

**MINUTES**  
**WORK SESSION OF THE BOARD OF COMMISSIONERS**  
**CITY OF DOUGLAS, GEORGIA**  
**MAY 22, 2023**

**The Board of Commissioners held a Work Session on Monday, May 22, 2023, at 6:00 p.m. at the City Hall Council Chambers. Mayor Tony L. Paulk was presiding over the meeting. Commissioners Edwin Taylor, Kentaiwon Durham, Steve Bailey, Mike Gowen, and Cindy McNeill were present. Mayor Pro Tem Olivia Pearson was absent.**

**REVIEW OF MAY 8<sup>TH</sup> & MAY 15<sup>TH</sup>, 2023, MEETINGS MINUTES**

The first business item presented by Mayor Tony Paulk was to review the minutes from May 8<sup>th</sup> and 15<sup>th</sup>, 2023 (W.S./Reg Minutes) of the Board Commissioners. Mayor Paulk requested that the Commissioners offer any changes so that the City Clerk could correctly record the minutes for historical data.

The Commission's consensus was to move this item forward on the **Consent Agenda**.

**DISCUSSED APPROVAL TO ALLOW A SPECIAL EXCEPTION VARIANCE FOR IMPERVIOUS SURFACE COVERAGE TO THE FORESITE GROUP**

Georgia Henderson, Community Development Director, appeared before the Commission to seek permission to grant a particular exception variance to the Foresite Group for a maximum of 80% impervious surface coverage for site development.

Mrs. Henderson stated that the Foresite Group is seeking to develop the site located along the northern side of Bowens Mill Road (U.S. 441) at its intersection with Gaskin Ave. S (Parcel ID 0117 A167). They request that the City Commission grant a Special Exception Variance for impervious surface coverage. The overall tract is 7.098 acres. Section 111-130 of the Unified Land Development Code states that the maximum range on a development site shall not exceed 50% coverage amounts. The Forsite Group is asking for an 80% allowed coverage amount. Once developed, this site will include an Aldi Grocery store and three other national brands. The 80% maximum impervious allowance will match the 20% open space requirement.

Mr. Henderson also stated that the site drains from north to south to an existing flowing drainage swale in the right of way parallel to the southern property line. The proposed construction includes subdividing the property into four lots, mass grading, access driveways, storm drainage infrastructure, and a regional stormwater management facility. An underground detention pond is proposed to provide detention for the subject property's 2–100-year storm events per the City of Douglas Unified Development Code. Stormwater is discharged from the proposed pond into a flowing drainage south of the subject property. Staff plans to amend the existing ULDC to change the maximum impervious coverage from 50% to 80% to encourage future development.

The Commission agreed to move this item forward on the **Consent Agenda**.

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**DISCUSSED THE APPROVAL OF THE MEAG ANNUAL MEETING VOTING  
DELEGATES**

Mike Hudson, Utilities Director, appeared before the Commission to seek approval to Delegate and an Alternate Delegate for the 2023 MEAG Annual Election.

Mr. Hudson stated that the City of Douglas must select a Delegate and an Alternate Delegate for the 2023 MEAG Power Annual Election for Board Members. This election will be held at the MEAG Annual Meeting on July 11, 2023, in the Plaza 2 Ballroom of The Ritz-Carlton Resort on Amelia Island. The current Delegate is Mayor Tony Paulk, and the listed Alternate Delegate is Commissioner Robert Moore.

The Commission agreed to move this item forward on the **Consent Agenda**.

**GENERAL COMMENTS**

No comments

**CITY MANAGER'S UPDATES**

No updates

**ADJOURNMENT**

Without further discussion, the work session meeting adjourned at 6:06 p.m.



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Mayor Tony L. Paulk



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Wynetta J. Bolder, CMC