

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

COMMISSIONERS PRESENT:

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

Commissioner Demarcus Marshall was not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

Georgia 811 Safe Digging Month Proclamation

Chairman Slaughter read the proclamation for the Lowndes County Safe Digging month, declaring the month of April 2025.

MINUTES

The minutes were presented for the work session of March 24, 2025 and the regular session of March 25, 2025. No revisions to the minutes were requested.

PUBLIC HEARING

REZ-2025-05 Creasy Property, ~19.8ac, Cindy St. Ext. & Creasy Drive, R-A & MAZ-3 to R-10 & MAZ- 3, 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 R-A (Residential Agriculture) and MAZ-3 (Moody Activity Zone) zoning to R-10 (Suburban Density Residential) and MAZ-3 zoning. The general motivation in this case is for the applicant to combine and then subdivide the property into conforming lots for individual residencies. This property is within the Urban Service Area and Neighborhood Activity Center Character Area and Moody Activity Zone, which recommend R-10 and MAZ zoning respectively. The property is surrounded by R-A, R-1 and R-21 zoning to its east and south. The TRC and the Planning Commission recommended approval. Mr. Dillard stated there is a conceptual layout for a neighborhood. This is not a binding site plan and the intent is for the property to be rezoned and marketed for development.

REZ-2025-06 Bailey Property, ~4.2ac, Sumner Road, E-A & R-1 to R-1, 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) and R-1 (Low Density Residential) zoning to R-1 zoning. The general motivation in this case is for the applicant to unify the zoning across the subject property. This property is within the Rural Service Area and Agricultural Character Area. The Planning Commission and TRC recommended approval. Chairman Slaughter asked to verify this is combining two parcels and the owner owns both parcels, Mr. Dillard answered yes, that is correct.