

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, September 9, 2024

COMMISSIONERS PRESENT:

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

Vice Chairman Demarcus Marshall was not present.

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

**MINUTES**

The minutes were presented for the work session of August 26, 2024 and the regular session of August 27, 2024. No changes to the minutes were requested.

**PUBLIC HEARING**

**REZ-2024-15 Loch Winn Farms, LTD, ~62ac, Loch Laurel & Carroll Ulmer, R-A to R-1 & R-A, Well and Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) and R-A zoning. The applicant would like to subdivide a portion of the properties into a forty-one (41) lot residential subdivision. The subject property possesses road frontage on Loch Laurel Road and Carroll Ulmer Road, both locally maintained County Roads, with proposed access off Loch Laurel and is within the Urban Service Area and Rural Residential Character Area. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, zoning pattern, the lack of available utilities, the groundwater recharge area, and therefore recommends approval of the request for R-1 zoning as depicted on the exhibit, while the remaining portion of Map and Parcel 0168 113 remain R-A. The Planning Commission did not review the case, due to a lack of quorum at their August meeting, and therefore have not provided a recommendation. Chairman Slaughter stated because the Planning Commission did not meet and therefore, did not issue a recommendation, legal counsel suggested tabling any action on this item until the case could be re-advertised and heard by the Planning Commission. Commissioner Wisenbaker asked if there was a way to notify the Commissioners ahead of time that the request would be tabled? Chairman Slaughter responded the decision to table would not be voted on until the next regular meeting of the Commissioners and as such, there was no time to notify everyone. County Manager, Paige Dukes, stated an effort is made to notify applicants and interested parties, but it's difficult to reach everyone on such short notice. Commissioner Orenstein stated he was notified by multiple venues that the Planning Commission would not meet in August and he was thankful for the effort staff made to update everyone. Commissioner Orenstein then asked if the applicant was aware of the potential to table this

request? Mr. Dillard responded the applicant requested over the weekend to table this request until the September 24, 2024 Board of Commissioners' meeting. Commissioner Wisenbaker asked if a reason was given for the request? Mr. Dillard replied that the applicant requested tabling to allow more time for communication with the club members.

**REZ-2024-16 Pine Grove Road Townhouses, 6.3ac, Bemiss Rd & Pine Grove, C-H to P-D, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop a 70-unit townhome community. The subject property possesses road frontage on Bemiss Road and Pine Grove Road, a State Highway and a County Road respectfully, with proposed access off Pine Grove Road. The property is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, zoning pattern, the availability of County utilities, and therefore recommends approval of the request for P-D zoning as depicted on the proposed site plan, with the following staff recommended condition: The sidewalk be installed by the developer and continued from Bemiss Road down Pine Grove to the northwest property line. The Planning Commission did not review the case due to a lack of quorum at their August meeting, and therefore have not provided a recommendation. Commissioner Wisenbaker asked if this development would be apartments? Mr. Dillard replied yes, this would be similar to the development in the area. Commissioner Orenstein asked if there had been any opposition to the case? Mr. Dillard replied no. Chairman Slaughter stated the recommendation from legal counsel would be to table this item as well.

**FOR CONSIDERATION**

**Orr Road Extension, P.I. 0016273 - Transportation Improvement Act (TIA) Project Agreement**

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the Board approved submitting the Transportation Investment Act (TIA) Local Government Application for project delivery at the March 12, 2024 commission meeting. The Georgia Department of Transportation (GDOT) approved the application and sent staff the Project Agreement to be approved and executed. The Project Agreement is required to be executed prior to beginning, and a written Notice to Proceed from GDOT is also required prior to beginning any project phase. The agreement is for eligible project costs up to \$1,175,000.00.

**REPORTS - County Manager**

There was no additional information to report.

**ADJOURNMENT**

Commissioner Griner made a motion to adjourn the work session meeting, Commissioner Orenstein seconded. Chairman Slaughter adjourned the meeting at 8:41a.m.