

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