

GREATER LOWNDES PLANNING COMMISSION  
MEETING MINUTES  
325 WEST SAVANNAH AVENUE  
Monday, April 24, 2023 – 5:30 PM

**GLPC Commission Members Present:** Johnny Ball, Ron Bythwood, Calvin Graham, Ed Hightower (Chairman), Steve Miller, Vicki Rountree, Chip Wildes, Chris Webb, Tommy Willis

**GLPC Commission Members Absent:** Franklin Bailey

**Staff:** JD Dillard, County Planner – Lowndes County; Molly Stevenson, Lowndes County Planning Analyst (Clerk)

**VISITORS PRESENT:**  
(Sign-In sheet available in file.)

**CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

Chairman Hightower called the meeting to order at 5:30 p.m. Chairman Hightower led the Pledge of Allegiance followed by the Invocation by Commissioner Graham. Chairman Hightower welcomed everyone to the GLPC meeting and explained that the Planning Commission serves as an advisory (recommending) body to the local member governments regarding land use requests, and the final determination of the requests presented at this meeting will be made by the applicable local governments. Chairman Hightower then explained the meeting procedures and announced the dates of the public hearing for the local member government, as listed on the agenda.

**Agenda Item #2**

**Approval of the Meeting Minutes: March 27, 2023**

Chairman Hightower called for additions, questions, and corrections of the March 27, 2023, GLPC meeting minutes. There being none, Chairman Hightower called for a motion. Commissioner Rountree made a motion to approve the March 27, 2023, meeting minutes as presented. Commissioner Bythwood second. All voted in favor, no one opposed. Motion carried.

**Agenda Item #3**

REZ-2023-05 AB Motorsports, Old Clyattville Road, 0092 029, ~0.8 acres,  
Current Zoning: R-A (Residential Agricultural)  
Proposed Zoning: C-C (Crossroads Commercial)

Mr. Dillard stated the Agent for the Applicant formally withdrew the request on April 14, 2023. No action was taken.

**Agenda Item #4**

REZ-2023-06 Camp Resort at Wild Adventures, 3766 Old Clyattville Road, A portion of Tax Map 0093 – Parcels 067 & 071

Current Zoning: P-D (Planned Development)

Proposed Zoning: P-D (Planned Development/Amended)

Mr. Dillard presented the case in which the applicant is requesting to amend the previously approved Planned Development (PD) site plan (LO-95-08) to include a multi-phased "Safari Campground" with sites for RV, cabins, glamping, and amenities on the property. The original approval from the County in 1995 did list "overnight lodging and group accommodations" and "bed and breakfast and other types of lodging accommodations..." as an allowed use on the property, also noting "...Any changes of use, additions or deviations from the approved site plan in the future, must receive building permits and be reviewed and approved as though it were a separate Planned Development district."

The subject property has frontage on Old Clyattville Road, a major collector (3000 to 6000 Vehicles per Day), and therefore within the Old Clyattville Road Corridor Overlay District. The Comprehensive Plan depicts the subject property within the Urban Service Area and as a Regional Activity Center which permits P-D zoning.

Per the letter of intent, "~4.4M [people] are considered to be in the Qualified Target market and have qualifying interest in camping, animal experiences and/or are RV owners. Roughly 90% of these households live between 100 and 300 miles away, and include major markets like Atlanta, Jacksonville, Orlando and Tampa. In general, the Wild Adventures experience as it is today is highly appealing to most demographic segments. The Safari Campground and associated lodging options [with] safari views from Cabins and RV sites, and VIP access to the parks, are highly appealing to a majority of the Qualified Target Market."

The TRC reviewed the amended site plan and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

Commissioner Rountree asked if both phases would be built concurrently. Mr. Dillard answered yes, over approximately 18 months. Commissioner Miller asked for verification that the landscaping plan would be reviewed during the plan review process, which Mr. Dillard affirmed.

Chairman Hightower opened the Public Hearing portion of the case.

No one spoke either in favor of or against the request.

Chairman Hightower called for a motion. Motion by Commissioner Wildes to recommend approval of the amended PD site plan as presented. Commissioner Miller second. All voted in favor, no one opposed (7-0). Motion carried. \*\* Commissioner Ball arrived at 5:45 p.m.\*\*

**Other Business**

Jason Davenport – 1720 Williams St.

Mr. Davenport addressed the commissioners stating he is working for Lowndes County with Mr. Dillard on updates for Lowndes County Unified Land Development Code (ULDC). He explained the Code has not been updated since 2015 and several “batches” of amendments will be presented in the coming months. 12 amendments making up the first “batch” were introduced briefly. Mr. Davenport said those 12 will come before the Planning Commission at the May meeting for feedback and questions. Mr. Davenport stated ultimately, updates will be done once per year and the services of Mr. Glenn Coyne who helped with creating the 2006 ULDC have been obtained.

There being no other business, Chairman Hightower adjourned the meeting at 5:55 p.m.

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

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**Date**

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