

plan for the TRC to review that addressed the Planning Commission's concerns through layout and noted conditions on the site plan.

Commissioner Smith asked if this was single and double-wide mobile homes, Mr. Dillard responded yes, both are allowed. Commissioner Marshall asked regarding a covenant or a covenant being proposed, Mr. Dillard answered that the applicant is available to answer those questions. Vice Chairman Orenstein asked which border and are the trees being doubled. Mr. Dillard responded the southside near Betty's Place. No one spoke in opposition. Bill Kent, 2214 North Patterson Street, with Innovate Engineering & Surveying, spoke on behalf of the applicant. Mr. Kent stated this property will be under single ownership and there are no covenants. Mr. Kent stated at first the applicant was looking to reapply for the P-D portion of the property, but due to split zonings and plans for future growth, why not show the entire property. This does not mean the entire development will be completed at the same time. The existing homes will remain, as development takes place until time to relocate. Vice Chairman Orenstein asked if this is the master plan, Mr. Kent answered yes. Mr. Kent stated the first phase will begin in the back of the property. Commissioner Smith asked regarding green space, Mr. Kent responded that there would be two recreational areas. Commissioner Marshall stated there is a concern with citizens who have purchased homes in this area and this looks like a mobile home park and the concern is that the property will not deteriorate and will remain nice. Commissioner Wisenbaker asked if the lots were rented. Mr. Kent responded yes. Chairman Slaughter mentioned a phasing plan. Mr. Dillard answered that construction plans, phase 1 and 2, and access roads will be built to county standards, once construction plans are turned in to staff. Director of Engineering Services, Chad McLeod, added the streets will not be accepted by Lowndes County, they will remain private. Vice Chairman Orenstein stated his interest in a phasing plan would be regarding water and sewer connections. Chairman Slaughter asked if the widening of Val Del Road, as far as right of way requirements, had been taken into consideration. Mr. Kent responded to his knowledge that there are no plans yet, but the placement of the homes have been taken into consideration for the homes that abutt Val Del Road.

Mr. Bob Turner, 1025 Bryan Woods Road in Savannah, spoke in favor of this request as the applicant. He owns American Park Services and purchased this park three years ago and has agreed to the conditions that have been recommended. Mr. Turner stated there are no covenants and this is treated as an apartment complex. Mr. Turner mentioned there are local and state inspections that are followed. Commissioner Marshall wanted to thank Mr. Turner for considering affordable housing, but asked that Mr. Turner assure that the property values hold better than traditional manufactured/mobile homes. Mr. Turner stated some new mobile homes have been moved in and requirements will have to be met by those citizens wishing to move in their own mobile homes. Vice Chairman Orenstein made a motion to approve the rezoning request as presented with the thirteen conditions listed on the site plan, seconded by Commissioner Wisenbaker. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Acceptance of Infrastructure for Cameron Lane/Longleaf South Commercial Park

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Longleaf South Commercial Park is located off of Highway 84 West, begins at Wetherington Lane and ends at existing Cameron Lane. All construction and paperwork have been completed. Engineering and Utilities staff have conducted the final inspection of the construction. The developer has requested Lowndes County to accept the infrastructure, which includes Cameron Lane right of way, road, stormwater structures within the right of way, and water and sewer infrastructure. Mr. McLeod stated