

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, February 12, 2018

COMMISSIONERS PRESENT

Chairman Bill Slaughter  
Vice Chairman Scott Orenstein  
Commissioner Joyce E. Evans  
Commissioner Mark Wisenbaker  
Commissioner Clay Griner

Commissioner Demarcus Marshall was not in attendance.

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

**"State-Of-The-Art Center" Presentation by Cheryl Oliver**, Annette Howell Turner Center for the Arts Executive Director, Cheryl Oliver, addressed the Commission regarding ongoing activities at the arts center. Mrs. Oliver also thanked the Commission for all they do for the community and wished everyone well as she prepares for retirement. On behalf of the Commission, Chairman Slaughter thanked Mrs. Oliver for her contributions to arts, her enthusiasm for the community, and her ability to inspire.

County Manager, Joe Pritchard, introduced Lowndes County's new Director of Probation, Ferlisha Rountree. Mr. Pritchard stated that while Mrs. Rountree has only been with the county a short time, she has made tremendous progress and brings a great deal of enthusiasm to her work. Chairman Slaughter welcomed Mrs. Rountree and thanked her for her willingness to serve.

**MINUTES**

The minutes were presented for the work session of January 22, 2018, and the regular session of January 23, 2018. No changes to the minutes were requested.

**PUBLIC HEARINGS**

**REZ-2018-01 Simmons, 3881 Bemiss Rd, R-10 To C-G, Well and Septic, .89 Acres**, County Planner, Jason Davenport, presented the item. Mr. Davenport stated if rezoned, an unoccupied home on the property will be demolished to prepare the site for the development of a tile store. Commissioner Wisenbaker questioned the plans, referencing well and septic. Mr. Davenport stated the property is not close enough to county services for the county to require connections.

**REZ-2018-02, E-A and C-C to E-A and PD-R, Watkins and Camp Rock Properties, ~4391 Rocky Ford Rd, Well And Septic, ~72 Acres**, County Planner, Jason Davenport, presented the item. Mr. Davenport stated Redland Baptist Church works as part of a team that has developed a camp, known as Camp Rock, to benefit young people in the foster system or other youth identified as "at-risk". Mr. Davenport stated that as presented, approximately ten percent of the proposed site plan is already developed,

adding staff's recommendation comes down to a question regarding a buffer. Chairman Slaughter stated the Planning Commission approved the request with no conditions, adding the TRC did have one condition as stated by Mr. Davenport. Mr. Davenport stated Camp Rock representatives are aware of the buffer consideration and seem to be somewhat in agreement depending upon the depth of the buffer.

**REZ-2018-03 Diana Guy, 2497 Madison Highway, C-G to C-G and C-H, Well and Septic, 4.04 Acres**, County Planner, Jason Davenport, presented the item. Mr. Davenport stated the location is home to a new business that is covered by the current zoning; however, business owners would like to expand to include vehicle repair which requires a more intense designation. Mr. Davenport further stated both the Planning Commission and TRC recommended approval with three conditions.

**Abandonment of a Portion of Bradford Rd. N.**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the Commission previously determined the road has ceased to be used by the public to the extent that no public purpose is served by it. Mr. Fletcher further stated the matter has been advertised as required.

#### **FOR CONSIDERATION**

**Adopt Resolution Accepting Infrastructure for Quarterman Estates Subdivision Phase 2**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the final inspections have been made, adding the development will be utilizing county water and sewer.

**Professional Surveying and Engineering Services for I-75 Exits 2 & 11 Utility Relocate**, County Engineer, Mike Fletcher, presented the item to include an estimated proposal from Lovell Engineering in the amount of \$155,250.00. Mr. Fletcher stated Lowndes County is responsible for relocating county utilities inside the right of way, adding Lovell Engineering is the only pre-qualified GDOT firm in Lowndes County that can address the work needed by this project. Mr. Fletcher further stated the county could receive a reimbursement from GDOT once the project is complete depending upon where the utility lines are located.

**Solicitor-General's Violence Against Women Act (VAWA) Grant Application**, Solicitor General, Justin Cabral, presented a request to apply for a grant that would partially fund a new assistant solicitor position and an administrative position. Mr. Cabral stated the grant is a four year grant requiring renewal each year and will require matching funds in the amount of \$19,188.00, cash and \$18,840.00, in-kind.

**REPORTS** – no additional information was reported.

Commissioner Griner made a motion to adjourn the work session, Vice Chairman Orenstein second. Chairman Slaughter adjourned the meeting at 9:07 a.m.

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Bill Slaughter, Chairman

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K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, February 13, 2018

COMMISSIONERS PRESENT

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

Chairman Slaughter called the work session to order at 5:30 p.m.

Vice Chairman Orenstein gave the Invocation and led the Pledge of Allegiance to the Flag.

**"State-of-the-Art Center" Presentation by Cheryl Oliver**, this information was presented during the work session.

**MINUTES**

The minutes were presented for the work session of January 22, 2018, and the regular session of January 23, 2018. Vice Chairman Orenstein made a motion to approve the minutes as presented, Commissioners Evans and Wisenbaker second. All voted in favor, no one opposed. Motion carried.

