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**BERRIEN COUNTY PLANNING COMMISSION
MEETING MINUTES**

August 21, 2025

Berrien County Administrative Building

Members Present: Kyle Pearson
Skeeter Parker
Greg Shoupe
Mike Hand
Parrish Akins

Staff Present: Teresa Willis

Invocation: Skeeter Parker

New Business:

Minutes July 17, 2025 (Adopted) with Corrections

Item: 1. Cole Livingston-Subdivide Multiple-Lots off Old Valdosta Hwy, Bradford Rd and Strawder Rd Ray City Ga 31645. M&P 061-14-000, 061-16-002. – Danny Studstill, for Cole Livingston. Ten Mile Creek LLC. Control Development/Restrictive Convents on 2 plus more acre lots. In the packets is a picture of the proposed home. It is a 1750 sqf heated and cooled, stick built home, no modular or mobile homes will be allowed, no live stock will be allowed, an Architectural Control Committee will control the aesthetics of the subdivision. No detrimental environmental impact per Engineers, Tax Revenue boost to Berrien County (over 45,000 annually total). As you know the bank that foreclosed on the land initially, Mr. Livingston and the engineer divided the two tracts into the ten (10) individual tracts. The Land use Ordinance requires you to come before the Planning Commission if you divided the fourth Tract. Mr. Parrish Asked if the Architectural Control Committee Convents-they will be in place for 20 years even if the house sold, or even re sold.

Larry Sanders – Civil Engineer -20 years- there have been some concerns about run off and sediment control, this land over a mile or two from the river, this is