

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 7, 2022

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. Chairman Slaughter thanked Vice Chairman Evans, Commissioners and staff for their support and prayers during this time.

MINUTES

The minutes were presented for the work session of January 24, 2022 and the regular session of January 25, 2022. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac, P-D to P-D Amendment, County Utilities, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is an update to a previously approved site plan approved in 2016 for an 80-unit low income housing tax credit multi-family development to an 80-unit townhome development. Mr. Dillard stated this request is consistent with the current growth trends in the area. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments.

REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on approximately 1.97 acres from R-1 (low density residential) zoning to R-21 (medium density residential) zoning, in order for the property to be subdivided. Additionally, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments.

REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on the subject property from estate agriculture (E-A) to residential agriculture (R-A), in order to develop an 11 lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. Mr. Dillard stated this property is located off Miller Bridge Road. Mr. Dillard stated the Planning Commission recommends denial and the TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. Further, Mr. Dillard stated the development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully

evaluated by the DPH or EPD at this time. Commissioner Orenstein thanked Mr. Dillard for his time and efforts in compiling the information related to this request. Mr. Dillard mentioned the applicant sent an email with a nine page presentation this morning and he will send to the commission as soon as possible. Commissioner Griner asked if the 2.5 acre lots could have individual wells, Mr. Dillard stated yes, these lot sizes were large enough for individual well and septic.

FOR CONSIDERATION

Transportation Investment Act (TIA) Local Project Delivery Application - Coleman Road NW, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Coleman Road NW is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in March 2022. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process.

Transportation Investment Act (TIA) Local Project Delivery Application - Kinderlou-Clyattville Road, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Kinderlou-Clyattville Road is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in August 2022. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process.

Internal Network Firewalls, IT Director, Aaron Kostyu, presented the item. Mr. Kostyu stated this is a request to purchase two internal firewalls and these firewalls will create a virtual air gap for certain crucial network devices.

REPORTS - County Manager

No additional information was reported.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Griner second. Chairman Slaughter adjourned the work session at 8:41 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, February 8, 2022

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 5:30 p.m. Leadership Lowndes class members were in attendance and recognized by Chairman Slaughter.

INVOCATION

Commissioner Demarcus Marshall

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Demarcus Marshall

MINUTES

The minutes were presented for the work session of January 24, 2022 and the regular session of January 25, 2022. Vice Chairman Evans made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac, P-D to P-D Amendment, County Utilities, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is an update to a previously approved site plan approved in 2016 for an 80-unit low income housing tax credit multi-family development to an 80-unit townhome development. Mr. Dillard stated this request is consistent with the current growth trends in the area. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments. Zachary Cowart, 109 West Adair Street, spoke in favor of the request as the applicant's attorney. Mr. Cowart shared a rendering of the townhomes and offered to answer any questions the commission might have regarding this rezoning. No one spoke against the request. Commissioner Orenstein made a motion to approve the request as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic,

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on approximately 1.97 acres from R-1 (low density residential) zoning to R-21 (medium density

