

**MINUTES OF THE MOULTRIE-COLOQUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY JANUARY 13, 1997 AT 7:30 P. M., IN COUNCIL
CHAMBERS AT CITY HALL**

CALL TO ORDER:

The meeting was called to order at 7:30 p.m., by Chairman Harry Oxley.

Members Present: Harry Oxley; Floyd Faison; Ralph Taylor; Rev. C.E. Shephard; Lester Thompson; Sonny Murphy; James Willis; Wayne Perry; and Ronald Penuel

Members Absent: Evelyn Mitchell; and Tommy Cagle

Others Present: Bill Richards-Senior Planner for Southwest Georgia Regional Development Center; Kenneth Hannon-City Fire Chief; J.D. Byrd- Building Inspector and local residents

I. APPROVAL OF MINUTES

Commission Member James Willis moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held November 11, 1996 as published. Commission Member Rev. C.E. Shephard second the motion, and it carried unanimously. No errors or omissions were noted.

II. APPLICATION FROM SONIA PITTMAN REQUESTING A SPECIAL USE PERMIT AT 1013 11TH AVENUE SE FOR A PERSONAL CARE HOME

Sonia Pittman came forward and explained to the Commission Members that she wanted to open a Personal Care Home. Ms. Pittman also explained what her plans were for this Home.

Mr. Jones came forward and explained to the Members how he and other neighbors felt it would bring down the property values and he felt the neighborhood would not benefit from a Personal Care Home.

ACTION TAKEN ON THE APPLICATION FROM SONIA PITTMAN

After lengthy discussion, Commission Member James Willis moved to table this application, allowing Ms. Pittman to come up with a solution to her problem. Commission Member Ralph Taylor second the motion, and it carried unanimously.

III. APPLICATION BY BRIGHT-MYERS FOR THE FINAL PLAN APPROVAL FOR THE SHOPPING CENTER COMPLEX LOCATED AT 611 EAST BYPASS SOUTHEAST

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Bill Myers came forward to answer any questions the Planning Commission may have concerning the new Wal-Mart located at 611 East Bypass Southeast.

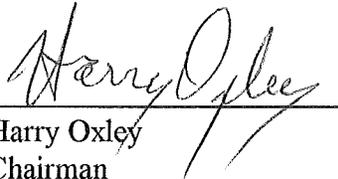
Roger Ruis-Engineer for the City of Moultrie, came forward to discuss the entrances to the new Center.

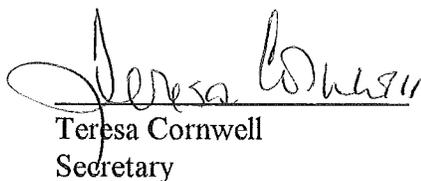
ACTION TAKEN ON THE APPLICATION BY WAL-MART FOR FINAL PLAN APPROVAL

After a brief discussion, Commission Member Ralph Taylor moved based on Southwest Georgia Regional Development Center's recommendation that the City Council approve the final plans conditioned upon final approval of the city Engineer. Motion was second by Commission Member Rev. C.E. Shepherd, and it carried unanimously.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Oxley.


Harry Oxley
Chairman


Teresa Cornwell
Secretary

Approved: 3.10.97

**MINUTES OF THE MOULTRIE-COLOQUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY MARCH 10, 1997 AT 7:30 P. M., IN COUNCIL
CHAMBERS AT CITY HALL**

CALL TO ORDER:

The meeting was called to order at 7:30 p.m., by Chairman Harry Oxley.

Members Present: Harry Oxley; Floyd Faison; Ralph Taylor; Sonny Murphy; Wayne Perry; William Gay; Rev. C.E. Sheppard; James Willis; and Evelyn Mitchell

Members Absent: Lester Thompson; Ronald Penuel; and Tommy Cagle

Others Present: J.D. Byrd-Building Inspector; Kenneth Hannon-City Fire Chief and local residents.

I. APPROVAL OF MINUTES

Commission Member Evelyn Mitchell moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held January 13, 1997 as published. Commission Member Rev. C.E. Sheppard second the motion, and it carried unanimously. No errors or omissions were noted.

