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City of Lake Park
PUBLIC HEARING Minutes
May 30, 2024
6:00 pm

Members Present were Mayor Jena Sandlin, Council Members Carl Spano, Michelle Lane and Busby Courson.

Appointed Staff Present: City Clerk Lisa Johnson

Others Present: James Horton, Southern Georgia Regional Commission; Justin Roberts, Larry Sanders

Mayor Jena Sandlin called the meeting to order.

Council Member Carl Spano led the Invocation.

Mayor Jena Sandlin led the Pledge.

Mayor Sandlin thanked everyone for coming and stated that the purpose of the Public Hearing was to hear public comment on the application of Mr. Justin Roberts for re-zoning of 7.9 acres at the corner of Long Pond Rd and West Marion Avenue from Community Commercial to Residential Cluster, for the purpose of the development of a gated community at the site.

Jimmy Cone, that architect for the project, presented an overview of the project, stating that there would be a variety of floorplans, the community would have a pool and community center and amenities building; he stated that he would be happy to answer any questions. Council Member Spano asked how water and sewer was planned to be handled, and Mr. Cone asked Civil Engineer Larry Sanders to answer this question.

Larry Sanders, Arrow Engineering, stated that Mr. Roberts had installed a stub-off from the neighboring subdivision of Pointers Ridge while it was under construction that would feed the new development, if approved; Pointers Ridge is supplied by Lowndes County Water. Council Member Courson asked what the time frame was, start to finish, for the development. Mr. Sanders referred the question to Mr. Roberts, who responded that development would take about a year, beginning after the referral for Pointers Ridge was complete.

Mayor Sandlin then asked Mr. James Horton from the Southern Georgia Regional Commission to give his report from the Regional Commission and the Planning Commission. Mr. Horton stated that the site was surrounded by residential areas, and the planning indicated that continued residential to the property was supported, as was the density. He stated that the project has been submitted to the Lowndes County Planning Commission for review, and their recommendation was unanimously in favor of the re-zoning. Mr. Horton reminded those present that these recommendations were in no way binding on the Council and that approval or denial of the rezoning lies strictly with the elected Members of Council.

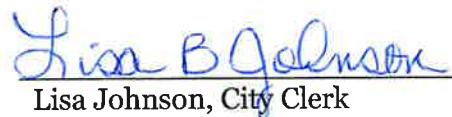
Mayor Sandlin then opened the floor for citizens of Lake Park to come forward and offer comments or thoughts, in favor or against approval of rezoning.

- Gloria Luke – 205 4H Club Rd – came forward to say that she was initially against the development, and that Mr. Roberts had been kind enough to spend the time to hear and answer her questions. Her questions had been how she would be affected by plans for water and sewer, and that her understanding was that there would be a Homeowners Association. Currently, the site is zoned Commercial, which gives her some concerns. She believes that condominiums will fit the area better than a strip mall, and that the area will need traffic and speed control. She expressed her appreciation for Mr. Roberts' willingness to take the time to answer her questions.
- Joe Knox – 305 Long Pond Dr – stated that he and his family had recently moved here from Tampa and is familiar with congestion. He stated that he was initially concerned, but like Mrs. Luke, has seen the drawings and plans and think this would be better than a strip mall, stating that such businesses have the potential to become drug hang outs. He mentioned the current issue with speeding in this area and acknowledged that there would be problems with this. He further stated that he believed it would be good, bring more people in and hopefully bring a Publix. He stated that he thought this would bring more people here and generate more revenue.

Mayor Sandlin asked if there were any other questions. Hearing none, she asked if there was a motion to dismiss. Council Member Carl Spano made a motion to adjourn. Council Member Michelle Lane seconded the motion. The motion passed unanimously, 3-0.



Jena Sandlin, Mayor



Lisa Johnson, City Clerk

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