

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, April 11, 2022

COMMISSIONERS PRESENT:

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

Commissioner Demarcus Marshall was not in attendance.

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

MINUTES

The minutes were presented for the work session of March 21, 2022 and the regular session of March 22, 2022. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2022-06 Kinderlou Forest, P-D to R-10, P-D, and C-H, County Utilities

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning for approximately 780 acres from P-D (Planned Development) zoning to R-10 (Suburban Density Residential) and C-H (Highway Commercial). Mr. Dillard stated approximately 690 acres are designated as residential development and approximately 90 acres are proposed for commercial development. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC had no objectionable comments.

REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10 Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is a change in zoning from R-1 (Low Density Residential) zoning to C-G (Commercial General) on approximately 63 acres, P-D (Planned Development) zoning on approximately 28 acres and R-10 (Suburban Density Residential) on approximately 55 acres. Mr. Dillard stated the applicant would like to create a mixture of residential and commercial sites for development in various stages. Further, Mr. Dillard stated the Planning Commission recommended denial due to the traffic concerns on Val Del Road and North Valdosta Road and the TRC recommends approval, noting that before a final Certificate of Occupancy can be issued for the apartments in the P-D portion, a secondary point of ingress/egress must be established. Commissioner Orenstein asked to see the site plan, and asked if the previous site plan the Planning Commission reviewed showed the apartments exiting on Val Del Road, Mr. Dillard answered correct. Commissioner Wisenbaker stated it doesn't show any ingress or egress on Val Del Road, Mr. Dillard stated correct. Chairman Slaughter stated based on

the current plan for the expansion of the intersection this should be completed in January 2023, Commissioner Wisenbaker asked when is the start date, Mr. McLeod answered in September of this year. Commissioner Orenstein asked regarding the plans for the YMCA, Chairman Slaughter stated at some point the YMCA would like to utilize the property. Commissioner Orenstein asked regarding the C-G zoning, what would be allowed, Mr. Dillard stated small retail stores, office space, and small neighborhood grocery stores.

REZ-2022-08 Hallabrook, 3263 Old Clyattville Rd, ~15.6 acres, R-A to P-D, Well & Septic

Planning and Zoning Director, J.D. Dilard, presented the item. Mr. Dillard stated this request is a change in zoning from R-A (Residential Agriculture) zoning to P-D (Planned Development) zoning. Mr. Dillard stated the applicant would like to utilize the property as an event facility/venue, primarily for weddings, family reunions, birthday parties, corporate events and community gatherings. Mr. Dillard stated the TRC recommended approval with the below conditions:

1. The property may be used only for:
 - a. Uses permitted in the Residential Agricultural (R-A) zoning district, and
 - b. 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 buildings/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 am to 10 pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. 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 R-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

Further, Mr. Dillard stated the Planning Commission recommended approval with the conditions as defined above. Chairman Slaughter questioned the condition regarding the noise ordinance which goes to 10:00 p.m., but with this condition it states hours of operation. Chairman Slaughter asked the Commission to be cautious, if this condition is included. Vice Chairman Evans mentioned the Planning Commission discussed the time and noise ordinance at their meeting.

FOR CONSIDERATION

Electric Vehicle Charging Station

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this is a partnership with Georgia Power to provide for two charging stations capable of providing three charging opportunities to be located in the parking lot of the Lowndes County Judicial-Administrative Complex. Additionally, Mrs. Dukes stated these electric vehicle charging stations will provide a tourism/economic impact opportunity due to Lowndes County's proximity to I-75 and other major travel routes. Commissioner Wisenbaker asked if the license was with Georgia Power, Mrs. Dukes responded yes. Commissioner Wisenbaker asked if this will be income producing for Lowndes County, Mrs. Dukes responded no, the spaces will be provided by Lowndes County and Georgia Power will be responsible for the infrastructure, maintenance and the collection of any profit.

