

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, April 13, 2026

COMMISSIONERS PRESENT:

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

Vice Chairman Orenstein 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 23, 2026, and the regular session of March 24, 2026. No revisions to the minutes were requested.

APPOINTMENTS

South Regional Joint Development Authority

County Manager, Paige Dukes, stated that the terms of Ms. Andrea Schruijer and Mr. Clay Griner have expired on the South Regional Joint Development Authority. Neither has expressed an interest in being reappointed. Ms. Kathryn "Niki" Ogletree with the Valdosta-Lowndes County Development Authority and Mr. Joseph Brownlee with Georgia Power are both interested in being appointed.

PUBLIC HEARING

REZ-2026-08 Cedar Subdivision, White Water Rd, Cedar Rd, & Madison Hwy, ~184ac, R-1, C-G, & C-H to R-10 & C-H, County Utilities

County Planner, J.D. Dillard, presented the rezoning request. Mr. Dillard stated this item represents a change in zoning on the subject properties from R-1 (Low Density Residential), C-G (General Commercial), and C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential), and C-H zonings. The general motivation in this case is for the applicant to develop approximately 265 single-family homes, and future commercial acreage. Mr. Dillard stated this is approximately 184 acres with R-1 property as well as Commercial General and the southeastern corner is Commercial Highway zoning with wetlands on the property. The properties are within the Community Activity Center and Suburban Character Area and the Valdosta Airport Overlay. Both of these future land uses do recommend R-10 and Commercial Highway zoning being appropriate. The wetlands on the property have been delineated and some are still to be determined. Mr. Dillard presented the conceptual layouts which haven't been approved yet. Mr. Dillard stated the TRC recommended approval with one condition: Any vehicular ingress/egress off of Cedar Road shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street.