

market conditions dictate rental rates. Also of concern is the potential for absentee owners. The R-10 zoning would be acceptable but wants the R-6 element removed.

Commissioner Rountree asked Mr. Connell about the number of rentals in McNeal Estates who said the numbers provided were inflated.

Chairman Hightower ended the Public Hearing portions of the meeting.

Commissioner Rountree stated there are still unanswered questions. She asked the applicant about the possibility of remaining within Unincorporated Lowndes County. Mr. Hewett suggested the County would institute an Extra-Territorial Agreement for utilities.

There being no further discussion, Chairman Hightower called for motions on the three requests.

Regarding HA-2024-01, Commissioner Bailey made a motion to recommend approval of the request to rezone 26 acres from R-21(county) and R-15(city), to a combination of R-10(city) and R-6(city). Commissioner Wildes second. All voted in favor, no one opposed (8-0). Motion carried.

Regarding HA-2024-02, Commissioner Bailey made a motion to recommend TABLING the Planned Development request for two (2) months to allow sufficient time for revisions to the proposed master plan, re-review, and re-advertisement to take place before the final public hearings. Commissioner James Miller second. All voted in favor, no one opposed (8-0). Motion carried.

Regarding, HA-2024-03, Commissioner Bailey made a motion to recommend approval of the request to annex the subject property containing 25.48 acres into the City of Hahira. Commissioner Bythwood second. All voted in favor, no one opposed (8-0). Motion carried.

There being no other business, Chairman Hightower adjourned the meeting at 7:26 p.m.

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**Ed Hightower, Chairman**  
**Greater Lowndes Planning Commission**

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**Date**