

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 10, 2025

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Vice Chairperson Joyce Evans
Commissioner Scott Orenstein
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Michael Smith

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

MINUTES

The minutes were presented for the work session of January 27, 2025 and the regular session of January 28, 2025. No revisions to the minutes were requested.

PUBLIC HEARING

REZ-2025-01 Hurtado Property, Bethany Dr., ~6.4ac, R-A to R-1, County Water & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Bethany Drive and Val Del Road, both local and collector County maintained roads respectively, is within the Rural Service Area and Rural Residential Character Area, which recommend R-1 zoning. Mr. Dillard stated there are no wetlands other than a man-made pond. The lot depicted is 6.4 acres requesting to rezone to R-1 for a one acre lot minimum. Mr. Dillard stated a letter was received from the Allen Family mentioning a development strategy of selling a minimum of 2.5 acre lots. Mr. Dillard stated at the Planning Commission meeting a drainage issue was mentioned from the Williams family. The Planning Commission recommended denial. Commissioner Orenstein asked if engineering could answer, if there is any evidence of water crossing the road or creating drainage issues? Director of Engineering Services, Chad McLeod answered no sir, there are no effects on the road, their drainage between Bethany and Dodd and private property, there are large beaver dams, but it is not affecting the ditch or road. Commissioner Wisenbaker asked where is the water coming from on the Williams property? Mr. McLeod answered water enters the ditch beside their house from Bethany Road, but what backs up is the bay between Dodd and Bethany, there are a few beaver dams on private property closer to Dodd Road. There is no affect on the ditch the county maintains. Commissioner Marshall asked how far out on the Val Del Road widening project, Mr. McLeod answered 2029 would be construction. Commissioner Orenstein asked if this is served by county water? Mr. Dillard answered yes. Commissioner Marshall asked regarding traffic control established at Bethany and Val Del Road, Chairman Slaughter answered a traffic study would need to be done.