

Baldwin County Commissioners
Work Session
July 2, 2019
4:00 p.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
Emily C. Davis
Tommy French – Present at 4:35 p.m.
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 the County has been working with the Middle Georgia Regional Commission on Performance Based Community Development which addresses future growth of the unincorporated areas of the County. He stated the goal is 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.

Ms. Susan Landfried of the Middle Georgia Regional stated every parcel of land in the County is included in one of the areas on the map. She discussed the 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. She stated this is the initial draft for areas based on “on the ground” trips around the County as well as other research on characteristics of areas throughout the County.

Vice Chair Henry Craig reiterated the point that these areas are preliminary, flexible and can be adjusted before a final map is approved.

Commissioner Sammy Hall stated written rules governing the proposed areas should be prepared for review by the Board.

Ms. Landfried discussed eight (8) standards that are considered when addressing development in respective areas:

1. Intensity of Activities – limited, intermediate or extensive intensity.
2. Parking Requirements – how much parking would be required and how much traffic would be generated.
3. Road Classification – principal or local/neighborhood.
4. Height – based on character / ratio of area.
5. Setbacks – different for various character areas.
6. Screening – required between uses of incompatible uses.
7. Architectural Standards – standards to maintain character of area.
8. Noise or Light Infusion – mainly industrial.

She stated traditional areas tend to be the most restrictive while rural agricultural areas are less restrictive.

Chair John Westmoreland stated we are trying to make it more appealing as people enter the County by addressing development on gateway corridors. Commissioners stated the current regulations do not apply to the way our community is developing currently. The old rules do not protect development that is taking place now.

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

County Attorney David McRee stated the purpose of Performance Based Community Development is to keep "like areas with like areas". He said it helps people know what can go in certain areas. Ms. Landfried stated no activity is excluded – all activities must follow the regulations and guidelines. She also stated there can be a variance request built in.

Citizens and Commissioners reviewed drafts delineating the five (5) areas as discussed. Based on comments regarding proposed adjustments, the Middle GA Regional Commission staff will amend the maps and provide updates to the County Manager.

Adjournment

Commissioner Emily C. Davis made a motion to adjourn the Work Session at 5:05 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chair

Cynthia K. Cunningham
County Clerk