

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, October 11, 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 September 27, 2021, the regular session of September 28, 2021 and the Comprehensive Plan Stakeholders Meeting of September 28, 2021. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is for a change in zoning on approximately 10 acres of approximately 21 acres property from E-A to R-10 for the development of a 25 lot residential subdivision. Mr. Dillard further stated access to the property is off of Bemiss Knights Academy Road. Regarding the Comprehensive Plan, R-10 zoning is currently listed as a permitted zoning within this area. The Planning Commission recommended approval.

REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represented a change in zoning from Residential Agricultural (R-A) to Low-Density Residential (R-1). This request is so the property can be subdivided at a greater density, approximately 73 lots served by individual wells and septic systems. Approximately 20 lots are greater than the one acre minimum and a community pool/common area is proposed within the development. Regarding the Comprehensive Plan Character Area Map, the property is described as an agriculture/forestry character area and is approximately 1.5 miles outside of the urban service area of Hahira. There are large lots surrounding this property. The Planning Commission found this request inconsistent with the Comprehensive Plan. The TRC noted any development would require soil evaluation by the Department of Public Health for well and septic as well as adherence to the supplemental engineering standards for properties containing or adjacent to wetlands. The Planning Commission recommended denial.

REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is for Low Density Residential (R-1) to Residential Agricultural (R-A) in order for the applicant to provide dog training services. The Planning Commission recommended approval and the TRC had no objectionable comments and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility.