

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, August 9, 2021

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Joyce Evans
Commissioner Scott Orenstein
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Clay Griner

Chairman Slaughter called the meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of July 26, 2021, and the regular session of July 27, 2021. No changes to minutes were requested.

APPOINTMENT

Valdosta Lowndes County Conference Center and Tourism Authority

County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated Molly Deese has resigned and her seat will expire December 31, 2022. Mrs. Dukes stated Jon Vigue and Rita Hightower have both expressed an interest in fulfilling the unexpired term.

PUBLIC HEARING

REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this item was tabled from the previous commission meeting of July 13, 2021. Mr. Dillard stated this case represents a change in zoning on the subject property from Residential Agriculture (R-A) to Medium Density Residential (R-21). The general motivation in this case is that the subject property can be subdivided at a greater density. Mr. Dillard stated staff has received approximately 100 petitions from citizens in opposition. Mr. Dillard stated the original proposal had 98 lots and an updated plan has been presented depicting drainage and retention ponds with approximately 85 lots. The Planning Commission recommended approval and the TRC found this request inconsistent with the Comprehensive Plan. Commissioner Orenstein asked Mr. Dillard to elaborate regarding his remarks of "more dense in the future", Mr. Dillard responded the Planning Commission discussion centered around the thought that if the Character Area (Future Land Use Map) was going to change with the update of the 2021 Comprehensive Plan from Rural Residential to Suburban, then a request for R-10 zoning would be consistent with the Comprehensive Plan, and a subdivision might be able to request up to 200 homes instead of the current 85-98 lots being requested. Commissioner Marshall asked the square footage of each home, Mr. Dillard stated that has not been discussed. Commissioner Orenstein asked if there is enough civil engineering in place in which the design will work, Chairman