

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Thursday, June 16, 2022, 8:30 AM

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Clay Griner

Chairman Bill Slaughter called the meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of May 23, 2022, the budget work session of May 23, 2022 and the regular session of May 24, 2022. No changes to the minutes were requested.

APPOINTMENT

Southwest Georgia Region 8 Emergency Medical Services Council, County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated Mr. David Bauch was the representative for Lowndes County and since he has retired, Ms. Emily Brown has been recommended for consideration.

PUBLIC HEARINGS

REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8 acres, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. Mr. Dillard stated the applicant is asking to table this request for 60 days until the commission meeting of August 9, 2022. Mr. Dillard stated the Planning Commission recommended denial, since the specific use was not identified. Vice Chairman Orenstein asked who was requesting the item to be tabled, Mr. Dillard stated the applicant. Vice Chairman Orenstein stated if the applicant is trying to provide additional information for the property owners, he's fine with tabling this item.

REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Rd, E-A to P-D, Well & Septic ~23 acres, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated the applicant would like to change the zoning on approximately 23 acres for the development of a Transitional Care Facility. Mr. Dillard stated this is a non-residential P-D request. This potential facility is not currently licensed for substance abuse recovery assistance and potentially is aimed at housing. Mr. Dillard stated there are some wetlands on the northern part of the property. Mr. Dillard stated in looking at the site plan there are six houses which would be occupied by five residents and one resident per cabin. Mr. Dillard stated there have been approximately 450 signatures submitted

opposed to this rezoning. Mr. Dillard stated the Planning Commission recommends denial by 7-3 vote. Chairman Slaughter asked regarding the property to the right of the driveway going into the development, is that house a portion of the property, Mr. Dillard answered no. Mr. Dillard stated that the property owner did speak at the Planning Commission meeting and is in opposition to this request, but asked if approved, could a fence be installed.

REZ-2022-11 Makesh, LLC, 900 Lakes Blvd, C-G, County Utilities, 1.07 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a C-G zoned with conditions approved from 2014. The applicant is requesting to remain C-G zoning but to remove four conditions. Mr. Dillard stated the conditions being requested to be removed are listed below: #4 (landscaped berm on the eastern and a portion of the southern property line), #8 (architectural design), #9 (dumpster locations), and #11 (light pollution) in order to develop the site as a Dairy Queen. Mr. Dillard stated the Planning Commission recommends approval with a 5-4-1 vote. Mr. Dillard stated the applicant's representation has met with the property owners on the property and the current owner of the Francis Lake Golf Course is proposing additional buffering on the south property line. Mr. Dillard stated petitions of support and opposition for this case have not been received yet. Vice Chairman Orenstein asked to verify that four conditions are being asked to be removed, Mr. Dillard responded yes and those four items were reviewed again, per Vice Chairman Orenstein's request. Commissioner Wisenbaker asked if the berm would be replaced with fencing so no headlights would penetrate, Mr. Dillard responded yes as well as shrubbery being added.

REZ-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 to C-G, County Utilities, ~1.63 acres, Planning and Zoning Director, J.D. Dillard, presented the request, stating it was withdrawn by the applicant on June 8, 2022.

FOR CONSIDERATION

Lowndes County Accountability Court Grant Approval and Cash Match, Superior Court Accountability Court Administrator, Jennifer Fabbri, presented a request in the amount of \$26,147.00, for the county's required match related to the grant that operates the accountability court programs. Mrs. Fabbri stated there is a twelve percent cash match instead of a ten percent as requested last year. Additionally, Mrs. Fabbri mentioned that to date, there have been 51 graduates.

Lowndes County Juvenile Accountability Court (LCJAC) FY23 Budget & Grant Award, Court Coordinator for the Juvenile Accountability Court, Geoffrey Martin, presented a request in the amount of \$11,940.00 for the county's required match related to the grant that operates the Juvenile Accountability Court programs.

Annual Contract Renewal with the State of Georgia Department of Corrections, County Manager, Paige Dukes, stated Mrs. Robin Cumbus was not in attendance due to her aunt's passing; a former Lowndes County Sheriff's Office Employee, Captain Mary Alice Dowdy who worked 35 years with the County. Mrs. Dukes presented the annual contract renewal between Lowndes County and the Georgia Department of Corrections in the amount of \$147,954.00, for three prison work details. Mrs. Dukes stated two of the details would be used for the Public Works Department and one would be used for the Engineering Department.

American Rescue Plan Funding for Utilities Repairs with Carter & Sloope Engineering, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this item is for the engineering agreements with Carter & Sloope Engineering for the American Rescue Plan Funding. Mr. Stalvey stated the projects covered include phase I and II of the South Lowndes LAS expansion, the Val-Del watermain extension and the permanent bypass pumps on the trunk line lift stations. The total cost for the projects is \$1,220,000.00.

Reports - County Manager

County Manager, Paige Dukes, informed the Commission the budget books are available in your offices and the Budget Public Hearing begins at 5:00 p.m. this afternoon.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the work session at 8:52 a.m.