

Baldwin County Commissioners  
Work Session  
March 1, 2019  
9:30 a.m.

A Work Session of the Baldwin County Commissioners was held Friday, March 1, 2019 at 9:30 a.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia with Chair John Westmoreland presiding.

Members Present: John Westmoreland  
Henry Craig – Conference Call  
Emily C. Davis  
Tommy French  
Sammy Hall

Also Present: David McRee  
Carlos Tobar  
Cindy Cunningham  
Steve Somers  
Brian Wood  
Steve Owens  
Chad Phillips  
Jason Kidd  
Alex Ferrand

Call to Order

Chair John Westmoreland called the meeting to order at 9:30 a.m.

Land Use Code

Chair John Westmoreland stated the session is being held to discuss land use in the County. He asked County Manager Carlos Tobar to present information on the proposed Oakwood Village Development.

County Manager Tobar stated the developer has met with County staff, and there are issues that must be addressed. He stated Code Enforcement Officers, Engineer, GIS staff, Fire Chief, and Water/Sewer Superintendent have outlined what sections of the Land Use Code were addressed in citing non-compliance of the proposed development. Issues of the development include street width, lot size, no turn around for emergency vehicles or sanitation services, sewer basin capacity charges per unit, required separate entrance to development due to number of units and required decel lane. Commissioners stated that these issues are safety issues and must not be ignored.

Lengthy discussion was held regarding aspects of the proposed development. It was the consensus of the Board that the developer be notified in writing that the development must meet all requirements of the Baldwin County Land Use Code and the road must be up to County standards.

Discussion was held regarding a review of the Land Use Code. Representatives from the Middle Georgia RC addressed the group regarding various methods to address the future growth of the unincorporated areas of Baldwin County. They discussed the goal to come up with a vision as to how the community would be developed in the future with flexibility to meet standards that will mitigate impact on surrounding properties. Engineer Brian Wood stated that technical standards should be included in any revision to the Land Use Code.

Chair Westmoreland requested that the Middle Georgia Regional Commission staff work with the County to come up with a proposed plan for future land use.

County Manager Carlos Tobar discussed a proposed moratorium on future plan developments for RV Parks, Outdoor Motor Sport Venues, Event Facilities, Wheeled Houses and Tiny Houses. He stated this will be on the Agenda for the March 5<sup>th</sup> Commission meeting. The moratorium would apply to all plans submitted for approval after issuance of the moratorium.

Commissioner Hall recommended that a Committee of appropriate staff members, to include but not be limited to, Code Enforcement, Engineering/Public Works, GIS, Fire, and Water/Sewer review and sign off on all plans submitted to the County in the future.

### Adjournment

Commissioner Tommy French made a motion to adjourn the Called Meeting at 11:05 a.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland  
Chair

Cynthia K. Cunningham  
County Clerk