II. APPLICATION FROM SONIA PITTMAN REQUESTING A SPECIAL USE PERMIT AT 1013 11TH AVE SE FOR A PERSONAL CARE HOME

Sonia Pittman re-submitted her plans for a Personal Care Home to the Planning Commission.

ACTION TAKEN ON THE APPLICATION FROM SONIA PITTMAN

After a brief discussion, Commission Member Ralph Taylor moved to approve the request for a Special -Use Permit. Commission Member Evelyn Mitchell second the motion, and it carried unanimously.

III. APPLICATION FROM SOUTHWEST GEORGIA COMMUNITY ACTION COUNCIL, INC., REQUESTING A SPECIAL-USE PERMIT FOR ADMINISTRATIVE OFFICES LOCATED AT 109 11TH STREET S.W.

Randy Weldon representing S.W.GA.Comm. Action Council, Inc., came forward and explained to the Planning Commission why they were requesting the Special-Use Permit. Mr. Weldon explained they were running out of office space and that this addition would have plenty of parking.

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**ACTION TAKEN ON THE APPLICATION FROM SOUTHWEST GEORGIA
COMMUNITY ACTION COUNCIL, INC.**

Commission Member Rev C.E. Shepherd moved based on Southwest Georgia Regional Development Center's recommendation that the City Council approve the application for a Special-Use permit. Motion was second by Commission Member William Gay, and it carried unanimously.

IV. **APPLICATION FROM AMBLING DEVELOPMENT/LONNIE COOPER
ASKING TO RE-ZONE 11.46 ACRES BORDERING MOULTRIE'S EAST
BYPASS ON WEST SIDE OF PROPERTY, BOWLING ALLEY IS ON THE
NORTH SIDE OF THE PROPERTY FROM C-3 (COMMERCIAL DISTRICT)
TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT)**

Billy Fallin, representing Ambling Development, came forward and explained briefly to the Planning Commission Members that Ambling Development is proposing to build affordable Multi-Housing. Mr. Fallin also explained that the Housing will be based on income and the Moultrie Housing Authority would be in charge of the property, however there will be no rental assistance.

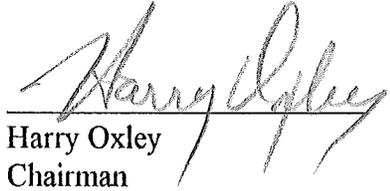
**ACTION TAKEN ON THE APPLICATION FROM AMBLING
DEVELOPMENT/LONNIE COOPER**

After further discussion, Commission Member James Willis moved based on Southwest Georgia Regional Development Center's recommendation that the City Council approve the request asking to rezone from C-3(Commercial District) to R-PUD(Residential Planned Unit Development). Motion was second by Commission Member William Gay, and it carried unanimously.

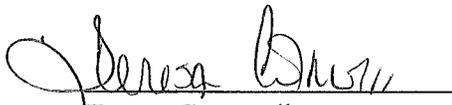
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ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Oxley.



Harry Oxley
Chairman



Teresa Cornwell
Secretary

Approved: 4.14.97

**MINUTES OF THE MOULTRIE-COLOQUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY MAY 12, 1997 AT 7:30 P.M., IN COUNCIL CHAMBERS
AT CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman Harry Oxley.

Members Present: Harry Oxley; Floyd Faison; Lester Thompson; Wayne Perry; Ronald Penuel; Sonny Murphy; James Willis; William Gay; Tommy Cagle; Rev. C.E. Shepherd; and Ralph Taylor;

Members Absent: Evelyn Mitchell;

Others Present: Bill Richards-Southwest Georgia Regional Development Center; J.D. Byrd-Building Inspector and local residents.

I. APPROVAL OF MINUTES

Commission Member James Willis moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held April 14, 1997 as published. Commission Member William Gay second the motion, and it carried unanimously. No errors or omissions were noted.

II. REVIEWED THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE FOR DR. MAHER ASTWANI REQUESTING TO ZONE 11.389 ACRES IN LOT 353 IN THE 8TH LAND DISTRICT IN COLOQUITT COUNTY LOCATED BEHIND THE TURNING POINT ON THE EAST BYPASS.

