

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, April 11, 2022

COMMISSIONERS PRESENT:

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

Commissioner Demarcus Marshall was not in attendance.

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

**MINUTES**

The minutes were presented for the work session of March 21, 2022 and the regular session of March 22, 2022. No changes to the minutes were requested.

**PUBLIC HEARING**

**REZ-2022-06 Kinderlou Forest, P-D to R-10, P-D, and C-H, County Utilities**

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning for approximately 780 acres from P-D (Planned Development) zoning to R-10 (Suburban Density Residential) and C-H (Highway Commercial). Mr. Dillard stated approximately 690 acres are designated as residential development and approximately 90 acres are proposed for commercial development. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC had no objectionable comments.

**REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10**

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is a change in zoning from R-1 (Low Density Residential) zoning to C-G (Commercial General) on approximately 63 acres, P-D (Planned Development) zoning on approximately 28 acres and R-10 (Suburban Density Residential) on approximately 55 acres. Mr. Dillard stated the applicant would like to create a mixture of residential and commercial sites for development in various stages. Further, Mr. Dillard stated the Planning Commission recommended denial due to the traffic concerns on Val Del Road and North Valdosta Road and the TRC recommends approval, noting that before a final Certificate of Occupancy can be issued for the apartments in the P-D portion, a secondary point of ingress/egress must be established. Commissioner Orenstein asked to see the site plan, and asked if the previous site plan the Planning Commission reviewed showed the apartments exiting on Val Del Road, Mr. Dillard answered correct. Commissioner Wisenbaker stated it doesn't show any ingress or egress on Val Del Road, Mr. Dillard stated correct. Chairman Slaughter stated based on