

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, September 10, 2024

COMMISSIONERS PRESENT:

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

Chairman Slaughter called the meeting to order at 5:30 p.m.

INVOCATION

Commissioner Griner

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Griner

MINUTES

The minutes were presented for the work session of August 26, 2024 and the regular session of August 27, 2024. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans seconded. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2024-15 Loch Winn Farms, LTD, ~62ac, Loch Laurel & Carroll Ulmer, R-A to R-1 & R-A, Well and Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) and R-A zoning. The applicant would like to subdivide a portion of the properties into a forty-one (41) lot residential subdivision. The subject property possesses road frontage on Loch Laurel Road and Carroll Ulmer Road, both locally maintained County Roads, with proposed access off Loch Laurel and is within the Urban Service Area and Rural Residential Character Area. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, zoning pattern, the lack of available utilities, the groundwater recharge area, and therefore recommends approval of the request for R-1 zoning as depicted on the exhibit, while the remaining portion of Map and Parcel 0168 113 remain R-A. The Planning Commission did not review the case, due to a lack of quorum at their August meeting, and therefore have not provided a recommendation. Mr. Dillard concluded by stating since the Planning Commission did not meet to consider this request, the staff recommendation is to table the request, re-advertise, remand the case back to the Planning