residential) zoning, in order for the property to be subdivided to be given to a family member. Additionally, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments. Justin Warren, 5130 Lanes Pond Road, spoke in favor of the request as the applicant. Mr. Warren stated a mobile home was removed from the property and he would like to deed the property to his niece. No one spoke against the request. Commissioner Griner made a motion to approve the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on the subject property from estate agriculture (E-A) to residential agriculture (R-A), in order to develop an 11 lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. Mr. Dillard stated this property is located off Miller Bridge Road. Mr. Dillard stated the Planning Commission recommends denial and the TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. Further, Mr. Dillard stated the development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time. Commissioner Wisenbaker asked if this was private well and septic, Mr. Dillard answered the proposal as submitted is for a community water system, but the lots are large enough to accommodate private wells, though the soil suitability has not been determined by the Department of Health at this time. Don Powell, 4705 Queensbury Way, spoke in favor of the request. Mr. Powell stated at the December meeting it was suggested to go to 2.5 acres, which has been resurveyed with curb and gutter, paved and there will be a community water system with a deep well as back up. Mr. Powell stated the plan was restructured to address the septic tank issue as well. Mr. Powell mentioned the cost of the houses would be between \$300,000 - \$500,000 which would increase the tax base per year. Jesse Bush, 2944 Dasher Johnson Road, spoke in favor of the request as the engineer with 12 Stones Engineering Company. Mr. Bush stated Mr. Powell has the ability to develop this subdivision regardless of the zoning, the question remains whether the subdivision will have six or twelve homes. Brad Folsom, 2611 North Patterson Street, spoke against the request. Mr. Folsom stated he's representing several property owners in the area and has asked those in opposition to attend the meeting tonight. Mr. Folsom stated this property is within the agriculture, forestry, conservation character area and is not proposed to be changed. Mr. Folsom stated this zoning is permitted, but is inappropriate for several reasons. Mr. Folsom stated the only development near is the Shiloh Ridge development. Mr. Folsom stated he gave copies to the commissioners regarding Shiloh Ridge before the meeting began. Mr. Folsom mentioned that he's spoken to the commissioners and the consensus seems to be that there should not be any more community water systems within Lowndes County. Mr. Folsom stated there is no need to disturb existing land use and growth patterns, making drainage and flooding worse, building in a groundwater recharge area, placing a future burden on the county for a community water system and there is no need to approve this rezoning case. Mr. Folsom stated there is a need to listen to the concerns of the residents who have signed the petition against this rezoning case. Elton D. Redding, 7649 Webb Road, spoke against this request. Mr. Redding stated this development will change the character of the community and he is against this rezoning. Commissioner Marshall made a motion to deny the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Transportation Investment Act (TIA) Local Project Delivery Application - Coleman Road NW, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Coleman Road NW is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in March 2022. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process. Vice Chairman Evans made a motion to approve the application and authorize the Chairman to sign for Coleman Road, NW, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Transportation Investment Act (TIA) Local Project Delivery Application - Kinderlou-Clyattville Road, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Kinderlou-Clyattville Road is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in August 2022. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process. Commissioner Griner made a motion to approve the application and authorize the Chairman to sign for Kinderlou-Clyattville Road, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

Internal Network Firewalls, IT Director, Aaron Kostyu, presented the item. Mr. Kostyu stated this is a request to purchase two internal firewalls and these firewalls will create a virtual air gap for certain crucial network devices. Commissioner Marshall made a motion to approve the purchase of two internal firewalls for the north and south data centers in the total amount of \$72,653.86, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated the Lowndes County Bird Supper was held last week and was a success and thanked Mrs. Meghan Barwick and Mrs. Belinda Lovern for their help in coordinating the event. The Lowndes County Bird Supper is scheduled to be held on Wednesday, February 1st next year. Mrs. Dukes stated the broadband grant for 22.5 million dollars, received from the state, will be between six - eight weeks for the terms and conditions to be released regarding this grant. Mrs. Dukes mentioned confirmation had been received that the Enabling Legislation update bill has been introduced and Mrs. Dukes thanked County Attorney, Walter Elliott, for all of his help. Mrs. Dukes mentioned the Second Harvest DCA grant kick-off meeting was held this morning. Mrs. Dukes asked Mr. McLeod for an update on Mud Swamp Road. Mr. McLeod stated since the commission approved moving forward with Mud Swamp Road the survey work for the plat has been completed and turned in last week with the final revisions. Staff and Mr. Elliott will be reviewing and preparing deeds for the project. Mr. McLeod stated staff is working on where the drainage easements are needed and building up the road with the engineer. Lastly, Mrs. Dukes mentioned one of the utility employees, Mr. Mark Holmes, who works for Mr. Steve Stalvey, has a son who is a Marine in the infantry and he has been deployed to the Russia Ukraine crisis. Please keep his family in your thoughts and prayers.

CITIZENS WISHING TO BE HEARD - There were no citizens wishing to be heard.

ADJOURNMENT

Commissioner Griner made a motion to adjourn the meeting, Vice Chairman Evans second. Chairman Slaughter adjourned the regular session meeting at 6:06 p.m.