

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, June 8, 2020

COMMISSIONERS PRESENT

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

Commissioner Scott Orenstein was not in attendance.

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

MINUTES

The minutes were presented for the regular session of May 26, 2020. No changes to the minutes were requested. No work session was held due to COVID-19 social distancing recommendations.

APPOINTMENTS

Valdosta/Lowndes County Zoning Board of Appeals

County Planner, JD Dillard, presented the item. Mr. Dillard stated that the seats held by Mrs. Gretchen Quarterman and Mrs. Victoria Copeland, expired May 7. Mr. Dillard further stated that while Mrs. Quarterman is no longer interested in serving, Mrs. Copeland would like to be reappointed. Commissioner Wisenbaker asked if there were any other citizens wishing to be appointed.

South Regional Joint Development Authority

County Manager, Joe Pritchard, presented the appointment. Mr. Pritchard stated the seats held by Mrs. Andrea Schrujier and Commissioner Clay Griner expired on May 24. Mr. Pritchard further stated both Mrs. Schrujier and Commissioner Griner are interested in continuing to serve.

PUBLIC HEARING

Rezoning Case REZ-2020-04 (Districts 2 & 4) Two Oaks Cottages, Mac Rd. R-A to P-D, County Water & Sewer, ~3.38 acres

Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated the applicant would like to rezone to P-D for the purpose of developing no more than twenty-five lots on the property. Mr. Dillard stated that while the Planning Commission has not addressed the request, it has been

reviewed by the TRC with no objectionable comments being raised. Commissioner Wisenbaker questioned the density of twenty-five lots on just 3.38 acres. Mr. Dillard stated the density meets development standards for the area.

Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated the applicant would like to develop an event facility/venue for weddings, reunions, corporate events, etc. Mr. Dillard stated the applicant would also like to maintain his home and his livestock on the site. Due to COVID-19 restrictions, the Planning Commission did not meet on the matter; however, the TRC found the request consistent with the area and recommended three conditions. Vice Chairman Marshall asked if the applicant had any issue with an 11:00 p.m. end time for events, to which Mr. Dillard replied no. Commissioner Evans asked if there were any wetlands that would be impacted, to which Mr. Dillard replied no.

FOR CONSIDERATION

Blue Lake Lift Station Emergency Repair

Utilities Director, Steve Stalvey, presented a proposal in the amount of \$71,789.00, for an emergency repair at the Blue Lake lift station. Mr. Stalvey stated discharge pipes at the station are leaking due to corrosion.

Upgrades to Lowndes County Facilities through a Comprehensive Project Contract

Project Manager, Chad McLeod, presented a proposal for upgrades to facilities through a comprehensive project contract. Mr. McLeod stated staff has been working for two years on an opportunity to reduce energy costs and modernize county facilities. Mr. McLeod further stated staff solicited RFQs from twenty-seven companies and only one submitted a proposal, adding the next step in the process will be approval of a letter of intent to provide for a final survey and analysis. Mr. McLeod explained that if the county decides to hold off on moving forward with the project afterwards, a payment of \$50,240.00, will be due to ABM Building Solutions, Inc.

Approve Condemning ROW and Drainage Easement for Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project

County Engineer, Mike Fletcher, presented a request in the amount of \$1,208.80, related to the condemnation of 0.147+/- acres of right of way and 0.017+/- acres for a drainage easement for the project. Commissioner Wisenbaker asked if this action would be the final step before moving forward, to which Mr. Fletcher replied there are two other parcels being addressed.

REPORTS - County Manager

County Manager, Joe Pritchard, stated Public Works is addressing any areas needing repair due to rain received over the weekend. Mr. Pritchard also requested an executive session for attorney-client privilege for real estate acquisition. Commissioner Wisenbaker made a motion to enter into an executive session at 8:43 a.m., Vice Chairman Marshall second.

ADJOURNMENT

At 8:55 a.m., Vice Chairman Marshall made a motion to adjourn the work session, Commissioner Griner second. Chairman Slaughter adjourned the meeting, no further discussion took place.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, June 9, 2020

Commissioners Present:

Chairman Bill Slaughter

Vice Chairman Demarcus Marshall

Commissioner Joyce E. Evans

Commissioner Mark Wisenbaker

Commissioner Clay Griner

Commissioner Scott Orenstein was not in attendance.

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

INVOCATION

Vice Chairman Marshall

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Chairman Marshall

MINUTES

The minutes were presented for the regular session of May 26, 2020. No work session was held due to COVID-19 social distancing recommendations. Commissioner Griner made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

APPOINTMENTS

Valdosta/Lowndes County Zoning Board of Appeals

Chairman Slaughter stated there are two vacancies, adding that while Mrs. Gretchen Quarterman is not interested in continuing to serve, Mrs. Victoria Copeland would like to be reappointed. Vice Chairman Marshall nominated Mr. Marion Ramsey. Commissioner Griner asked if Mr. Ramsey was in attendance, to which Vice Chairman Marshall replied no. Commissioner Griner made a motion to table the appointment to give more time to consider a candidate. Vice Chairman Marshall stated he was fine with tabling as well. Commissioner Wisenbaker provided a second to Commissioner Griner's motion. All voted in favor, no one opposed. Motion carried. Commissioner Griner nominated Mrs. Victoria Copeland for reappointment. There being no other nominations, Mrs. Copeland was reappointed by acclamation.

South Regional Joint Development Authority

Chairman Slaughter stated the appointments were presented at the work session, adding he would like to nominate Mrs. Andrea Schrujjer and Commissioner Clay Griner, for reappointment. There

being no other nominations, Mrs. Schruijer and Commissioner Griner were appointed by acclamation to serve another term.

PUBLIC HEARING

Rezoning Case REZ-2020-04 (Districts 2 & 4) Two Oaks Cottages, Mac Rd. R-A to P-D, County Water & Sewer, ~3.38 acres

Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated the applicant would like to rezone to P-D for the purpose of developing no more than twenty-five lots on the property. Mr. Dillard stated that while the Planning Commission has not addressed the request, it has been reviewed by the TRC with no objectionable comments being raised. No one spoke against the request. Matt Phelps, 4560 Val North Drive, spoke in favor of the request on behalf of the applicant and as the project's engineer. Commissioner Griner made a motion to approve the request as presented, Vice Chairman Marshall second. All voted in favor, no one opposed. Motion carried.

Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

Planning and Zoning Director, JD Dillard, presented the item. Mr. Dillard stated the applicant would like to develop an event facility/venue for weddings, reunions, corporate events, etc. Mr. Dillard stated the applicant would also like to maintain his home and his livestock on the site. Due to COVID-19 restrictions, the Planning Commission did not meet on the matter; however, the TRC found the request consistent with the area and recommended three conditions. No one spoke against the request. Matt Phelps, 4560 Val North Drive, spoke in favor of the request on behalf of the applicant as the project engineer. Commissioner Griner made a motion to approve the request with the following conditions: The property may be used only for uses permitted in the Residential Agricultural (R-A) zoning district, and 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 8am to 11pm, 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 R-A zoning district, and exterior lighting shall be shielded to avoid direct illumination of adjacent properties, Vice Chairman Marshall second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Blue Lake Lift Station Emergency Repair

Utilities Director, Steve Stalvey, presented a proposal in the amount of \$71,789.00, for an emergency repair at the Blue Lake lift station. Mr. Stalvey stated discharge pipes at the station are leaking due to corrosion. Commissioner Wisenbaker made a motion to approve the repair with RPI Underground, Inc., in the amount of \$71,789.00, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Upgrades to Lowndes County Facilities through a Comprehensive Project Contract

County Manager, Joe Pritchard, presented a proposal for ABM Building Solutions, Inc., to evaluate and perform upgrades to county facilities through a comprehensive project contract. Mr. Pritchard

stated that recommended improvements will be funded through operational cost savings. Mr. Pritchard further stated that if the Commission chose to refrain from moving forward with improvements, the county will owe ABM \$50,240.00 for their work on the survey, analysis and final proposal. Vice Chairman Marshall made a motion to move forward and approve the letter of intent as presented, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

Approve Condemning ROW and Drainage Easement for Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project

County Engineer, Mike Fletcher, presented a request in the amount of \$1,208.80, related to the condemnation of 0.147+/- acres of right of way and 0.017+/- acres for a drainage easement for the project. Commissioner Griner made a motion to approve the request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

No additional information was presented.

CITIZENS WISHING TO BE HEARD - Please State Your Name and Address

Michael Noll, 2305 Glynndale Drive, spoke on behalf of KLVB.

ADJOURNMENT

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Griner second. Chairman Slaughter adjourned the regular session at 5:56 p.m.