor. All non-residential uses shall not exceed a maximum cumulative total of 26,000 sf of indoor space for the entire development. Commercial uses shall be limited to all those permitted in C-C zoning, but excluding the following: animal clinic or boarding, automotive uses (such as gas station, repair shop, taxi), child daycare center, telecommunications tower, and utilities substation. There shall be no outdoor storage. Outdoor seating areas and temporary outdoor display of merchandise is allowed. Residential uses shall be limited to live-work units, loft dwellings, or multi-family dwellings with no more than 4 bedrooms per unit. Overall residential development shall not exceed 32 bedrooms and unit floor areas shall comply with C-C zoning requirements. Residential uses shall be limited to live-work units, loft dwellings, or multi-family dwellings with no more than 4 bedrooms per unit. Overall residential development shall not exceed 32 bedrooms and unit floor areas shall comply with C-C zoning requirements.
3. Exterior building designs shall be consistent with the submitted schematic drawings. The northerly façade of the larger building facing Noble Way shall have a residential appearance.
4. Internal walkways with crosswalks connecting to the Summit Pointe development shall be provided in at least 2 locations.
5. Permanent freestanding signage shall be monument-style only, with entrance signs as shown on the submitted master plan but adhering to all applicable setback and intersection visibility standards. Other signage (including wall signs and temporary signage) shall be in accordance with multi-tenant facility standards of C-C zoning.
6. All other development standards and general building requirements shall be followed as applicable.

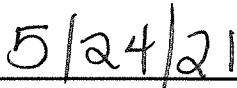
7. From the date of final approval, the development shall commence within 3 years (request for permits). Otherwise, Planned Development approval shall automatically expire.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to approve the request as presented including the seven conditions proposed by staff, with the modification to Condition #2, Commissioner McClendon second. All in favor, no one opposed. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 7:03 p.m.



**Vicki Rountree, Chairperson
Greater Lowndes Planning Commission**



Date