Hinton Reeves (representing Magnolia Manor South) came forward against the application submitted by the City of Moultrie for Dr. Maher Astwani, stating that the retirement home on the Bypass is a \$5-\$6 million dollar investment and that it would be a sad day to have low income housing in that area. The residents now feel secure. Maria Law also from Magnolia Manor stated the residents are very concerned with their security. Turning Point Administrator Ben Marion told the Planning Commission selected this area so it could have an open campus for their patients undergoing rehabilitation. Dr. Bill Smith came forward and gave the Commission a petition with about 100 names.

ACTION TAKEN ON THE APPLICATION FROM DR. ASTWANI

After a lengthy discussion, Commission Member Floyd Faison moved to deny the zoning request for R-PUD (Residential Planned Unit Development). Motion was second by Commission Member William Gay, and it carried unanimously.

Ralph Taylor voted against motion.

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III. APPLICATION FROM AFFORDABLE/NORTHGATE, L.P., REQUESTING TO REZONE 15 ACRES LOCATED ON GEORGIA STATE HIGHWAY 37 AND WEST OF THE EAST BYPASS FROM AG (AGRICULTURAL DISTRICT) TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT)

Jon Forehand, representing Straka and Associates, came forward and gave the Planning Commission a brief statement on his clients intentions. Chris Straka then came forward and explained to the Planning Commission that Moultrie is in desperate need for some type of affordable housing.

ACTION TAKEN ON THE APPLICATION FROM AFFORDABLE/NORTHGATE, L.P.

After a brief discussion, Commission Member Ronald Penuel moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the request to rezone from Ag (Agricultural District) to R-PUD (Residential Planned Unit Development) zoning. Motion was second by Commission Member Floyd Faison, and it carried unanimously.

IV. APPLICATION FROM BIG D MOBILE HOMES REQUESTING TO REZONE 2 ACRES LOCATED AT 516 SPENCEFIELD ROAD FROM R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) TO C-3 (COMMERCIAL DISTRICT) ZONING.

Al Whittington came forward (representing Big D Mobile Homes) and told the Planning Commission Members that Big D wanted to put an office at this location.

ACTION TAKEN ON THE APPLICATION FROM BIG D MOBILE HOMES

After a brief discussion, Commission Member Rev. C.E. Shepherd moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the request to rezone from R-PUD (Residential Planned Unit Development) to C-3 (Commercial District) zoning. Motion was second by Commission Member Ralph Taylor, and it carried unanimously.

V. APPLICATION FROM WILLIAM B FLETCHER REQUESTING TO REZONE 208 4TH AVENUE S.E. FROM C-2 (GENERAL BUSINESS DISTRICT) TO R-2 (DUPLIX RESIDENTIAL DISTRICT) ZONING.

Mr. Fletcher came forward and explained to the Planning Commission Members that he lived in Tallahassee and he was unaware that if a house was vacant over a 12 month

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period of time that it would convert to the current zoning. Mr. Fletcher also stated in order for him to sell the house he would need the residential zoning.

ACTION TAKEN ON THE APPLICATION FROM WILLIAM B FLETCHER

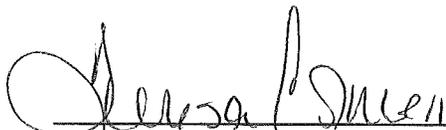
After a brief discussion, Commission Member Ronald Penuel moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the request to rezone from C-2 (General Business District) to R-2 (Duplex Residential District) zoning. Motion was second by Commission Member Rev. C.E. Sheppard, and it carried unanimously.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Oxley.



Harry Oxley
Chairman



Teresa Cornwell
Secretary

Approved: 6.9.97

**MINUTES OF THE MOULTRIE-COLOUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY, JUNE 9 1997 AT 7:30 P.M., IN COUNCIL CHAMBERS
AT CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman Harry Oxley.

Members Present: Harry Oxley; Floyd Faison; Ralph Taylor; Evelyn Mitchell; William Gay; Sonny Murphy; Wayne Perry; and Rev. C.E. Shephard.

Members Absent: Lester Thompson; Ronald Penuel; Tommy Cagle; and James Willis.

Others Present: J.D. Byrd-Building Inspector; Kenneth Hannon-Fire Chief and local residents.

I. APPROVAL OF MINUTES

Commission Member William Gay moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held May 12, 1997 noting that Commission Member Ralph Taylor voted against the application for Dr. Maher Astwani. Commission Member Floyd Faison second the motion, and it carried unanimously.

