

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, October 12, 2020

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 work session to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of September 21, 2020, and the regular session of September 22, 2020. No changes to the minutes were requested.

PUBLIC HEARING

Addition to Basic Decorative Street Lighting District - Coventry Villas Subdivision, Planning and Zoning Director, J.D. Dillard, presented the item stating a petition was received and verified to add thirty-eight lots of Coventry Villas Subdivision into the County's basic decorative street lighting district. The current charge for the basic decorative street lighting is \$61.50 per lot, per year. The County will take over November 2021. Commissioner Wisenbaker asked where this subdivision is located, Mr. Dillard responded off of Bemiss Road.

REZ-2020-13 Carolyn Williams 7141 Ousley Road (0039 010) E-A to R-1, Well and Septic, ~5.71 acres, Planning and Zoning Director, J.D. Dillard, presented this request, stating the applicant of 7141 Ousley Road would like to rezone from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning. The applicant would like to subdivide 5.71 acres into five individual one acre lots. The Planning Commission recommended denial of this request and the TRC recommended approval.

REZ-2020-14 Fox Hill Plantation 8163 Miller Road (0010 004) E-A to PD-R, Well and Septic, ~11.1 acres, Planning and Zoning Director, J.D. Dillard, presented this request to rezone 8163 Miller Road from E-A zoning to PD-R. This applicant would like to use the subject property for an event facility/venue, primarily for weddings, family reunions, birthday parties, corporate events and community gatherings. The applicant's residence is adjacent to the proposed event space property. Mr. Dillard stated the Planning Commission recommended approval with conditions and the TRC approved this request with conditions.

REZ-2020-15 Ivey Lane Duplexes Ivey Road (0145B 095, 96, 97) C-H to R-10, Water and Sewer, ~0.99 acres, Planning and Zoning Director, J.D. Dillard, stated the Planning Commission recommended denial of this request and the applicant's request has been withdrawn.

FOR CONSIDERATION

Beer and Wine License - Hardik Patel of Drishna 1 Corporation DBA GA FL Fuel Center #978 - 7215 Lakes Blvd., Lake Park, GA, Finance Director, Stephanie Black, presented the item. Ms. Black stated all requirements for the beer and wine license have been met, adding the request is due to a change in ownership.

Approval of Increase in Convenience Fees for Web and Telephone Payments, Finance Director, Stephanie Black, presented this request. Ms. Black stated an increase in convenience fees is being requested from \$2.50 to \$5.00 per transaction, for payments made on the website or via telephone.

2021 LMIG Resurfacing Grant Application, County Engineer, Mike Fletcher, stated that as a part of Georgia Department of Transportation's LMIG program, Lowndes County will receive \$1,107,500.64, that requires Lowndes County to match ten percent, due to having a TSPLOST. Mr. Fletcher further stated that the project list is before the Commission for consideration. Commissioner Marshall asked a time frame for paving the Lake Alapaha area and Gaines Lane, Mr. Fletcher responded the paving should begin in the spring of 2021.

Abandonment of Artherman Lane, County Engineer, Mike Fletcher, presented the item. Mr. Fletcher stated a request to abandon Artherman Lane was received and an attached drawing shows the location in the south part of the county. Mr. Fletcher stated due to a gate being installed on this road, Lowndes County can't maintain the area and it needs to be closed.

Nelson Hill Lift Station Pump Upgrade, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated due to the growth on Val Del Road the pumps in the Nelson Hill lift station need to be upgraded. Xylem submitted a quote for quantity two 25hp pumps for \$42,067.69. Staff recommends approval.

2020 Addressing Victimization within the Juvenile Justice System Grant Application, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the Criminal Justice Coordinating Council is soliciting applications for funding for local jurisdictions to implement evidence-based and trauma informed services to delinquently charged youth who have been directly impacted by abuse, neglect, or trauma. Due to COVID-19, a blanket match waiver has been issued so any awards issued will be exempt from the match requirement and funded 100% through the grant.

REPORTS - County Manager

County Manager, Paige Dukes, requested an executive session for attorney-client privilege for the purpose of discussing the purchase of property. Vice Chairman Griner made a motion to enter into an executive session at 8:41 a.m., Commissioner Evans second. All voted in favor, no one opposed.

Motion carried. The executive session called to order at 8:45 a.m. and adjourned with a motion from Commissioner Orenstein at 8:57 a.m., Commissioner Wisenbaker second. All voted in favor, no one opposed. Chairman Slaughter adjourned the executive session.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the work session at 8:58 a.m., Vice Chairman Griner second. No other discussion took place. All voted in favor, no one opposed. Chairman Slaughter adjourned the work session.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, October 13, 2020

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 regular session to order at 5:30 p.m.