**PUBLIC HEARINGS**

**REZ-2018-01 Simmons, 3881 Bemiss Rd, R-10 to C-G, Well and Septic, .89 Acres**, County Planner, Jason Davenport, presented the item. Mr. Davenport stated that if approved, the property will be used for the development of a retail tile store. Mr. Davenport further stated both the TRC and Planning Commission recommended approval. Commissioner Griner questioned the location of the well and septic tank, both of which Mr. Davenport clarified. No one spoke against the request. Mr. Jack Langdale, 701 North Patterson Street, spoke in favor of the request, on behalf of the applicant. Commissioner Marshall made a motion to approve the request, Vice Chairman Orenstein second. Vice Chairman Orenstein and Commissioners Marshall, Griner, and Evans voted in favor of the request, Commissioner Wisenbaker opposed. Motion carried.

**REZ-2018-02, E-A and C-C to E-A and PD-R, Watkins and Camp Rock Properties, ~4391 Rocky Ford Rd, Well and Septic, ~72 Acres**, County Planner, Jason Davenport, presented the item. Mr. Davenport provided an explanation of the proposed site plan and explained that the recommendation for zoning provides for a site plan that is binding. No

one spoke against the request. Jack Langdale, 701 North Patterson Street, spoke in favor of the request on behalf of the applicant. Mr. Langdale stated Camp Rock will provide services and agricultural education to foster children and other at-risk youth in Lowndes County. Mr. Langdale also explained that much of the site plan would not be developed until future funding opportunities became available. Mr. Langdale also stated Camp Rock representatives have spoken to neighbors in the area, adding none of them have indicated that they would like a buffer. Mr. Langdale further stated he has letters from all adjoining property owners indicating the same. Commissioner Wisenbaker made a motion to approve the request with no conditions, Vice Chairman Orenstein and Commissioners Marshall, Griner, and Evans second. All voted in favor, no one opposed. Motion carried.

**REZ-2018-03 Diana Guy, 2497 Madison Highway, C-G to C-G and C-H, Well and Septic, 4.04 Acres**, County Planner Jason Davenport, presented the item. Mr. Davenport stated both the Planning Commission and TRC recommend approval with three conditions. No one spoke for or against the request. Commissioner Wisenbaker made a motion to approve the request with the conditions as long as the adjacent northern and eastern properties have adjacent residential zoning then the northern and eastern sides of the subject property shall have an adjacent 50' undisturbed buffer, within the next 90 days, a survey shall be submitted that reconfigures the subject property to address setbacks on the current development, any vehicular ingress/egress off of Poole St and/or Ray Ave shall require the property owner/developer to pave one or both streets from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**Abandonment of a Portion of Bradford Rd. N.**, County Engineer, Mike Fletcher, presented the item. No one spoke for or against the road abandonment. Vice Chairman Orenstein made a motion to abandon the road, Commissioners Griner and Evans second. All voted in favor, no one opposed. Motion carried.

## **FOR CONSIDERATION**

**Adopt Resolution Accepting Infrastructure for Quarterman Estates Subdivision Phase 2**, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated the punch list is substantially complete, adding the county will be accepting roads and water/sewer infrastructure. Vice Chairman Orenstein made a motion to accept the infrastructure, Commissioners Marshall and Griner second. All voted in favor, no one opposed. Motion carried.

**Professional Surveying and Engineering Services for I-75 Exits 2 & 11 Utility Relocate**, County Engineer, Mike Fletcher, presented a proposal from Lovell Engineering, in the amount of \$155,250.00, for the relocation of utilities located in the right of way at I-75 exits 22 & 29. Commissioner Marshall made a motion to accept the

proposal as presented, Vice Chairman Orenstein second. All voted in favor, no one opposed. Motion carried.

**Solicitor-General's Violence Against Women Act (VAWA) Grant Application,** Solicitor General, Justin Cabral, presented a request to apply for a grant that would partially fund a new assistant solicitor position and an administrative position. Mr. Cabral stated the grant is a four year grant requiring renewal each year and will require matching funds in the amount of \$19,188.00, cash and \$18,840.00, in-kind. Vice Chairman Orenstein made a motion to approve the request, Commissioner Evans second. Vice Chairman Orenstein and Commissioners Evans, Marshall, and Wisenbaker voted in favor of the motion, Commissioner Griner opposed. Motion carried.

**REPORTS** – no additional information was reported.

**CITIZENS WISHING TO BE HEARD**

Jim Sharp, along with his children Robert and Star, 4672 Mt Zion Road, addressed the Commission regarding stray dogs in their neighborhood.

Vice Chairman Orenstein made a motion to adjourn the meeting, Commissioner Griner second. Chairman Slaughter adjourned the regular meeting at 5:54 p.m.

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Bill Slaughter, Chairman

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K. Paige Dukes, County Clerk