II. APPLICATION FROM MORRIS BAKER, REQUESTING TO REZONE 215 4TH AVE SE FROM C-2 (GENERAL BUSINESS DISTRICT) TO R-2 (DUPLEX RESIDENTIAL DISTRICT) ZONING.

Morris Baker came forward and explained to the Planning Commission that he has an option to buy this property providing he can get the zoning changed. Several of the other properties in this area are zoned residential and he would like to renovate and have the house as rental property.

ACTION TAKEN ON THE APPLICATION FROM MORRIS BAKER

After a brief discussion, Commission Member Ralph Taylor moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the application from Morris Baker requesting to rezone 215 4th Ave SE from C-2 (Commercial District) to R-2 (Duplex Residential District) zoning. Motion was second by Commission Member Rev. C.E. Shephard and it carried unanimously.

III. APPLICATION FROM LASSETER INVESTMENTS, INC., REQUESTING TO REZONE APPROXIMATELY 1.2 ACRES LOCATED IN THE NORTHWEST CORNER OF THE EAST BY-PASS AND HIGHWAY 37 INTERSECTION.

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FROM AG (AGRICULTURAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT) ZONING.

Lynn Lasseter came forward and told the Planning Commission Members he wanted to rezone the property because he wants to build another Chevron Store.

ACTION TAKEN ON THE APPLICATION FROM LASSETER INVESTMENTS, INC.

After a brief discussion, Commission Member William Gay moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the application from Lasseter Investments, Inc., requesting to rezone 1.2 Acres located in the Northwest corner of the East By-Pass and Highway 37 from AG (Agricultural District) to C-3 (Commercial District) zoning. Motion was second by Commission Member Evelyn Mitchell, and it carried unanimously.

IV. PRELIMINARY SITE PLAN APPROVAL FOR AFFORDABLE/NORTHGATE, L.P., LOCATED ON GEORGIA HIGHWAY 37 AND WEST OF THE EAST BY-PASS.

Todd Lanier came forward and handed out site plans to the Commission Members, then he explained to the Members the type of apartments they were planning to build. Mr. Lanier also explained that a privacy fence was going to go around the property and there would also be a manger on site 24 hours a day.

ACTION TAKEN ON THE SITE PLAN FOR AFFORDABLE/NORTHGATE, L.P.

After a brief discussion, Commission Member Rev. C.E. Shepherd moved (with the stipulation, that they get in touch with the Public Works Dept. to have the trash dumpster removed from the front of the property to a different location) that the site plan be approved. Motion was second by Commission Member Ralph Taylor, and it carried unanimously.

V. ELECTION OF OFFICERS

Commission Member Sonny Murphy nominated William Gay to serve as Chairman for one year and Floyd Faison to serve as Vice-Chairman, motion was second by Commission Member Rev. C.E. Shepherd and it carried unanimously.

Commission Member Rev. C.E. Shepherd made the motion to nominate Teresa Cornwell as secretary, motion was second by Commission Member Ralph Taylor and it carried

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unanimously.

Officer's elected to serve a term are as follows:

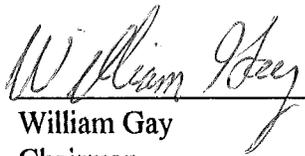
Chairman - William Gay

Vice-Chairman - Floyd Faison

Secretary - Teresa Cornwell

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Oxley.



William Gay
Chairman



Teresa Cornwell
Secretary

Approved: 7.14.97

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**MINUTES OF THE MOULTRIE-COLOQUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY, AUGUST 11 1997 AT 7:30 P.M., IN COUNCIL
CHAMBERS AT CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman William Gay.

Members Present: William Gay; Harry Oxley; Evelyn Mitchell; Sonny Murphy; Floyd Faison;
Ralph Taylor; and James Willis:

Members Absent: Lester Thompson; Wayne Perry; Ronald Penuel; Rev. C.E. Shephard; and
Tommy Cagle:

I. APPROVAL OF MINUTES:

Commission Member James Willis moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held July 14th as noted. Commission Member Evelyn Mitchell second the motion and it carried unanimously.

