



BALDWIN COUNTY BOARD OF COMMISSIONERS

Work Session

January 30, 2025

1601 N Columbia St, Suite 210

5:00 PM

MINUTES

PRESENT

Andrew Strickland, Chairman

Emily Davis

Kendrick Butts

Sammy Hall

Scott Little

OTHERS PRESENT

Carlos Tobar

Dawn Hudson

Steve Owens

Kelsey May

Brandie Hegler

Lisa Marks

Greg Mahan

Brian Woods

CALL TO ORDER

Baldwin County Commission Chairman Andrew Strickland called the work session to order at 5:00 PM with all members of the commission present.

LAND DEVELOPMENT CODE

County Manager Carlos Tobar listed the changes that were being made to the Land Development Code, mostly in developments, subdivisions, and road standards calling for wider roads for public safety, lower density thresholds, aesthetic standards including those for commercial developments, the number of structures per parcel, and proposed language for gated communities.

There was a discussion about allowing $\frac{3}{4}$ acre lot sizes.

There was a discussion about the proposed language to prohibit gated communities and the public having 24-hour access to neighborhoods, the county maintaining roads in gated communities, requiring Home Owner Associations in gated communities, and the fact that gated subdivisions did not limit access to other parts of the county. A summary of the changes was passed out to the commission members and the changes were reviewed. Commissioner Butts stated that he had no problem with any of the changes except for allowing publicly maintained roads in gated subdivisions.

There was a discussion about the moratorium on development.

There was a discussion about the approval process and the time frame placed on beginning developments once approved.

Members of the public made comments and asked questions on the proposed changes to the Land Development Code and on gated communities.

There was a discussion about continuing the moratorium on commercial and multi-family development on the Log Cabin corridor and adopting a planning map to direct development's growth throughout the county. County Manager Carlos Tobar was asked to pursue getting the Middle Georgia Regional Commission to draft a Land Use Map and Zoning Ordinance, setting up a variance and land use boards, and the appeals process.

There was a discussion about the process for approving variances and establishing a board to approve variances instead of staff; and developing a process where the public would be made aware of any changes before being made.

County Planning and Development staff left the meeting at 6:07 PM.

HOUSE BILL 581

County Attorney gave a presentation explaining House Bill 581 and the statewide homestead exemption and newly approved F Local Option Sales Tax (FLOST) laws.

There was a discussion about the Homestead Exemption. Finance Director Dawn Hudson presented ad valorem tax information and members of the public were recognized to make statements and ask questions.

Commission members expressed their desire to take no action to exempt out of the tax freeze.

AQUATIC CENTER PHASE II

County Manager Carlos Tobar discussed the need to amend the budget for Phase II of the Aquatic Center to align with the level of funding allotted.

There was a discussion about the grant being paid for with SPLOST funds, not opening the park until all work was complete, and establishing procedures for operating the park, including establishing a disciplinary panel for unruly children, and security.

BALDWIN COUNTY REGIONAL AIRPORT MUTUAL CANCELLATION AGREEMENT AND OPERATORS AGREEMENT

Chairman Strickland opened the floor for discussion on the Mutual Termination Agreement and an operator's agreement with C & A Avion for the Baldwin County Regional Airport.

There was a discussion about the two agreements for managing the airport including the reorganization of the management team and hanger and ramp fees.

TRANSFER STATION

Chairman Strickland opened the floor for discussion of a garbage transfer station.

There was a discussion about the proposed transfer station on Union Hill Church Road and moving the transfer station to the 70 acre parcel the county owned on Linda Drive; the discussion included garbage pickup and members of the public were recognized for questions and comments.

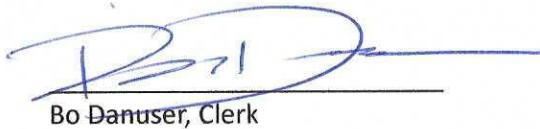
ADJOURN

Commissioner Hall made a motion to adjourn the work session. Commissioner Butts seconded the motion and the meeting was unanimously adjourned at 7:39 PM.

Respectfully submitted



Andrew Strickland, Chairman



Bo Danuser, Clerk