

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
September 12, 2022 – 8:30 AM

COMMISSIONERS PRESENT

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

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

MINUTES

The minutes were presented for the work session of August 22, 2022, the millage public hearing of August 23, 2022, the regular session of August 23, 2022 and a special called meeting related to local option sales tax (LOST) held August 26, 2022. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2022-15 O'Neal Properties, 2547 US HWY 84 West, R-21 to C-H, Well & Septic, 4.53 ac, Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated this request is from R-21 to Commercial Highway zoning on US Hwy 84 West. The same request was made last year and ultimately denied by the Board of Commissioners, 3-2. Access to this property is from 84 West, which is a state maintained arterial road. This property is also within the Community Activity Center Character Area and the Urban Service Area. A petition of support from the surrounding neighbors was included in this request and also a letter of opposition that was submitted late last Friday (September 9, 2022). Since last year's request and public hearing, Code Enforcement has an ongoing case of this property; multiple citations have been issued - some of which have been corrected. A list of violations remains outstanding that must be brought in to compliance, regardless of the zoning district applied. The Planning Commission heard this request at the August 29, 2022, meeting, hearing discussion both for and against the request by the applicant and neighbors, who also submitted a petition last year, and ultimately recommend approval of the request 5-1. Commissioner Wisenbaker asked if Mr. Dillard had letters of support. Mr. Dillard responded yes, the applicant submitted a list of fifteen names. Commissioner Wisenbaker asked if those letters or comments have been verified. Mr. Dillard responded these were signatures on a petition from adjacent property owners.

REZ-2022-10 The Campus Transitional Care Facility - Validity of June 16, 2022 Vote, Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated on June 16, 2022 the Board of Commissioners did vote to rezone the property at Howell Road from E-A to Planned Development, P-D, for uses including a Transitional Care Facility. Based on the ULDC definition of a transitional care facility, and the legal definition of a halfway house, the Official Code of Georgia requires a public hearing