Acceptance of the FY2022 VAWA Continuation Grant Award

Solicitor General's Office Representative, Karen Hayes, presented the item. Ms. Hayes stated the Solicitor's office has been approved to receive \$50,000.00, in federal funds, adding the grant cycle is

a four year period with continuation funding required annually. Ms. Hayes further stated the cash match required by the county is \$36,266.00.

Lowndes County Jail Medical Addition Owner and Architect Agreement

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated staff has been working with the Sheriff's Office regarding expansion of the medical and isolation space including bed space. Mr. McLeod stated currently, there are 24 beds with a plan to add a 60 bed expansion to the existing facility for medical and isolation. Further, Mr. McLeod stated staff has been working with Studio 8 on the preliminary plans. Commissioner Orenstein asked if the mental health inmates are housed in the medical unit, Mr. McLeod answered no.

Acceptance of the Quit Claim Deed from the Georgia Department of Transportation for 9.014 acres Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Lowndes County requested the former rest area property just north of Hahira on the west side of I-75 from the Georgia Department of Transportation (GDOT). Mr. McLeod stated the total acreage is 9.014 acres and joins the North Lowndes Recreation Complex. The Georgia Department of Transportation sent a Quit Claim Deed for the property to be recorded. Mr. McLeod stated the deed does contain a reversionary clause that the property must be used for specified use, for the potential use of Parks and Recreation or other related purposes. Commissioner Orenstein asked if there is another access point to the property, Chairman Slaughter answered there is not an access point in the southeast corner of the property. County Manager, Paige Dukes, stated this will give tremendous visibility to the interstate.

Lowndes County Judicial Complex Courtroom Audio and Visual Replacement for 10 Courtrooms

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated staff has been working with all of the judges on a plan to replace the audio and visual equipment in the ten courtrooms in the Judicial Complex. Mr. McLeod stated the equipment is no longer working and obsolete. Mr. McLeod stated staff has been working with S&L Integrated for professional services to replace this equipment.

REPORTS - County Manager

County Manager, Paige Dukes, requested an executive session for the purpose of privileged attorney-client communication regarding potential or pending litigation. At 8:53 a.m. Commissioner Griner made a motion to enter into executive session for the purpose of privileged attorney-client communication regarding potential or pending litigation, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

ADJOURNMENT

At 10:17 a.m. Chairman Slaughter reconvened the work session with no additional information being discussed. Commissioner Orenstein made a motion to adjourn the work session meeting, Commissioner Wisenbaker second. Chairman Slaughter adjourned the meeting.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, April 12, 2022

COMMISSIONERS PRESENT:

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

Chairman Slaughter called the regular session meeting to order at 5:30 p.m. and recognized the presence of Leadership Lowndes and Lowndes Youth Leadership League members.

INVOCATION

Commissioner Marshall

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Marshall

National Public Safety Telecommunicators Week Proclamation Presentation (Regular Session)

Chairman Slaughter and the Commission recognized 911 Director, Danny Weeks, and his staff in observance of National Public Safety Telecommunicators Week.

MINUTES

The minutes were presented for the work session of March 21, 2022 and the regular session of March 22, 2022. Commissioner Orenstein made a motion to approve the minutes as presented, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2022-06 Kinderlou Forest, P-D to R-10, P-D, and C-H, County Utilities

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning for approximately 780 acres from P-D (Planned Development) zoning to R-10 (Suburban Density Residential) and C-H (Highway Commercial). Mr. Dillard stated approximately 690 acres are designated as residential development and approximately 90 acres are proposed for commercial development. Further, Mr. Dillard stated the Planning Commission recommends approval and the TRC had no objectionable comments. No one spoke against this request. Jeff Lovell, 3998 Inner Perimeter Road, spoke in favor of this request as the engineer for this project. Commissioner Wisenbaker made a motion to approve this request as presented, Vice Chairman Evans second.

REZ-2022-07 Hayden Park, Camelot Crossing & Val Del Rd, ~149 acres, from R-1 to C-G, P-D, and R-10 Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is a change in zoning from R-1 (Low Density Residential) zoning to C-G (Commercial General) on approximately 63 acres. P-D (Planned Development) zoning on approximately 28 acres and R-10 (Suburban Density Residential) on approximately 55 acres. Mr. Dillard stated the applicant would like to create a mixture of residential and commercial sites for development in various stages. Further, Mr. Dillard stated the Planning Commission recommended denial due to the traffic concerns on Val Del Road and North Valdosta Road and the TRC recommends approval, noting that before a final Certificate of Occupancy can be issued for the apartments in the P-D portion, a secondary point of ingress/egress must be established. Chris Buescher, 3532 River Chase Drive, spoke against this request. Mr. Buescher stated he was speaking on behalf of the residents of River Chase Subdivision. Mr. Buescher stated the residents are not anti-development, but would ask the Commission to table the request until the next meeting for additional questions to be answered. Commissioner Orenstein asked Mr. Buescher if he could give the board any insight to the questions he'd like to have addressed, Mr. Buescher answered the additional area of R-10 ingress/egress, funneling of traffic occurring on Val Del Road, and high density development with regards to property values. Commissioner Griner commented regarding the P-D zoning, the applicant would have to come before the Commission to get that changed. Charlie Hand, 1908 Lake Arthur Drive, Cairo, Georgia spoke in favor of the request as the developer. Mr. Hand stated he was unaware of the traffic issue and the traffic will be rerouted and there is not a road going out to Val Del Road. Mr. Hand stated it would take between 12-15 months to put in the infrastructure. Mr. Hand stated this project will take years before anyone is living in the apartments. Mr. Hand stated this will be a high end project with a resort style pool, walking track, dog parks, and playgrounds. Commissioner Orenstein asked regarding the commercial component being proposed with the apartments, are you planning to do that simultaneously, Mr. Hand, stated he'd like to put the infrastructure in with water/sewer. Mr. Hand stated any other concerns would try to be addressed. Chairman Slaughter asked Mr. Hand since the opposition asked to have this item tabled for two weeks, how would you feel regarding this suggestion, Mr. Hand stated their concerns have been addressed and he doesn't see anything changing in the next two weeks. Chairman Slaughter asked regarding the concept of this project as far as changes in the R-10 area or in the small commercial side that fronts Val Del Road, there are no changes, Mr. Hand stated the wetlands are being flagged and located on the survey, before the road is designed. Commissioner Marshall stated it seems to be Camelot and North Valdosta Road instead of Camelot and Val Del Road, Mr. Hand stated initially it was designed to come up through and to exit Val Del Road, but was changed due to the traffic. Commissioner Orenstein mentioned Commissioner Wisenbaker had asked regarding concerns with YMCA's plans during the work session meeting and Commissioner Orenstein stated he spoke with Larry Tobey and there were no intentions to sell to a developer. Commissioner Griner asked Mr. Dillard is the one entrance on Camelot Crossing sufficient for Fire Rescue and the Sheriff's Department, Mr. Dillard responded Chief Green with Fire Rescue would be willing to work with the developer regarding ingress and egress and final plans would be reviewed by Fire Rescue with comments. Commissioner Griner asked if the only other way out is Val Del Road, Mr. Dillard responded yes. Commissioner Griner made a motion to table this item until the next commission meeting of April 26, 2022, in order to have the secondary exits established, Commissioner Marshall second. Vice Chairman Evans and Commissioners Orenstein, Marshall and Griner voted in favor, Commissioner Wisenbaker opposed. Motion carried.

REZ-2022-08 Hallabrook, 3263 Old Clyattville Rd, ~15.6 acres, R-A to P-D, Well & Septic

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is a change in zoning from R-A (Residential Agriculture) zoning to P-D (Planned Development) zoning. Mr. Dillard stated the applicant would like to utilize the property as an event facility/venue, primarily for weddings, family reunions, birthday parties, corporate events and community gatherings. Mr. Dillard stated the TRC recommended approval with the below conditions:

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 - b. 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 buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The event facility shall adhere to the Lowndes County Noise Ordinance.
2. 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 R-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

Further, Mr. Dillard stated the Planning Commission recommended approval with the conditions as defined above. No one spoke against this request. Bill Langdale, 2519 Jerry Jones Drive, spoke in favor of the request as the attorney of this project.