**II. READDRESSSED THE APPLICATION FROM BPS OF TIFTON, INC.,
REQUESTING TO ERECT A BILLBOARD ON RAILROAD PROPERTY
CROSSING US 319 BYPASS BETWEEN HARDEES AND THE PROPERTY
OWNED BY THE RAILROAD.**

Ken Taylor, representing BPS of Tifton, came forward and told the Commission Members that his company had request from several businesses regarding billboards on the Bypass. Mr. Taylor also stated that he had tried several years ago to get this approved, and if the Commission Members would take a look at this and approve this request, he would greatly appreciate their help.

ACTION TAKEN ON THE APPLICATION FROM BPS OF TIFTON, INC.

After a brief discussion, Commission Member Ralph Taylor moved to table this request once again, allowing Mr. Taylor the opportunity to get a plat of the property as well as a letter from the railroad showing he is acting upon their request. Commission Member Evelyn Mitchell second the motion and it carried unanimously.

III. Bill Richards from SW GA RDC, passed out a zoning study of the East Bypass to the Commission Members. Mr. Richards stated that the City Council wanted the Planning Commission to review and make recommendations to the City Council by August 19, 1997. After a brief discussion, Commission Member Ralph Taylor moved that we have a called meeting August 18th at 7:30 PM to discuss the zoning study further. Commission

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Member Evelyn Mitchell second the motion and it carried unanimously.

ADJOURNMENT:

With no further business to discuss, the meeting was adjourned.



William Gay
Chairman



Teresa Cornwell
Secretary

**MINUTES OF THE MOULTRIE-COLOUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY, SEPTEMBER 8, 1997 AT 7:30 P.M. IN COUNCIL
CHAMBERS AT CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman William Gay.

Members Present: William Gay; Rev. C.E. Sheppard; Floyd Faison; Lester Thompson; Sonny Murphy; and Harry Oxley;

Members Absent: Evelyn Mitchell; Wayne Perry; Ronald Penuel; Tommy Cagle; Ralph Taylor; and James Willis;

Others Present: J.D. Byrd-Building Inspector

I. APPROVAL OF MINUTES:

Commission Member Harry Oxley moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held August 11th as noted. Commission Member Sonny Murphy second the motion and it carried unanimously.

II. APPLICATION FROM THE HOUSING AUTHORITY OF THE CITY OF MOULTRIE, REQUESTING TO REZONE THE PROPERTY LOCATED AT THE NORTHWEST INTERSECTION OF 5TH ST SE AND 11TH CT SE FROM C-2 (GENERAL BUSINESS DISTRICT) TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING.

Mr. J.D. Byrd explained to the Commission Members that the Housing Authority already owns the property and they would like to expand.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE HOUSING AUTHORITY.

After a brief discussion, Commission Member Harry Oxley moved based on Southwest Georgia Regional Development Center's recommendation that the City Council approve the application from the Housing Authority requesting to rezone the property located at the Northwest intersection of 5th St SE and 11th Ct SE from C-2 (General Business District) to R-PUD (Residential Planned Unit Development) zoning. Motion was second by Commission Member Rev. C.E. Sheppard and it carried unanimously.

III. APPLICATION SUBMITTED BY THE CITY OF MOULTRIE REQUESTING A C-3 (COMMERCIAL DISTRICT) ZONING FOR THE PROPERTY LOCATED

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AT 588 HWY 319 NORTH FOR ANNEXATION PURPOSE.

A representative from Smokey's Bar-B-Que came forward and explained to the Commission Members he wanted to have his business annexed into the City so he could have City fire protection and garbage pick-up service.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY THE CITY OF MOULTRIE FOR THE PROPERTY LOCATED AT 588 HWY 319 NORTH

After a brief discussion, Commission Member Rev. C.E. Shephard moved based on Southwest Georgia Regional Development Centers' recommendation that the City Council approve the application from Smokey's requesting a C-3 (Commercial District) zoning for annexation purposes. Motion was second by Commission Member Lester Thompson and it carried unanimously.

