

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, THURSDAY, JUNE 16, 2022, 8:30 a.m.
REGULAR SESSION, THURSDAY, JUNE 16, 2022, 5:30 p.m.
327 N. Ashley Street - 2nd Floor

1. **Call To Order**

2. **Invocation**

3. **Pledge Of Allegiance To The Flag**

4. **Proclamation Presentation To Ms. Debra Tann -
Reminiscent (Regular Session)**

5. **Minutes For Approval**

- a. Work Session - May 23, 2022 & Regular Session - May 24, 2022

6. **Appointment**

- a. Southwest Georgia Region 8 Emergency Medical Services Council

Documents:

[SOUTHWEST GEORGIA REGION 8 EMERGENCY MEDICAL SERVICES
COUNCIL.PDF](#)

7. **Public Hearing**

- a. REZ-2022-09 Flannigan, James Rd. R-1 To C-G, Water/Sewer ~7.8
Acres

Documents:

[REZ-2022-09 FLANNIGAN, JAMES RD.PDF](#)

- b. REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Rd, E-
A To P-D, Well & Septic ~23 Acres

Documents:

[REZ-2022-10 THE CAMPUS TRANSITIONAL CARE FACILITY, 2193 HOWELL
RD.PDF](#)

- c. REZ-2022-11 Makesh, LLC, 900 Lakes Blvd, C-G, County Utilities, 1.07
Acres

Documents:

[REZ-2022-11 MAKESH.PDF](#)

- d. REZ-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 To C-G, County Utilities, ~1.63 Acres

Documents:

[REZ-2022-12 PITTMAN, PHELPS, LEONARD, MOSS OAK TRAIL.PDF](#)

8. **For Consideration**

- a. Lowndes County Accountability Court Grant Approval And Cash Match

Documents:

[LOWNDES COUNTY ACCOUNTABILITY COURT GRANT APPROVAL AND CASH MATCH FY23.PDF](#)

- b. Lowndes County Juvenile Accountability Court (LCJAC) FY23 Budget & Grant Award

Documents:

[LOWNDES COUNTY JUVENILE ACCOUNTABILITY COURT \(LCJAC\) FY23 BUDGET AND GRANT AWARD.PDF](#)

- c. Annual Contract Renewal With The State Of Georgia Department Of Corrections

Documents:

[ANNUAL CONTRACT RENEWAL WITH THE STATE OF GEORGIA DEPARTMENT OF CORRECTIONS.PDF](#)

- d. American Rescue Plan Funding For Utilities Repairs With Carter & Sloope Engineering

Documents:

[AMERICAN RESCUE PLAN FUNDING FOR UTILITIES REPAIRS WITH CARTER AND SLOOPE ENGINEERING.PDF](#)

9. **Reports - County Manager**

10. **Citizens Wishing To Be Heard-Please State Your Name And Address**

11. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Southwest Georgia Region 8 Emergency Medical Services
Council

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Appointing a Lowndes County Member

HISTORY, FACTS AND ISSUES: The Region 8 EMS Council is asking for an appointment for the Regional Emergency Medical Services Advisory Council to represent Lowndes County. This Council is the designated Local Coordinating Entity (LCE) to recommend to the Georgia Department of Public Health (DPH) and the manner in which the EMSC Program functions within the region. Mr. David Bauch was the representative for Lowndes County; however, he has retired and a new representative needs to be appointed to fill his position. Members of the Regional EMS Council should possess interest and/or expertise in the areas of Emergency Medical Services, health care, or public safety. Ms. Emily K. Brown has been submitted for nomination.

OPTIONS: 1. Appoint a Lowndes County member.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8
acres

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-09 Flannigan, James Rd. R-1 to C-G, Water/Sewer ~7.8 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation is a speculative commercial use of the subject property, such as medical and retail amenities, according to the letter of intent. As the lot is a corner lot, access to and from the subject property is currently off James Road, a County maintained major collector on the west side of the property, and Smith Street to the north, a County maintained local road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is surrounded by R-1 zoning. The closest commercial zoning is located approximately 450 feet to the east and 850 feet to the south; 2. James Road is a major collector road and designed to support commercial activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot.

