

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.

The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above. The Planning Commission also recommended approval with this condition. Commissioner Marshall asked regarding the paving, whether the owner/developer would be able to proceed if the acquisition of the necessary right-of-way and utility relocation could not be achieved. Mr. Dillard responded this is only impacting any potential access onto Cedar Road, which is the unimproved portion. Commissioner Smith asked in this draft whether both entrances and exits are on White Water Road. Mr. Dillard answered yes, the plan is preliminary and may later include access to Madison Highway. Commissioner Marshall further asked whether the right-of-way acquisition and utility relocation must occur prior to development or could it delay the project. Mr. Dillard responded that these matters would be addressed during the construction planning phase, mentioning that the current request is for rezoning.

REZ-2026-09 Cameron Place, 4554 Bemiss Rd, ~10.2ac, E-A to P-D & C-G, County Utilities

County Planner, J.D. Dillard, presented the rezoning request representing a change in zoning on the subject properties from E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. Mr. Dillard stated the applicant is requesting P-D zoning and proposing to develop 91 townhomes and amenities on 7.5 acres and 2.5 acres along Bemiss Road requesting to go to C-G (Commercial General). This property is within the Urban Service Area and Neighborhood Activity Center Character Area which recommends both P-D and C-G zonings. It is also in the Bemiss Corridor Overlay which comes with its own supplemental standards regarding access and interconnectivity. This property is unaffected by any wetlands. Therefore, county utilities will adequately serve this without any environmental impacts. Mr. Dillard presented a conceptual site plan. The TRC and the Planning Commission recommended approval of the request for P-D and C-G zonings as depicted on the proposed site plan. Commissioner Smith asked if there were any traffic concerns and if there was a traffic light. Mr. Dillard responded there is not a traffic light. Commissioner Wisenbaker asked if there was one ingress/egress. Mr. Dillard responded off of Bemiss yes, that is correct and interconnectivity proposed to the north.

REPORTS - County Manager

County Manager, Paige Dukes, stated that the commission will recognize Purple Up in honor of the Month of the Military Child at tomorrow night's commission meeting. Representatives from Moody Air Force Base will be in attendance, and she asked everyone to wear purple in support of military children.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the meeting, seconded by Commissioner Evans. Chairman Slaughter adjourned the work session meeting at 8:38 a.m.