

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, March 8, 2021

COMMISSIONERS PRESENT

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

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

**MINUTES**

The minutes were presented for the work session of February 22, 2021 and the regular session of February 23, 2021. No changes to the minutes were requested.

**PUBLIC HEARING**

**REZ-2021-01 Knights Landing Subdivision, Phase 5**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request represents a change in zoning on approximately fifty-eight (58) acres from E-A to R-10 zoning. Mr. Dillard stated the Planning Commission recommended approval with the condition that all lots front interior roads, adding the TRC also recommends that all lots face interior roads. Chairman Slaughter asked regarding the site plan is that what needs to be approved, Mr. Dillard answered no. County Attorney, Walter Elliott, stated you do not condition a rezoning to a site plan. Commissioner Wisenbaker asked is there ingress/egress, Mr. Dillard responded yes, in the southern portion of the subdivision. Commissioner Wisenbaker asked what is the average lot size, Mr. Dillard answered 10,000 -11,000 square feet.

**REZ-2021-02 Nancy Hobby, 2598 Loch Laurel Road, Parcel Number 0168 012A**, Planning and Zoning Director, J. D. Dillard presented the item. Mr. Dillard stated this request represents a change in zoning from R-1 to E-A zoning. Mr. Dillard stated the applicant would like to obtain a consistent zoning classification with the adjacent parcels to the south, owned by the applicant. Mr. Dillard further stated the Planning Commission recommended approval of the request and the TRC had no objectionable comments.

**FOR CONSIDERATION**

**Deen's LLC Contract**, Chief Appraiser, Silas Hrobar, presented the contract in the amount of \$84,000.00, for the assessment of personal property. Commissioner Wisenbaker asked what

services will this company perform, Mr. Hrobar answered Deen's, LLC will assist in preparing annual personal property assessments, mailing of the annual personal property returns and personal property notices of assessments, etc. Commissioner Marshall asked what expenses are incurred with SouthData, Mr. Hrobar stated the printing and mailing of the returns and notices will be done through their office and he was unsure of the cost, but stated \$25,000.00 is budgeted for all assessment notices.

**Tank Maintenance Contract,** Utilities Director, Steve Stalvey, presented the seven year tank maintenance contract. Mr. Stalvey stated this contract will include maintenance, repairs, cleaning and coating of Lowndes County's potable water tanks. Chairman Slaughter asked if the total amount is over a seven (7) year period, Mr. Stalvey, responded yes. Commissioner Marshall asked if any additional bids were received, Mr. Stalvey responded yes.

### **REPORTS - County Manager**

County Manager, Paige Dukes, reminded the Commission of the cattle show being held at the civic center at 5:00 p.m. Additionally, Mrs. Dukes mentioned tomorrow, some commissioners and staff will be meeting with the Home Builders Association.

### **ADJOURNMENT**

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

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, March 9, 2021

COMMISSIONERS PRESENT

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

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

**INVOCATION**

Commissioner Orenstein

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Orenstein

**MINUTES**

The minutes were presented for the work session of February 22, 2021 and the regular session of February 23, 2021. No changes to the minutes were requested. Commissioner Marshall made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

**PUBLIC HEARING**

**REZ-2021-01 Knights Landing Subdivision, Phase 5**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request by the applicant to rezone fifty-eight (58) acres from E-A zoning to R-10 zoning. Mr. Dillard stated this continued development of a residential subdivision would be served by county water and sewer. Mr. Dillard further stated the Planning Commission and TRC recommended approval with the condition that all lots front interior roads. No one spoke against this request. Mr. Bill Nijem, 1007 North Patterson Street, spoke in favor of the request on behalf of the applicant. Vice Chairman Griner made a motion to approve the rezoning with the condition that all lots front interior roads, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**REZ-2021-02 Nancy Hobby, 2598 Loch Laurel Road, Parcel Number 0168 012A**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning from R-1 to E-A zoning. Mr. Dillard further stated the Planning Commission recommended approval of the request and the TRC had no objectionable comments. No one spoke against this

request. Nancy Hobby, 707 Smithbriar Drive, spoke in favor of the request as the applicant. Commissioner Wisenbaker made a motion to approve the rezoning request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

## **FOR CONSIDERATION**

**Deen's LLC Contract**, Chairman Slaughter presented the item stating the commission heard from Mr. Silas Hrobar, with the Assessor's Office, during the work session. Chairman Slaughter asked if there were any questions from the commission for Mr. Hrobar, Vice Chairman Griner asked Mr. Hrobar the amount of the contract from last year, Mr. Hrobar answered the same cost, \$84,000.00. Commissioner Wisenbaker asked if this was a multiyear contract, Mr. Hrobar responded yes, the Board of Assessors requested the second and third year be optional extensions. Commissioner Orenstein made a motion to approve the contract as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

**Tank Maintenance Contract**, Utilities Director, Steve Stalvey, presented the tank maintenance contract for a seven year period to include maintenance, repairs, cleaning and coating of Lowndes County's potable water tanks. Mr. Stalvey stated the total cost for the seven year contract is \$1,322,274.00, submitted by American Tank Maintenance. Commissioner Orenstein made a motion to approve the contract as presented, Vice Chairman Griner and Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

## **Reports - County Manager**

County Manager, Paige Dukes, stated there was a meeting with Mr. Jerome Tucker with Habitat of Humanity regarding housing initiatives. Mrs. Dukes stated a meeting was held with the Home Builders Association regarding affordable housing and to share the growth trend information that Planning and Zoning Director, J.D. Dillard compiled as well as County Engineer, Mike Fletcher who spoke on the TIA paving list with Chairman Slaughter and Commissioner Orenstein attending this meeting. Further, Mrs. Dukes stated Commissioners Evans and Wisenbaker attended the cattle show and sale yesterday. Mrs. Dukes stated today was Crossover Day with the General Assembly in Atlanta and after speaking to local delegation there is not a list of bills yet that crossed over, but as soon as available our office will be notified. Lastly, the Valdosta Police Department reported a missing person and a CodeRED message has been sent in the area where the gentlemen is missing; if not found by 7:00 p.m. tonight, a CodeRED will be sent countywide. Public Information Officer, Meghan Barwick, gave an update regarding the press releases completed and the upcoming events.

**CITIZENS WISHING TO BE HEARD** - None

## **ADJOURNMENT**

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Evans second. All voted in favor, no one opposed. Chairman Slaughter adjourned the regular session at 5:43 p.m.