The TRC reviewed this application and had no objectionable comments, noting that if approved, the minimum buffer required between Commercial and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet, and continued access from Smith Street will be determined by the County Engineer during the plan review process when an actual use of the property is determined. The Planning Commission heard the request at their May meeting, and discussed the concerns of certain commercial uses versus higher density residential uses, and ultimately recommended Denial (10-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Rd, E-A to P-D, Well & Septic ~23 acres

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-10 The Campus Transitional Care Facility, 2193 Howell Rd, E-A to P-D, Well & Septic ~23 acres

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to change the zoning of ~23 acres for the development of a Transitional Care Facility. The ULDC defines a Transitional Care Facility as the following:

A building or buildings in which is provided long-term, but not permanent living accommodations for one or more persons who are in need of short-term or long-term housing assistance, and in which may also be provided meals and social services including physical therapy, social therapy, emotional therapy, counseling, rehabilitation, or substance abuse recovery assistance.

This potential facility is not currently licensed for substance abuse recovery assistance. Beyond a support group or outside visit from a licensed counselor, clients with substance abuse needs will be referred to other facilities, organizations, or counselors licensed for such care. The rezoning is necessary because Transitional Care Facilities are not an allowable use in Estate Agricultural (E-A) zoning. For reference, the subject property has frontage on Howell Road, a County-maintained major collector (3,000 to 6,000 Vehicles Per Day). The current uses along this portion of Howell Road are dominantly a mixture of sparsely settled residential and agricultural parcels. Concerning the Future Development Map, the subject property is within the rural service area and depicted as an Agricultural/Forestry Character Area.

The overall occupancy could reach up to 52 residents based on the proposed site plan before additional life safety code measures are applied. The applicant is planning on developing the property in phases, with a maximum occupancy of five residents per house, and one resident per cabin.

Overall, staff found the request inconsistent with the Character Area, but consistent with the goals and policies of the Comprehensive Plan. The largest concerns for the TRC were ensuring that the proposed use was able to be developed on the subject property and that its impacts on the surrounding area were manageable. At this point, it is the hope of staff that the benefit the proposed use brings to the community and the proposed site plan with its buffering and setbacks will mitigate any potentially negative effects on surrounding properties.

The Planning Commission heard the request and the concerns of the neighbors, and recommended denial by a vote of (7-3).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-11 Makes, LLC, 900 Lakes Blvd, C-G, County Utilities,
1.07 acres

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-11 Makes, LLC, 900 Lakes Blvd, C-G, County Utilities, 1.07 acres

HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved C-G rezoning request. This case was previously considered for C-G zoning with conditions in 2009 (LO-2009-13) and again in 2014 (REZ-2014-14). Ultimately, the TRC and GLPC recommended approval of the previous cases with conditions. Since the original request (2009) was heard, the allowable uses proposed in C-G zoning were modified in 2010 with a text amendment, and the previous case was handled by a different agent (Leninco, i.e. the operator of the Francis Lake Golf Course). Transitioning back to the current request, the main motivation for this rezoning is to remove some of the conditions placed on the property in 2014. The subject property is within the Urban Service Area and depicted as Established Residential on the Future Development Map. Concerning the subject property's location, Lakes Blvd. is a state-maintained major collector road.

Staff has attached the conditions from the previous rezoning request, and the applicant would like to remove numbers #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. The applicant has submitted a site plan depicting landscaping designed to mitigate the light pollution from headlights.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments, and the Planning Commission recommends approval with the four conditions (#4, #8, #9, and #11) being removed by a 5-4-1 vote.