IV. SITE PLAN SUBMITTED BY BPS OF TIFTON, INC. REGARDING A BILLBOARD.

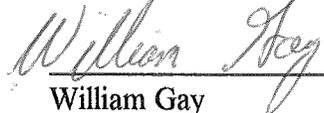
Mr. Byrd explained to the Commission Members that according to the information submitted by BPS of Tifton, the location they want to erect a billboard is in a C-3 (Commercial District) not an M-2 (General & Heavy Industrial District). Mr. Byrd also stated that billboards are only allowed in an M-2 District, therefore, based on the information submitted by BPS of Tifton, Inc., we would have to deny this request.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY BPS OF TIFTON, INC.

After a brief discussion, Commission Member Harry Oxley moved that the request be denied based on the fact that billboards are only allowed in an M-2 area and the areas that BPS of Tifton, Inc., are requesting are C-3 and R-1B. Motion was second by Commission Member Floyd Faison and it carried unanimously.

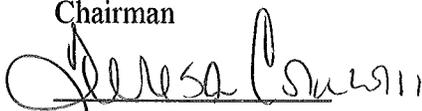
ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.



William Gay

Chairman



Teresa Cornwell

**MINUTES OF THE MOULTRIE-COLOQUITT COUNTY PLANNING COMMISSION
MEETING HELD MONDAY, NOVEMBER 10, 1997 AT 7:30 P.M., IN COUNCIL
CHAMBERS AT CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman William Gay.
Commission Member Rev. C.E. Shephard opened the meeting with Prayer.

Members Present: William Gay; Floyd Faison; Rev. C.E. Shephard; James Willis; Lester Thompson; Sonny Murphy; Wayne Perry; Ralph Taylor; and Harry Oxley:

Members Absent: Evelyn Mitchell; & Tommy Cagle: *Ronald Am*

I. APPROVAL OF MINUTES:

Commission Member Ralph Taylor moved to approve the minutes of the Moultrie-Colquitt County Planning Commission meeting held September 8th as noted. Second was made by Commission Member Rev. C.E. Shephard, and it carried unanimously.

II. PRELIMINARY SITE PLAN APPROVAL FOR P.Z. & PAT CLARK

Mr. Clark showed the Planning Commission members a sketch of the apartment complex he wishes to build. Mr. Clark explained to the members that he is going to build duplexes and they are going to leave as many trees up to give each one a community feeling. Commission Member Ralph Taylor asked Mr. Clark what the rental fee would be for the duplexes? Mr. Clark stated they would fall into the same as the surrounding apartment complexes.

ACTION TAKEN ON THE PRELIMINARY SITE PLAN FOR P.Z & PAT CLARK

After a brief discussion Commission Member Ralph Taylor made a motion to approve the preliminary site plan, motion was second by Commission Member James Willis and it carried unanimously.

II. FINAL PLAT APPROVAL FOR LOT 20 SOUTHSIDE MEDICAL PARK, SUBMITTED BY JAMES M. & DAN JETER

Dan Jeter came forward and explained to the Commission Members that back in 1994, he and Mr. James Jeter came before them in regards to subdividing this property, and they had a total of 22 lots, however lot 20 is the lot they are preparing to put a medical office on at this time. Mr. Jeter also explained they were trying to get the property facing the Bypass first to give it a little boost.

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ACTION TAKEN ON THE APPLICATION SUBMITTED BY JAMES & DAN JETER FOR FINAL PLAT APPROVAL

After a brief discussion, Commission Member James Willis made a motion to approve the application for the final plat for lot 20 at Southside Medical Park, motion was second by Commission Member Rev. C.E. Shepherd, and it carried unanimously.

IV. APPLICATION SUBMITTED BY JIMMY JARVIS TO SUBDIVIDE PROPERTY LOCATED AT 314 4TH AVE SE

Mr. Jarvis stated to the Planning Commission that he sold the front part of his lot that faces 5th Ave. to Quality Temp. Service and he wants to move his business to 4th Ave. Mr. Jarvis also stated he thought it would give 4th Ave SE a facelift.

ACTION TAKEN ON THE APPLICATION SUBMITTED BY JIMMY JARVIS

After a brief discussion, Commission Member Ralph Taylor made a motion that the application for subdividing be approved, motion was second by Commission Member James Willis and it carried unanimously.

V. APPLICATION FOR FINAL PLAT APPROVAL SUBMITTED BY LONNIE COOPER FOR PROPERTY LOCATED ON THE EAST BYPASS

The request was table until the December meeting, motion was made by Commission Member Ralph Taylor and second by Commission Member Floyd Faison, and it carried unanimously.

VI. It was brought to the attention of the Planning Commission that Commission Member Tommy Cagle has only attended one meeting this year. Commission Member Rev. C.E. Shepherd explained to the members that he himself had received a nice letter reminding him of his absences, so Chairman Gay asked that the secretary please send Mr Cagle a letter in regards to his absences.

Commission Member Ralph Taylor made a motion that we change the meeting time of the Planning Commission meetings to 7:00 pm instead of 7:30 pm because it is so dark at that time and we could go back to 7:30 pm in the Spring, motion was second by Commission Member Rev. C.E. Shepherd, and it carried unanimously.

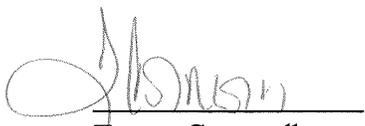
ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

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William Gay
Chairman



Teresa Cornwell
Secretary

**MINUTES OF THE MOULTRIE-COLOUITT PLANNING COMMISSION MEETING
HELD MONDAY, DECEMBER 8, 1997 AT 7:00 P.M., IN COUNCIL CHAMBERS AT
CITY HALL**

CALL TO ORDER

The meeting was called to order by Chairman William Gay.

Members Present: William Gay; Sonny Murphy; Harry Oxley; Floyd Faison; James Willis;
Lester Thompson; Wayne Perry & Rev. C.E. Shephard.

Members Absent: Evelyn Mitchell; Ronald Penuel; Tommy Cagle & Ralph Taylor.

Others Present: Roger King-Utilities Director; Roger Ruis-Public Works Director.

I. APPROVAL OF MINUTES:

Commission Member James Willis moved to approve the minutes of the November 10th meeting as noted. Second was made by Commission Member Floyd Faison and it carried unanimously.

**II. FINAL PLAN APPROVAL FOR AMBLING DEVELOPMENT COMPANY FOR
THE PROPOSED STONEBRIDGE APARTMENTS LOCATED AT 3109 EAST
BYPASS SE**

Mike Godwin, representing Ambling Development, came forward and handed each Commission Member a brochure with information regarding the apartments they are wanting to construct. Mr. Godwin stated they plan to begin construction in the early spring if everything comes together.

**ACTION TAKEN ON THE FINAL PLAN APPROVAL FOR AMBLING
DEVELOPMENT COMPANY**

After a brief discussion, Commission Member Harry Oxley made a motion to approve the final plans for Ambling Development, motion was second by Commission Member Rev. C.E. Shephard and it carried unanimously.

**III. FINAL PLAN APPROVAL FOR AFFORDABLE/NORTHGATE, L.P., FOR THE
PROPOSED NORTHGATE APARTMENTS LOCATED AT 1501 4TH AVE NE**

Wayne Schaffner, representing Northgate, came forward and told the Commission Members how many apartments they wanted to construct as well as explaining the

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landscaping, electrical and any sewer problems that may come up. Mr. Schaffner also gave each member a small scale drawing of how the apartments are to be laid out.

ACTION TAKEN ON THE FINAL PLAN APPROVAL FOR AFFORDABLE/NORTHGATE, L.P.

After a brief discussion, Commission Member Harry Oxley made a motion to approve the final plans for Northgate, motion was second by Commission Member James Willis and it carried unanimously.

IV. READDRESSSED THE SUBDIVIDING FOR THE CHURCH OF GOD PROPERTY LOCATED AT 3113 EAST BYPASS SE

Jon Forehand, representing the Church of God, came forward and passed out a plat to each of the Commission Members showing exactly which piece of property they wanted to subdivide. Mr. Forehand explained that the Church will be without a Sanctuary after this Sunday, and they desperately needed the approval.

ACTION TAKEN ON THE SUBDIVIDING FOR THE CHURCH OF GOD PROPERTY LOCATED AT 3113 EAST BYPASS SE

After a brief discussion, Commission Member James Willis made a motion to approve the subdividing of the lot, second was made by Commission Member Rev. C.E. Sheppard and it carried unanimously.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned by Chairman Gay.

William E Gay
Chairman

Teresa Cornwell
Secretary