

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, March 13, 2023

**COMMISSIONERS PRESENT**

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

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

**PROBATION RECOGNITION**

County Manager, Paige Dukes, introduced Probation Director, Ferlisha Rountree. Mrs. Rountree addressed the Commission regarding the Annual Misdemeanor Probation Oversight Unit (MPOU) Audit which was in August with the results being received in November and Lowndes County Probation Department passed. Additionally, Mrs. Rountree stated the mid-winter training which she and her probation officers attended for the Annual Georgia Professional Association of Community Supervision (GPACS) was held in Pine Mountain, Georgia this past February. Mrs. Rountree mentioned that Lowndes County had the most probation officers in attendance and thanked the Commissioners and County Manager for allowing them to attend the conference.

**MINUTES**

The minutes were presented for the work session of February 13, 2023 and the regular session of February 14, 2023. No changes to the minutes were requested.

**PUBLIC HEARING**

**REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D, County Utilities,** County Planner, 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 Planned Development (P-D) zoning, for a 144-unit apartment complex and amenities being six buildings with three stories each. This property is within the urban service area and a neighborhood activity center character area according to the Comprehensive Plan Future Development Map, which permits P-D zoning. Mr. Dillard stated there were no wetlands on the property and the infrastructure is provided for County utilities. Mr. Dillard stated the main entrance to the apartment complex is on Smith Street and secondary access is located to the southwest off of James Road. The applicant is proposing to maintain many trees currently lining the site. Mr. Dillard stated the Planning Commission recommended denial and the TRC had no objectionable comments. Commissioner Marshall asked if the current zoning would allow for two stories versus three stories, Mr. Dillard answered that the current building height for