

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 7, 2022

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. Chairman Slaughter thanked Vice Chairman Evans, Commissioners and staff for their support and prayers during this time.

MINUTES

The minutes were presented for the work session of January 24, 2022 and the regular session of January 25, 2022. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac, P-D to P-D Amendment, County Utilities, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is an update to a previously approved site plan approved in 2016 for an 80-unit low income housing tax credit multi-family development to an 80-unit townhome development. Mr. Dillard stated this request is consistent with the current growth trends in the area. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments.

REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on approximately 1.97 acres from R-1 (low density residential) zoning to R-21 (medium density residential) zoning, in order for the property to be subdivided. Additionally, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments.

REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on the subject property from estate agriculture (E-A) to residential agriculture (R-A), in order to develop an 11 lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. Mr. Dillard stated this property is located off Miller Bridge Road. Mr. Dillard stated the Planning Commission recommends denial and the TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. Further, Mr. Dillard stated the development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully