

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, July 12, 2021

COMMISSIONERS PRESENT

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

Commissioner Clay Griner was not in attendance.

Chairman Slaughter called the work session to order at 8:30 am.

MINUTES

The minutes were presented for the work session of June 21, 2021 and the regular session of June 22, 2021. No changes to the minutes were requested.

APPOINTMENTS

Valdosta Lowndes County Construction Board of Adjustments and Appeals, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the term of Jim Scruggs expired on June 30, 2021 and he has expressed a desire to continue to serve.

South Georgia Regional Library Board, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the terms of Mr. Karl Osmus and Dr. Linda Most expired on June 30, 2021. Mrs. Dukes also stated they have both served consecutive terms and must come off the board due to term limits. Mr. William Kent and Mr. William Booth have both expressed a desire to be appointed to the board.

PUBLIC HEARING

REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the general motivation is for a single commercial zoning on the subject property for speculative commercial marketing. It is located in the urban service area and depicted as a community activity center. Mr. Dillard also stated there are county utilities immediately within the area. Mr. Dillard further stated staff finds the request inconsistent with the existing land use patterns, but consistent with the comprehensive plan and the Planning Commission recommended approval. Chairman Slaughter asked the proximity of county water and sewer to this property. Mr. Dillard responded, it is immediately across the street with county water and utilities on both sides of the property. Mr. Dillard stated Utilities Director, Steve Stalvey, can provide more details regarding what side the sewer system is on. Mr. Stalvey stated he would verify and let the commissioners know.

REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the property is fronted on Val Del Road. The general motivation in this case, is so that the subject property can be subdivided at a greater density. Mr. Dillard also stated the future character of the area is rural residential and rural residential character area does not recommend R-21 zoning at this time and county utilities are not available in this area. Mr. Dillard further stated the Planning Commission recommends approval. Commissioner Orenstein asked County Engineer, Mike Fletcher, if stream areas are of concern, Mr. Fletcher replied he has a meeting scheduled today with the engineer to look at the preliminary hydrology and to look at what the plan is for this area. Commissioner Orenstein stated his concern is the one on the western side stopping at the new road. Mr. Fletcher responded, this is one of the items he will discuss with the engineer today. Mr. Fletcher stated he will send this information in an email to the County Manager, Paige Dukes, so that Mrs. Dukes can forward it to the commissioners. Chairman Slaughter asked Mr. Dillard if the small parcel that comes off of the corner portion of Bethany Drive is part of this development or is it an easement, Mr. Dillard replied it is a part of the parcel and it is only about 25 feet wide and the developers are not considering it to be used. Mr. Fletcher stated the county requires 50 feet of right of way through there, so there will not be a road coming out that way. Commissioner Orenstein asked Mr. Fletcher for the latest traffic counts for Val Del and Mr. Fletcher responded the latest traffic count for Val Del on GDOT's website is about 3,900, and the capacity of Val Del is 6,000. Chairman Slaughter stated there has been a lot of discussion and the commissioners have received emails from concerned citizens regarding this item. He also stated he wants to ensure that the commissioners have all the correct information they need to make a decision about this subdivision and he will probably ask that this item be tabled at tomorrow night's regular session meeting. Chairman Slaughter asked if Bethany Hills Subdivision is currently R-21, to which Mr. Dillard replied that is correct. Commissioner Wisenbaker asked if the ingress and egress on Bethany Drive has been eliminated, to which Chairman Slaughter replied the parcel that is there now, cannot be utilized because it is not wide enough to meet Lowndes County's road specifications.

REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to subdivide this property from its current six acres to three acres; in order to do so and create ULDC conforming parcels, it will need to be rezoned to R-A. Mr. Dillard further stated this is in the suburban character area and R-A zoning is listed as permitted. In addition, Mr. Dillard stated staff finds the request consistent with the current growth trends in the area and the community goals of the Comprehensive Plan. He also stated the Planning Commission recommended approval.

REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres, Planning and Zoning Director, J.D. Dillard, presented the item stating this is a request to amend the current PD zoning because two parcels (11 acres) were excluded in the updated site plan, reducing the total acreage to 65 acres. Mr. Dillard stated he would like to note that there is a 30 ft setback required on all PD amendments and the applicant is asking that they be excluded from lots 40 and 142. Mr. Dillard further stated staff finds this request consistent with the current growth trends in the area and with the community goals of the Comprehensive Plan. Mr. Dillard added, the Planning Commission recommended approval.

Street Lighting Ordinance Amendment 7, Planning and Zoning Director, J.D. Dillard, presented the item stating the request is to add 45 lots of the Quarterman Estates Subdivision into the County's Basic Decorative Street Lighting District under the Street Lighting Ordinance. Mr. Dillard stated staff

has verified that the petitions are ready for consideration, notice for those additions have been advertised in the newspaper, and signs have been posted for a public hearing. Mr. Dillard further stated staff recommends adding phase three of Quarterman Estates into the County's Basic Decorative Street Lighting District through approval of the amendment to the current Street Lighting Ordinance.

Beer and Wine License - Jonathan Vigue with HFE Valdosta, LLC., DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA, Finance Director, Stephanie Black, presented the item. Ms. Black stated this item is for Wild Adventures Theme Park to add beer and wine for consumption on premise for the purpose of establishing a beer garden. Commissioner Orenstein asked what is a beer garden, Ms. Black responded it is where they will be selling beer and wine on the premise. County Manager, Paige Dukes stated she thinks it is their way of addressing the Herschend family and ensuring that there is not alcohol throughout the park. Additionally, Mrs. Dukes stated, there will be one central location.

FOR CONSIDERATION

Acceptance of FY22 Juvenile Justice Incentive Grant, Emergency Management Director, Ashley Tye, presented the item. Mr. Tye stated that earlier this year the Board of Commissioners authorized staff to submit the application to the CJCC to request funding to continue the Juvenile Justice program that has been operating since 2014. Mr. Tye also stated the county was awarded \$165,000.00, in funding and this request is to authorize the Chairman to sign all documents accepting the grant, as well as the service agreement with Evidence Based Associates, who will continue to be our service provider. Commissioner Wisenbaker thanked Mr. Tye for his service and all the information he provided over the past weekend.

Moody Air Force Base Water & Wastewater Contract Renewal, Utilities Director, Steve Stalvey, presented the item, stating Lowndes County entered into a partnership with Moody Air Force Base on October 1, 2016, to operate and maintain their water treatment plant, wastewater treatment, and swimming pools. Mr. Stalvey stated the contract will expire on September 30, 2021. Mr. Stalvey further stated, this partnership has been beneficial to both Moody and Lowndes County Utilities. Mr. Stalvey also stated, Moody AFB desires to continue this partnership and has submitted a contract renewal offer. In addition, Mr. Stalvey stated, the new contract will be a one year contract with nine annual renewal options. Staff recommends approval and authorize the Chairman to sign the contract. Chairman Slaughter thanked Mr. Stalvey for being involved in this project, and stated to his understanding this will be one of the first P4 agreements that reaches two renewals, Mr. Stalvey responded yes. Chairman Slaughter thanked Mr. Stalvey for his efforts and continuing the relationship with Moody AFB and the people there who are a big part of this community.

BID

Bid for a Fuel Truck for the Public Works Department, Finance Director, Stephanie Black presented the item stating bids were solicited for a new fuel truck to replace the existing truck that has approximately 275,000 miles on it and frequently breaks down. Ms. Black stated only one bid was received that met specifications with Peterbilt submitting the bid in the amount of \$153,738.00. Commissioner Wisenbaker asked the year model of the existing truck, Public Works Director, Robin Cumbus, replied the truck is a 2009.

REPORTS - County Manager

County Manager, Paige Dukes, stated Lowndes County had a tremendous, successful response to Tropical Storm Elsa, much in part due to EMA Director Ashley Tye's leadership and thanked Mr. Tye for his efforts. Mrs. Dukes stated every department at the work session meeting contributed to the response in some way, with the majority of them being in the Emergency Operations Center (EOC), including 911 Director Danny Weeks and his team and Planning and Zoning Director, JD Dillard, to help man the phones along with Code Enforcement Director, Mindy Bates. Mrs. Dukes stated, County Engineer, Mike Fletcher, was there taking a look at drainage due to all the water moving through Lowndes County. Mrs. Dukes further stated, Utilities Director, Steve Stalvey, had minimal issues but was able to reach out and help Moody AFB, as they had a significant situation that required some hardware that the County has and was able to loan them. Mrs. Dukes also stated, Human Resources Director, Kevin Beals, and his department processed the first payroll of the new fiscal year which involved changes from the Condrey Study. Mrs. Dukes stated, there were a lot of moving parts and they did this through the storm. Finance Director, Stephanie Black worked from home making changes that needed to be made from the back end. In addition, Mrs. Dukes stated ITS Director, Aaron Kostyu, and his staff were in the EOC ensuring that there were no issues with technology. Chief Green and his crew were out front and center. There was a limb that went through the front of a fire truck on Gil Harbin as those fire fighters were driving down the road. Thankfully, there were minimal injuries in that accident. This was Public Information Officer, Meghan Barwick's, first storm handling communications and she did a fantastic job. Lastly, Mrs. Dukes stated great team, great response, and she is proud of everyone. Chairman Slaughter thanked everyone.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the work session at 8:53 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, July 13, 2021

COMMISSIONERS PRESENT

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

Commissioner Clay Griner was not in attendance.

Chairman Slaughter called the meeting to order at 5:30 p.m. and recognized the presence of Leadership Lowndes class members and thanked them for their interest in the community.

INVOCATION

Commissioner Orenstein

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Slaughter called on Lane Wright, with Boy Scouts of America, Troop 403, at First Baptist Church, Valdosta, to lead the Pledge of Allegiance to the Flag.

MINUTES

The minutes were presented for the work session of June 21, 2021 and the regular session of June 22, 2021. No changes to the minutes were requested. Vice Chairman Evans made a motion to approve the minutes as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

APPOINTMENTS

Valdosta Lowndes County Construction Board of Adjustments and Appeals, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the seat held by Mr. Jim Scruggs expired June 30, 2021 and Mr. Scruggs has expressed a desire to continue to serve. Being that no additional candidates were presented, Chairman Slaughter stated Mr. Jim Scruggs will be reappointed by acclamation.

South Georgia Regional Library Board, County Manager, Paige Dukes, presented the item. Mrs. Dukes stated the terms of Mr. Karl Osmus and Dr. Linda Most expired June 30, 2021 and since both have served consecutive terms, they are ineligible to continue to serve. Mrs. Dukes stated Mr. William Kent and Mr. William Booth have expressed a desire to serve. Being that no additional candidates were presented, Chairman Slaughter stated Mr. William Kent and Mr. William Booth will both be appointed by acclamation.

