

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, July 7, 2025

COMMISSIONERS PRESENT:

Chairman Bill Slaughter

Commissioner Mark Wisenbaker

Commissioner Demarcus Marshall

Commissioner Michael Smith

Vice Chairperson Joyce Evans and Commissioner Orenstein were 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 June 23, 2025 and the regular session meeting of June 24, 2025. No revisions to the minutes were requested.

The minutes were presented for the Budget Public Hearing held June 23, 2025. No revisions to the minutes were requested.

The minutes were presented for the special called meeting, for the budget adoption on June 30, 2025. No revisions to the minutes were requested.

**PUBLIC HEARING**

**REZ-2025-10 Cain Property, 6261 US HWY 41 N, ~21ac, R-21 to PD-R, Well & Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from Medium Density Residential (R-21) to a Rural Planned Development (PD-R). The general motivation in this case is for the subject property to be developed into a new RV Park on approximately twenty-one (21) acres. The subject property is within the Rural Service Area and depicted as a Rural Residential Character Area with some wetlands on the property. There are approximately 66 RV spaces proposed with a large buffer on the north for the wetland delineation. Staff recommends egress to the existing driveway to the road. The TRC recommends approval of the rezoning request, per the site plan. The TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: future parking and internal drive areas are to be constructed with an approved permeable or pervious pavement material where the material shall be subject to approval by the County Engineer, ULDC regulations for RV Parks and Campgrounds limit the occupancy of individual lots to a maximum of 90 days, and EPD approval for a tourist accommodation site including the well and septic design are required at the time of construction. The Planning Commission recommended approval per the site plan with those safety conditions. Commissioner Smith asked if the 20' buffer was standard, Mr. Dillard answered yes, for R-21.

## **REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and Con (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). This case is for the subject property to be developed into a large warehouse-type campus. The difference between M-1 (Light Manufacturing) zoning and Commercial zoning is the size of the buildings allowed. The TRC recommends approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

There were citizens speaking against the request at the Planning Commission meeting, citing concerns regarding environmental impacts, the proposed buffers, additional traffic on Coleman Road and North Valdosta Road and the possibility of hazardous material storage and pollutants. The Planning Commission recommended approval with the seven conditions. Commissioner Wisenbaker asked regarding the footnote, Mr. Dillard responded that the Georgia Department of Community Affairs (DCA) has standards for developmental impacts of over four hundred acres. Since this property is over seven hundred acres, the Southern Georgia Regional Commission was notified. Since there is no proposed tenant at this time, the Development of Regional Impact (DRI) is noted. Commissioner Marshall asked if there was a letter of intent. Mr. Dillard answered not at this time. Commissioner Smith agreed with no hazardous material being stored, transported or created with the M-1 status being so close to the river and the residential community as well. Chairman Slaughter mentioned the challenge is our responsibility regarding land use and what is allowed in M-1, M-2 and M-3. Additionally, Chairman Slaughter mentioned it was his understanding that the applicant is trying to prepare this property and make it enticing by rezoning ahead of time. Chairman Slaughter asked the buffer requirement on a piece of property such as this, Mr. Dillard responded that the minimum buffer requirement for M-1 is forty feet. Commissioner Marshall mentioned his concerns were the conditions regarding lighting.

## **FOR CONSIDERATION**

### **Beer & Wine License - Mustapha Ndure of Wawa Southeast, LLC DBA WAWA Store #6308 located at 4598 North Valdosta Rd., Valdosta, GA**

Finance Director, Stephanie Black presented the item. Ms. Black stated this is for a new establishment, Wawa Store #6308, located at 4598 North Valdosta Road. This request is for the sale of beer and wine for consumption off premises.

### **REPORTS - County Manager**

There was no additional information to report.

## **ADJOURNMENT**

Commissioner Marshall made a motion to adjourn the meeting, second by Commissioner Smith. Chairman Slaughter adjourned the meeting at 8:50 a.m.