

Baldwin County Commissioners
Work Session
September 17, 2019
4:00 p.m.

A Work Session of the Baldwin County Commissioners was held Tuesday, September 17, 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
Dawn Hudson

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 of the unincorporated area of the County to include: Lake Corridor; General Development; Rural Agricultural; Industrial Development and Traditional.

Regional Commission staff members discussed definitions associated with the program on the following type structures: residential detached single family (site built and modular homes); residential attached (11-40 units in up to 10 structures); manufactured homes; general retail (limited: structure not to exceed 5,000 sf); group assembly (100-349 people); and vehicle servicing (gas stations). In depth discussion was held regarding proposed setbacks of each type structure to be located in the five (5) character areas. Ms. Susan Landfried stated there should be clear and consistent guidelines for setbacks in each respective area.

Commissioners stated guidelines should support what each area is / has become and setbacks should not be reduced to less than they are currently. Vice Chair Craig stated we need to protect who we already are and what has already been established. Code Enforcement Officer Steve Owens agreed that the setbacks should not be reduced below current setbacks

Commissioners reiterated the fact that the character of established areas remain. However, there should be regulations to guide future development, i.e. development in non-established neighborhoods could have smaller lots and less restrictive setbacks.

Commissioner Henry Craig stated he felt it would be beneficial for another drive through of the County with Commissioners and Regional Commission and County staff to discuss the character of various districts.

Adjournment

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John H. Westmoreland".

John H. Westmoreland
Chair

A handwritten signature in blue ink, appearing to read "Cynthia K. Cunningham".

Cynthia K. Cunningham
County Clerk