

Baldwin County Commissioners  
Work Session  
August 6, 2019  
4:00 p.m.

A Work Session of the Baldwin County Commissioners was held Tuesday, August 6, 2019 at 4:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia with Chair John Westmoreland presiding.

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

Also Present: David McRee  
Carlos Tobar  
Cindy Cunningham

Call to Order

Chair John Westmoreland called the Work Session to order at 4:00 p.m.

Performance Based Community Development

County Manager Carlos Tobar stated that at a previous Work Session staff members from the Regional Commission discussed Performance Based Community Development outlining five (5) character areas that have been designated in the unincorporated area of the County to include: Lake Corridor; General Development; Rural Agricultural; Industrial Development and Traditional.

Ms. Susan Landfried discussed regulating standards for the Traditional Character area related to intensity of activity which include setback, height, buffer, screening and architectural standards. She discussed the regulations for residential detached units, residential attached units (less than 10 units), residential attached unit, manufactured homes (setback and orientation), general retail (less than 5,000 sf), small commercial development, buffering/screening (commercial) and form guidelines.

Discussion was held regarding manufactured home requirements in the Traditional Character area. Commissioners asked Regional Commission staff to reevaluate those regulations and report back to the Board at a future meeting.

Chair John Westmoreland stated the goal is to maintain the character of each area by implementing this Performance Based Community Development.

County Manager Tobar stated this is for future development only by protecting the character of the County. Existing developments will be grandfathered in.

Commissioner Sammy Hall, on behalf of the Board, complimented Middle Georgia Regional Commission staff on the outstanding job they have done on this project for Baldwin County.

Adjournment

Commissioner Emily C. Davis made a motion to adjourn the Work Session at 5:15 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland  
Chair

Cynthia K. Cunningham  
County Clerk