PUBLIC HEARING

REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning from Medium Density Residential (R-21) to Highway Commercial (C-H) zoning. Mr. Dillard further stated the applicant would like to obtain single commercial zoning on the subject property for speculative commercial marketing. Further, Mr. Dillard stated the Planning Commission recommended approval and the TRC finds this request inconsistent with existing land use patterns, but had no additional objectionable comments. Mrs. Tina Stewart, 2621 US Hwy 84 West, spoke against the request. Mrs. Stewart stated she's been a resident for over thirty years and in her opinion rezoning this property will lead to more accumulation of items on this property which are unnecessary. Mrs. Stewart stated she has pictures available for viewing, if needed. Mr. Brent Stewart, 2621 US Hwy 84 West, spoke against the request. Mr. Stewart stated he rezoned this property in 1986 and he as well as other neighbors in the area are very upset about the possible rezoning of this property. Mr. Stewart stated Highway 84 West is a busy highway and changing the zoning would increase traffic and possibly decrease property values. Mr. Stewart stated he spoke with Gene Rentz, with Georgia Department of Transportation, and GDOT has issues regarding this rezoning as well. No one spoke in favor of the request. Commissioner Orenstein asked County Engineer, Mike Fletcher, regarding the allegation that Georgia Department of Transportation (GDOT) is opposed to this rezoning, Mr. Fletcher stated he has not spoken to anyone with GDOT. Commissioner Orenstein asked Mr. Dillard regarding a sales consignment lot, are there rules that govern or is that allowed by right and/or C-H zoning, Mr. Dillard stated there are supplemental standards, including buffering to adjacent properties. Commissioner Orenstein asked if there would have to be fencing or buffer requirements, Mr. Dillard responded yes. Commissioner Orenstein asked if the house on the property would be demolished, Mr. Dillard stated that decision would be made by a potential buyer. Commissioner Marshall asked if there was anything we could do regarding the stockpile of items at this location, Chairman Slaughter asked County Manager, Paige Dukes, to follow up with code enforcement regarding this matter. Mrs. Dukes stated there is currently an open case and steps are being followed that the court requires for us to demonstrate that we have worked with the property owner over a certain amount of time. Commissioner Orenstein made a motion to approve the request as presented, Commissioner Marshall second. Vice Chairman Evans and Commissioner Wisenbaker opposed. Chairman Slaughter voted to break the tie with his vote being against the request, since the property is located in the middle of a residential area. With a 3-2 vote, the request was denied.

REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning from Residential Agriculture (R-A) to Medium Density Residential (R-21). Mr. Dillard additionally stated the motivation in this case is so that the subject property can be subdivided at a greater density. Mr. Dillard stated the Planning Commission recommended approval and the TRC had no objections to the request, but staff found this request inconsistent with the Comprehensive Plan. Chairman Slaughter stated questions have been raised regarding this request and additional information is needed to make a decision. Chairman Slaughter requested that the item be tabled until the first meeting in August. Commissioner Wisenbaker made a motion to table this item until the August 10, 2021, commission meeting, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.

REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning of six acres from Estate Agricultural (E-A) to Residential Agricultural (R-A) zoning. Mr. Dillard further stated the Planning Commission and TRC recommended approval. No one spoke against this request. Mr. Ken Overman, 4017 Timber Ridge Road, spoke in favor of the request on behalf of the applicant. Commissioner Wisenbaker made a motion to approve the request as presented, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents an update to a previously approved PD site plan, previously approved in 2020. Mr. Dillard stated the proposed updates exclude approximately eleven acres of the originally approved site plan. Further, Mr. Dillard stated the loss of these two parcels reduces the total acreage to approximately sixty five acres and the total lot count from 214 to 191 lots. Mr. Dillard further stated the Planning Commission recommended approval and TRC had no objectionable comments. No one spoke against this request. Mr. Jack Langdale, 701 North Patterson, spoke in favor of this request on behalf of the applicant. Commissioner Marshall made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Street Lighting Ordinance Amendment 7, Planning and Zoning Director, J.D. Dillard, presented the item stating a petition was received and verified to add forty-five (45) lots of the Quarterman Estates Subdivision (Phase 3) 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. No one spoke for or against this request. Commissioner Wisenbaker made a motion to approve this request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

Beer and Wine License - Jonathan Vigue with HFE Valdosta, LLC., DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA, Finance Director, Stephanie Black, presented the item. Ms. Black stated this request is to add beer and wine for consumption on premise, for a beer garden to be established in the Wild Adventures Theme Park. Commissioner Orenstein asked if this was their first request, Ms. Black answered yes. Ms. Donna Nolan, 118 Brookview Terrace, spoke against this request. Ms. Nolan stated she would be concerned if beer and wine were allowed to be served in the park, due to erratic behavior that may be displayed in front of the children present in the park. