

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 8, 2016

COMMISSIONERS PRESENT

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

Commissioner Demarcus Marshall was not present. Commissioner Orenstein joined the meeting after item 5. d.

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

MINUTES

The minutes were presented for the work session of January 25, 2016, and the regular session of January 26, 2016. No changes to the minutes were requested.

PUBLIC HEARINGS

REZ-2016-02 Estate of Juanita Johnson, E-A to R-1, Well and Septic, ~11 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated the family owning the property was attempting to settle the final portion of an estate by developing a part of the property and selling some of it. Mr. Davenport further stated both the Planning Commission and TRC recommended approval of the request.

REZ-2016-03 Southern Exteriors of Valdosta, Inc., US Hwy 41 S, R-10 to E-A, Well and Septic, ~22 Acres, County Planner, Jason Davenport, presented the request. Mr. Davenport stated the property owners recently purchased the property and hoped to operate a landscaping business to meet the needs of contractors. Mr. Davenport further stated that the Planning Commission and TRC placed conditions on their recommendations related to the use of the property to prevent an overly intense use from developing on the property in the future.

REZ-2016-04 Deerwood Rd Subdivision, New Statenville Hwy, E-A to R-1, Well and Septic, ~5 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated the property owner was interested in testing the market to see if a subdivision would be suitable for the current market. Mr. Davenport further stated both the TRC and Planning Commission recommended approval.

REZ-2016-05 Union Rd Subdivision, Union Rd, E-A to R-A, Well and Septic, ~114 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated the applicant is interested in developing a conservation subdivision consisting of approximately 45 lots. Mr. Davenport further stated there had been some opposition to the development. Commissioner Evans questioned the health department's lack of

support for the request. Mr. Davenport stated the health department would not support the project until they had additional soil information to consider. Chairman Slaughter asked if staff had any information related to proposed lot sizes, to which Mr. Davenport replied a minimum of one acre would be allowed for well and septic.

FOR CONSIDERATION

Beer License - Hema H. Rao of Palak Corporation /Dba Big Foot #908 - 1255 Lakes Blvd., Finance Director, Stephanie Black, presented the item. Ms. Black stated the request was due to a change in ownership and that all requirements had been met.

Beer, Wine and Liquor License – Hemal Dave of VHS Corporation /Dba Rocky Ford Liquor – 2418 B Rocky Ford Road, Finance Director, Stephanie Black, presented the item. Ms. Black stated the establishment was new and that all requirements had been met.

County Purchasing Card and Credit Card Ordinance, Finance Director, Stephanie Black, presented the new ordinance. Ms. Black stated that as a result of House Bill 192, the county is required to enact an ordinance to address purchase/credit cards for elected officials. Ms. Black provided the Commission with a brief synopsis of the ordinance, adding that transaction limits would be required.

Proposal from Lovell Engineering for Stafford Wright Road Paving Project, County Engineer, Mike Fletcher, presented the proposal in the amount of \$57,750.00. Mr. Fletcher stated Lovell Engineering had completed the surveying and right of way deed preparation for the road in 2009.

2016 Public Defender Contract Renewal, County Manager, Joe Pritchard, presented the contract. Mr. Pritchard stated no changes had been made to the agreement, and that approval would provide for the office's operating expenses to be administered by the public defenders' council for another year.

REPORTS

Mark Stalvey, Executive Director of the Valdosta Housing Authority, presented the Commission with information related to the establishment of a Community Housing Authority.

Local Attorney and LAMP Board Chair, Tina Folsom, presented the Commission with a memo of understanding decreasing the amount of space used by LAMP and requested the current space be donated to the agency.

Commissioner Evans made a motion to adjourn the meeting, Commissioner Orenstein second. Chairman Slaughter adjourned the work session at 8:52 a.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, February 9, 2016

COMMISSIONERS PRESENT

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

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

MINUTES

The minutes were presented for the work session of January 25, 2016, and the regular session of January 26, 2016. Commissioner Marshall made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARINGS

Rezoning Case: REZ-2016-02 Estate of Juanita Johnson, E-A to R-1, Well and Septic, ~11 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated the family hoped to dispose of the remaining portion of an estate. No one spoke against the request. Greg Brown, 4474 Old Lake Park Road, spoke in favor of the request as a family member. Mr. Brown stated the family intends to sell the last eleven acres and associated home. Commissioner Wisenbaker made a motion to approve the request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REZ-2016-03 Southern Exteriors of Valdosta, Inc., US Hwy 41 S, R-10 to E-A, Well and Septic, ~22 Acre, County Planner, Jason Davenport, presented the item. Mr. Davenport stated staff had worked to consolidate the recommended conditions into a more efficient recommendation. Commissioner Marshall asked why conditions were placed on the request. Mr. Davenport stated there were concerns related to nearby residential properties. No one spoke for or against the request. Commissioner Wisenbaker made a motion to approve the request with the condition that the following uses are not allowed on the subject property: animal hospitals, veterinary clinics, animal shelters, radio towers, tv towers, telecommunications towers, recreational vehicle parks, and campgrounds, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REZ-2016-04 Deerwood Rd Subdivision, New Statenville Hwy, E-A to R-1, Well and Septic, ~5 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated staff had no additional information to report. No one spoke for or against the request. Commissioner Marshall made a motion to approve the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

REZ-2016-05 Union Rd Subdivision, Union Rd, E-A To R-A, Well and Septic, ~114 Acres, County Planner, Jason Davenport, presented the item. Mr. Davenport stated a map of the petitions and an email from an area resident had been provided since the work session. Commissioner Evans questioned the completion of soil testing. Mr. Davenport stated preliminary testing had been completed. John Pike, 6148 Hall Road, spoke against the request citing concerns related to drainage and septic tanks. Ricky Brunston, 8858 Union Road, spoke against the request stating he was concerned with traffic to include the safety of cyclists. Ed Woodruff, 5877 Thompson Road, stated he was afraid the project would put additional water on his property. Jack Langdale, 701 North Patterson Street, spoke in favor of the request, on behalf of the applicant. Mr. Langdale stated the planned conservation subdivision would be an asset being that a portion of the development would be preserved forever by a strong homeowner's association. Mr. Langdale stated development would be monitored by an architectural committee and that homes would be similar to that of phase one of Grove Point subdivision. Mr. Langdale stated all issues related to water management would also be addressed, as well as concerns related to traffic. Clayton Milligan, 3998 Inner Perimeter Road, reiterated a commitment to manage storm water run-off and septic systems. Commissioner Orenstein questioned the success of recent soil testing. Mr. Milligan confirmed that several locations had been spot checked only. Commissioner Orenstein also asked if there was any chance the development would put water on other properties, to which Mr. Milligan replied no. Commissioner Marshall asked if the development could ever be taken out of an approved conservation status, to which Mr. Davenport replied no, adding the county's ordinance states the designation is permanent. Commissioner Orenstein asked if the depicted buffer would protect an existing tree line, to which Mr. Milligan replied yes. Commissioner Orenstein made a motion to approve the request following the Planning Commission's recommendation referencing the intent to develop the property as a conservation subdivision, the limitation to a maximum of 45-46 lots and the expected minimum lot sizes of 1 and 2.5 acres, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Beer License - Hema H. Rao of Palak Corporation /Db a Big Foot #908 - 1255 Lakes Blvd., Finance Director, Stephanie Black, presented the item. Ms. Black stated the request was due to a change in ownership and that all requirements had been met. Commissioner Marshall made a motion to approve the license, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Beer, Wine and Liquor License – Hemal Dave Of VHS Corporation /Db a Rocky Ford Liquor – 2418 B Rocky Ford Road, Finance Director, Stephanie Black, presented the

item. Ms. Black stated the request is due to the opening of a new establishment and that all requirements had been met. Commissioner Evans made a motion to approve the license, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

County Purchasing Card and Credit Card Ordinance, Finance Director, Stephanie Black, presented the ordinance. Ms. Black stated once approved, elected officials would be provided a copy of the associated user agreement. Commissioner Marshall made a motion to approve the ordinance and the use of the user agreement, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Proposal from Lovell Engineering For Stafford Wright Road Paving Project, County Engineer, Mike Fletcher, presented the proposal in the amount of \$57,750.00. Commissioner Marshall thanked Mr. Fletcher for his work on the project, adding that he had recently spoken with Ms. Stafford and she was pleased the project is moving forward. Commissioner Evans echoed Commissioner Marshall's comments, adding she looked forward to the project being completed. Commissioner Evans made a motion to approve the proposal with Lovell Engineering in the amount of \$57,750.00, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

2016 Public Defender Contract Renewal, County Manager, Joe Pritchard, presented the contract for renewal. Mr. Pritchard stated if approved, the contract would provide for the administration of services for 2016. Commissioner Wisenbaker made a motion to approve the contract, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REPORTS – no additional information was reported.

CITIZENS WISHING TO BE HEARD

John Quarterman, 6565 Quarterman Road, thanked the Commission for moving forward with the boat ramp on the Alapaha River, and invited the Commission to several upcoming events.

Jim Parker, 1714 North Lee Street, addressed the Commission regarding his concerns related to the Commission agreeing to grant right of way to Sabal Trail.

Michael Noll, 2305 Glyndale Drive, addressed the Commission regarding his concerns related to the Commission agreeing to grant right of way to Sabal Trail.

Gretchen Quarterman, 6565 Quarterman Road, thanked the Commissioners for their response to a recent open records request, adding she appreciated Commissioner Orenstein's support of electronic records.

Dr. Mario Bartelettie, 3715 North Valdosta Road, expressed his concerns related to the Sabal Trail project and the possibility of sink holes forming.

Commissioner Orenstein made a motion to adjourn the meeting, Vice Chairman Griner second. Chairman Slaughter adjourned the meeting at 6:40 p.m.

Bill Slaughter, Chairman

K. Paige Dukes, County Clerk