

1 (Commission Members say "aye" in unison.)

2 CHAIRMAN SAM DAVIS: All oppose?

3 (No response.)

4 CHAIRMAN SAM DAVIS: Motion carries  
5 unanimately.

6 MS. D. J. HART: Thank you.

7

8 **7-B - CASE Z-19010, LMS PROPERTIES LLC PROPERTY**

9 CHAIRMAN SAM DAVIS: Next case is Z-19010, LMS  
10 Properties, LLC.

11 MS. CELENA BOYKIN: All right. This is a  
12 request to re-zone zero-point-four (0.4) acres from  
13 RSF-1, Residential, to B-1, which is a Professional  
14 Business District, to allow construction of a new dental  
15 office.

16 The subject property is located in Planning District  
17 33 in the Lillian area. Here is a map of the zoning. As  
18 you see, the subject property is zoned RSF-1. There is  
19 also some B-2, commercial zoning to the north.

20 Here is the aerial photography of the subject  
21 property. Currently there is a home on the subject  
22 property. I believe it's going to -- fixing to be  
23 removed.

24 The applicant is wanting to build a dental --  
25 twenty-four hundred (2400) square foot dental office.  
26 The property just adjacent to the north is zoned B-2.  
27 There is currently a dental office on that property. And  
28 the applicant is moving, is wanting to build a new dental

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1 office and move the business to this parcel that's  
2 highlighted in blue right there.

3 Here's some pictures of adjacent -- to the west is a  
4 fire station. And then the property to the south is  
5 residential. It has a home on it. This is the current  
6 dental office to the north.

7 And staff has recommended approval. B-1, the  
8 Professional District, is usually placed in close  
9 proximity to residential areas; and, therefore, it serves  
10 as a transitional zoning between residential areas and  
11 higher intensity commercial zoning districts.

12 CHAIRMAN SAM DAVIS: Any questions for staff?

13 (No response.)

14 CHAIRMAN SAM DAVIS: Okay. We'll open the  
15 public hearing at this point. There are several people  
16 signed up in favor, no one in opposition. Would the  
17 applicant like to come to the podium?

18 MR. WAYNE WIGHT: How are y'all doing?

19 CHAIRMAN SAM DAVIS: Fine. How about y'all?

20 MR. WAYNE WIGHT: Good.

21 CHAIRMAN SAM DAVIS: Good.

22 MR. WAYNE WIGHT: This is Dr. Spivey, and I'm  
23 the general contractor, Wayne Wight.

24 CHAIRMAN SAM DAVIS: All right. Pretty  
25 straightforward and no opposition. So I'm assuming that  
26 y'all talked to your neighbors, and everyone is in favor?

27 MS. ARIELLE SPIVEY: Right. The neighbors  
28 across the street and next to us are in favor. And, of

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1 course, I am in favor. It's going to be a building --

2 CHAIRMAN SAM DAVIS: If you will --

3 MS. ARIELLE SPIVEY: I'm sorry.

4 CHAIRMAN SAM DAVIS: We're having trouble  
5 hearing you.

6 MS. ARIELLE SPIVEY: It's going to be a  
7 building, steel framed, but it's going to be hardy board  
8 on the outside just like what's there already. It's just  
9 going to be a different color. It shouldn't be too much  
10 of a change in style.

11 CHAIRMAN SAM DAVIS: Okay. Any questions for  
12 these folks?

13 (No response.)

14 CHAIRMAN SAM DAVIS: Thank y'all.

15 MS. ARIELLE SPIVEY: Thank you.

16 MR. WAYNE WIGHT: Thank you.

17 CHAIRMAN SAM DAVIS: All right. We'll close  
18 the public hearing at this point. There being no  
19 opposition, this will be a recommendation to the County  
20 Commission. Is there motion to do so?

21 COMMISSION MEMBER DANIEL NANCE: Motion to make  
22 approval recommendation to the County Commission.

23 CHAIRMAN SAM DAVIS: Okay. There is a motion  
24 to recommend approval. Is there a second?

25 COMMISSION MEMBER DEWANE HAYES: I'll second.

26 CHAIRMAN SAM DAVIS: There's a second. All in  
27 favor, say aye.

28 (Commission Members say "aye" in unison.)

1 CHAIRMAN SAM DAVIS: All opposed?

2 (No response.)

3 CHAIRMAN SAM DAVIS: Carries unanimously.

4

5 **8 - CONSIDERATION OF APPLICATIONS AND REQUESTS: SUBDIVISION CASES**

6

7 **8-A - CASE S-14013, MAGNOLIA SHORES, PHASE 1 & 2 - DEVELOPMENT**

8 **PERMIT 24-MONTH EXTENSION REQUEST**

9 CHAIRMAN SAM DAVIS: Next case S-14013,  
10 Magnolia Shores, Phase 1 & 2.

11 COMMISSION MEMBER BRANDON BIAS: Mr. Chairman,  
12 I'm going to have to recuse myself from this discussion.

13 CHAIRMAN SAM DAVIS: Okay. Thank you. There's  
14 one recusal. Can we have a staff report?

15 MR. SETH PETERSON: Hi there. S-14013,  
16 Magnolia Shores Phase 1 and 2, this is a request to  
17 extend the development permit approval.

18 When a development permit is approved for a  
19 subdivision, that approval is good for a two (2) year  
20 period. At the end of that period, if the final plat has  
21 not been recorded, the applicant may request up to a  
22 twenty-four (24) month extension. That's what they are  
23 doing.

24 This property is located in District 14. It's  
25 un-zoned. It's on south side of Underwood Road between  
26 Norris Lane and Joe Norris Lane.

27 There is fifty-eight-point-six-three (58.63) total  
28 acres, a hundred and forty-two (142) proposed lots.