INVOCATION

Commissioner Mark Wisenbaker

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Mark Wisenbaker

National Cybersecurity Awareness Month Proclamation (Regular Session)

County Clerk, Belinda C. Lovern, read the proclamation on behalf of the Chairman and Commissioners. Chairman Slaughter thanked our IT Department for their continued diligence in keeping Lowndes County Offices protected from possible cyberattacks.

MINUTES

The minutes were presented for the work session of September 21, 2020, and the regular session of September 22, 2020. Commissioner Evans made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

Addition to Basic Decorative Street Lighting District - Coventry Villas Subdivision, Planning and Zoning Director, J.D. Dillard, presented the item stating a petition was received and verified to add thirty-eight lots of Coventry Villas Subdivision into the County's basic decorative street lighting district. The current charge for the basic decorative street lighting is \$61.50 per lot, per year. The County will take over November 2021. Alicia Brantley, 3947 Altman Drive, spoke against the request. Ms. Brantley stated since she was paying a Homeowners Association (HOA) fee, she didn't understand why she had to pay the decorative street lighting fee. Chairman Slaughter explained the reason for the annual fee. No one spoke in favor of this request. Commissioner Orenstein made a

motion to approve the request, Vice Chairman Griner second. All voted in favor, no one opposed. Motion carried.

REZ-2020-13 Carolyn Williams 7141 Ousley Road (0039 010) E-A to R-1, Well and Septic, ~5.71 acres, Planning and Zoning Director, J.D. Dillard, presented the request. Mr. Dillard stated the applicant would like to rezone her property from E-A zoning to R-1 zoning to subdivide the property for her children. Furthermore, Mr. Dillard stated all lots are in accordance with current zoning. The Planning Commission recommended denial of this request and the TRC recommended approval. Commissioner Marshall asked regarding the petition when was it received, Mrs. Dukes stated before the meeting began from Mr. Justin Sims, who will be speaking under 'citizens wishing to be heard.' Commissioner Orenstein asked regarding the properties across Ousley Road that were rezoned was the applicant's property rezoned, Mr. Dillard responded all of the R-1 properties along the east side of Ousley Road were recorded in the mid 1980's, prior to the five acre minimum requirement for lots E-A or A-U zones at that time. Commissioner Marshall asked regarding the property located behind 7141 Ousley Road, if the owner was the same, Mr. Dillard answered no. Justin Sims, 7089 Ousley Road, spoke against the request stating the petition he submitted to the commissioners, with over one hundred signatures, shows the community would like this rezoning request to be denied to keep the agricultural aspect of the area. Melinda Miller, 2611 Thomas Street, spoke against the request. Mrs. Miller stated her family owns farmland adjacent to this property, her father has owned and farmed the land for over sixty years and to add more homes with families, possibly children, the dangerous chemical drift as well as no fencing dividing homesites and the field area isn't a good idea. Commissioner Marshall asked has anyone offered to purchase the property from Ms. Williams, Mrs. Miller answered yes attempts have been made by the Sims family, without success. Tyler Hamby, 7235 Ousley Road, spoke against the request, stating he and his neighbors have over \$300,000.00, properties and he doesn't want to see his property value decreased and if approved, what would stop him from subdividing his property as well. Carolyn Williams, 7141 Ousley Road, spoke in favor of the request as the applicant. Ms. Williams stated she owns 5.7 acres and has six children and would like to subdivide the property to give to her children. Ms. Williams stated even though her children currently don't reside in Georgia, she'd like the property subdivided for them for possible future use. Vice Chairman Griner made a motion to deny the request, Commissioner Wisenbaker second. All in voted in favor, no one opposed. Motion carried.

REZ-2020-14 Fox Hill Plantation 8163 Miller Road (0010 004) E-A to PD-R, Well and Septic, ~11.1 acres, Planning and Zoning Director, J.D. Dillard, presented the request to rezone 8163 Miller Road from E-A (Estate Agricultural) to PD-R (Rural Planned Development) zoning. Mr. Dillard stated the applicant would like to rezone for the purpose of using this property as an event/facility venue for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The Planning Commission recommended approval with conditions and TRC recommended approval with three conditions. Commissioner Orenstein asked if there were any additional conditions, Mr. Dillard responded no. Chairman Slaughter asked regarding the conditions recommended, if the noise ordinance should be listed, Mr. Dillard stated it was noted to make sure the applicant was aware and to protect the neighbors. No one spoke against the request. Michael Deloach, 8163 Miller Road, spoke in favor of the request as the applicant. Mr. Deloach thanked the commission for their consideration. Commissioner Wisenbaker asked if Mr. Deloach's residence was located on the

property, Mr. Deloach responded yes, 585 feet from the proposed property being rezoned. Vice Chairman Griner made a motion to approve the request with the following conditions: The property may be used for uses permitted in the Estate Agricultural (E-A) zoning district, an event facility where the operation of an event facility is limited to meetings, retreats, celebrations and weddings for groups no larger than the fire code allows for the proposed building/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8:00 a.m. - 10:00 p.m., including adherence to the Lowndes County Noise Ordinance (Nov. 2011). Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties, Commissioner Orenstein second. All in voted favor, no one opposed. Motion carried.

REZ-2020-15 Ivey Lane Duplexes Ivey Road (0145B 095, 96, 97) C-H to R-10, Water and Sewer, ~0.99 acres, Planning and Zoning Director, J.D. Dillard, stated the request has been withdrawn.

FOR CONSIDERATION

Beer and Wine License - Hardik Patel of Drishna 1 Corporation DBA GA FL Fuel Center #978 - 7215 Lakes Blvd., Lake Park, GA, Finance Director, Stephanie Black, presented the item. Ms. Black stated the request is due to a change in ownership, adding all requirements have been met. Commissioner Orenstein made a motion to approve the request, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

Approval of Increase in Convenience Fees for Web and Telephone Payments, Finance Director, Stephanie Black, presented the item. Ms. Black stated the County accepts credit card payments in person, online or through the telephone service. Ms. Black additionally stated the current rate of \$2.50 per transaction, was established in 2017 and staff is recommending the fee be increased to \$5.00 per transaction effective November 1, 2020. Commissioner Wisenbaker made a motion to approve the request, Commissioner Marshall second. Commissioners Evans, Orenstein, Wisenbaker and Marshall voted in favor of the request, Vice Chairman Griner opposed. Motion carried.

2021 LMIG Resurfacing Grant Application, Senior Projects Manager, Chad McLeod, presented the item. Mr. McLeod stated Lowndes County will receive \$1,107,500.64, in Georgia Department of Transportation's Local Maintenance and Improvement Grant (LMIG) for 2021. Mr. McLeod stated due to the County having TSPLOST, Lowndes County's match would be 10%. Additionally, Mr. McLeod stated that the proposed project list and grant application are before the commission for consideration. Commissioner Marshall made a motion to approve the 2021 LMIG Resurfacing Grant Application, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Abandonment of Artherman Lane, Senior Projects Manager, Chad McLeod, presented the item. Mr. McLeod stated Lowndes County has received a request to abandon Artherman Lane being .06 miles long. Vice Chairman Griner made a motion indicating the section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose

is served by it, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Nelson Hill Lift Station Pump Upgrade, Utilities Director, Steve Stalvey, presented a request in the amount of \$42,067.69, to purchase two new 25hp pumps from Xylem. Commissioner Marshall made a motion to approve the purchase, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

2020 Addressing Victimization within the Juvenile Justice System Grant Application, County Manager, Paige Dukes, presented the item stating the \$99,938 in grant funds, fully reimbursed through the grant, will assist juveniles who have been directly impacted by abuse, neglect, or trauma. Judge Council has also consented to move forward with this grant. Commissioner Evans made a motion to approve the grant, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Reports - County Manager

County Manager, Paige Dukes, commended Finance Director, Stephanie Black, for helping the Lowndes County Animal Control department to get established with credit card payments which were received and processed this past Friday. Mrs. Dukes also stated the repair for Old Quitman Road bridge is around \$15,000.00, and the County Engineer, Mike Fletcher, has forwarded that recommended repair to the Georgia Department of Transportation and once their approval is received, the county will move forward. Lowndes County Fire Rescue has fire prevention videos available to see online and within the past few weeks there have been up to six new volunteer firefighters. The river clean-up held October 10th was a success with many volunteers from the community participating. Lastly, Judge Council has signed a letter for CASA to move forward and it has been forwarded to the state.

CITIZENS WISHING TO BE HEARD

Johnny Goss, 2356 Corey Drive, addressed the commission regarding his concerns related to his property. Mr. Goss also presented pictures to the commission and asked regarding the resurfacing of the road. Chairman Slaughter spoke to Mr. Goss after the regular session was adjourned.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Wisenbaker second. Chairman Slaughter adjourned the regular meeting at 6:20 p.m.