Commissioner Wisenbaker made a motion to approve the request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Electric Vehicle Charging Station

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this is a partnership with Georgia Power to provide for two charging stations capable of providing three charging opportunities to be located in the southern portion of the parking lot of the Lowndes County Judicial-Administrative Complex. Mrs. Dukes stated these electric vehicle charging stations will provide a tremendous amount of development impact in bringing people to the downtown area. Vice Chairman Evans made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Acceptance of the FY2022 VAWA Continuation Grant Award

Chairman Slaughter presented the item stating the Commission heard from Ms. Hayes with the Solicitor's Office during the work session. No further discussion took place. Commissioner Orenstein made a motion to approve the grant as presented to include the \$36,266.00, cash match as required, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.

Lowndes County Jail Medical Addition Owner and Architect Agreement

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated this is the owner and architect agreement with Studio 8 Design, LLC to design a 60 bed expansion for medical and isolation. Commissioner Marshall asked regarding the project estimate of four million dollars, how is that being funded, County Manager, Paige Dukes, responded through the ARPA funding. Commissioner Marshall made a motion to approve the item as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Acceptance of the Quit Claim Deed from the Georgia Department of Transportation for 9.014 acres

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Lowndes County requested the former rest area property just north of Hahira on the west side of I-75 from the Georgia Department of Transportation (GDOT). Mr. McLeod stated the total acreage is 9.014 acres and joins the North Lowndes Recreation Complex. The Georgia Department of Transportation sent a Quit Claim Deed for the property to be recorded. Mr. McLeod stated the deed does contain a reversionary clause that the property must be used for specified use, for the potential use of Parks and Recreation or other related purposes. Commissioner Orenstein stated this is a huge expansion for Parks and Recreation and expressed his gratitude to Mrs. Dukes and Mr. McLeod. Commissioner Orenstein made a motion to approve the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Lowndes County Judicial Complex Courtroom Audio and Visual Replacement for 10 Courtrooms

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated staff has been working with all of the judges on a plan to replace the audio and visual equipment in the ten courtrooms in the Judicial Complex. Mr. McLeod stated the equipment is no longer working and obsolete. Mr. McLeod stated staff has been working with S&L Integrated for professional services to replace this equipment in the amount of \$944,072.72. Commissioner Orenstein asked if this is the first time this equipment is being replaced, Mr. McLeod answered yes. Commissioner Marshall made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated the acceptance of property donations does not happen very often and thanked the County Attorney, Walter Elliott and his staff for their assistance. Mrs. Dukes thanked those for attending the ribbon cuttings for the drafting pit last week and the shooting range cover held this morning. Additionally, Mrs. Dukes mentioned the swearing in of the second recruit class with Lowndes County Fire Rescue, who will be moving into the Bemiss station. Mrs. Dukes stated budget meetings will be held in the upcoming weeks. Mrs. Dukes mentioned Public Works Director, Robin Cumbus and her staff have been working on the drainage issues in our area. Lastly, Mrs. Dukes reminded the Commission the County Offices will be closed for Good Friday on April 15, 2022.

CITIZENS WISHING TO BE HEARD - There were no citizens wishing to be heard.

ADJOURNMENT

Commissioner Marshall wished everyone in attendance a Happy Easter. Commissioner Wisenbaker asked if the North Lowndes Fire Station was under construction yet, Mrs. Dukes answered no. Commissioner Wisenbaker asked if the hiring process had started, Mrs. Dukes responded yes. Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Griner second. Chairman Slaughter adjourned the regular session at 6:18 p.m.