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 to
C-G, County Utilities, ~1.63 acres

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-12 Pittman, Phelps, Leonard, Moss Oak Trail, R-10 to C-G,
County Utilities, ~1.63 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from Suburban Density Residential (R-10) zoning to General Commercial (C-G) zoning. The general motivation, in this case, is a speculative commercial use of the subject properties. Access to and from the subject properties is currently off Moss Oak Trail (cul de sac) in the Francis Lake subdivision. These lots are currently undeveloped. Concerning the Comprehensive Plan Future Development Map, the subject properties are within the Urban Service Area and depicted as an Established Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within an Established Residential Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject properties have frontage on Lakes Blvd., a major collector, 2. The commercial zoning of the adjacent property to the west, and 3. The future interconnections associated with the existing and future developments. Overall, from a planning standpoint, the conversion of the subject property from residential to some form of commercial development can complement the surrounding area – especially when you view the economic development of the subject properties concerning their proximity and view from the I-75 interchange. At this point, staff believes that the existing residences can be protected, thus honoring the established residential depiction on the future development map, while allowing for a reasonable amount of economic development to take place in the area.

The TRC reviewed this application and had no objectionable comments, with the determination from the Engineering Department that no commercial traffic would be allowed onto the residential subdivision streets. Additionally, it should be noted that if the subject property is developed commercially, the minimum buffer required would currently be at least 15' wide and include a 6' tall opaque privacy fence, three (3) shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

The Planning Commission considered the request and the commentary from the neighbors and ultimately recommended for its denial by a (9-0-1) vote.

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Accountability Court Grant Approval and Cash Match

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: \$26,147.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Acceptance of FY23 Grant Award for the Lowndes County Accountability Court

HISTORY, FACTS AND ISSUES: On behalf of the Lowndes County Accountability Court (LCAC) team, and Judge Gregory A. Voyles, I would like to thank the Board for all the support you have given us over the years.

LCAC is funded through a reimbursable State Grant. To receive funding through said grant, LCAC must secure a cash match from Lowndes County. This year's cash match amount is \$26,147.00 (FY23 budget detail attached).

All other monies expended by the Board of Commissioners on the Court's behalf are fully reimbursable and said payments are received by the County each quarter.

OPTIONS: 1. Approval of continued funding and cash match - as requested above.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Accountability Court

DEPARTMENT HEAD: Jennifer Fabbri

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Juvenile Accountability Court (LCJAC) FY23
Budget & Grant Award

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: \$11,940.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Acceptance of FY23 Grant Award for the Lowndes County Juvenile Accountability Court

HISTORY, FACTS AND ISSUES: On behalf of the Lowndes County Juvenile Accountability Court (LCJAC) team, and Judge James G. Tunison, Jr., I would like to thank the Board for all the support you have given us.

LCJAC is funded through a reimbursable State Grant. To receive funding through said grant, LCJAC must secure a cash match from Lowndes County. This year's cash match amount is \$11,940.00 (FY23 budget detail attached).

All other monies expended by the Board of Commissioners on the Court's behalf are fully reimbursable and said payments are received by the County each quarter.

OPTIONS: 1. Approval of continued funding and cash match - as requested above.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Juvenile Accountability Court
Martin

DEPARTMENT HEAD: Geoffrey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Annual Contract Renewal with the State of Georgia Department
of Corrections

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: \$147,954.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Annual Contract Renewal for three (3) Work Details with the Georgia
Department of Corrections

HISTORY, FACTS AND ISSUES: The annual contract for three (3) work details with the Department of
Corrections is due for renewal. One (1) detail is assigned to the Engineering Department to meet state
requirements for storm water and two (2) details are assigned to the Public Works Department to clean
county-owned drainage easements.

OPTIONS: 1. Approve the contract renewal and authorize the Chairman to execute the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Public Works

DEPARTMENT HEAD: Robin Cumbus

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: American Rescue Plan Funding for Utilities Repairs with Carter & Sloope Engineering

DATE OF MEETING: June 16, 2022

Work Session/Regular Session

BUDGET IMPACT: \$1,220,000.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: American Rescue Plan Funding for Utilities Repairs with Carter & Sloope Engineering

HISTORY, FACTS AND ISSUES: This item is for the engineering agreements with Carter & Sloope Engineering for the American Rescue Plan funding. The projects covered in these agreements include phase I and II of the South Lowndes LAS expansion, the Val-Del watermain extension, and the permanent bypass pumps on trunk line lift stations. The total engineering costs for the projects are \$1,220,000.00. Staff recommends approval and to authorize the Chairman to sign the agreements.

OPTIONS: (1.) Approve
(2.) Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: