

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 9, 2026

COMMISSIONERS PRESENT:

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

Chairman Slaughter called the meeting to order at 8:33 a.m.

MINUTES

The minutes were presented for the work session of January 26, 2026, and the regular session minutes of January 27, 2026. No revisions to the minutes were requested.

PUBLIC HEARINGS

REZ-2026-01 Williams Howard Property, 5905 Staten Rd., ~6ac, E-A to R-A, 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 E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided through Family Ties standards. This property is within the Rural Service Area and Agricultural Character Areas. There is an existing residence and accessory structure centrally located on the property and no wetlands or groundwater recharge areas that may impact well and septic viability. The Planning Commission and TRC recommend approval for R-A with no additional conditions. Commissioner Marshall asked regarding the easement if this would be a county maintained road. Mr. Dillard answered that this is a proposed ingress/egress for access to the property. Chairman Slaughter stated that, if done correctly, there should be a perpetual easement that would allow current and future owners to access the property. Vice Chairman Orenstein asked County Attorney, Walter Elliott, if this was considered an easement. Mr. Elliott responded that the only item before the board now is the rezoning. An easement would be a future action.

REZ-2026-02 Bullard Property, 7270 Old Valdosta Rd., 1ac, E-A to R-1, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on Old Valdosta Road, a county-maintained local road and is within the Rural Service Area and Agricultural Forestry Character Area. TRC recommended approval for R-1 zoning to clean up the property and to be able to apply the ULDC to its current uses and future land uses. The Planning Commission also recommended approval of the request for R-1. Commissioner Smith asked a question regarding the location of the land and the house. Mr. Dillard responded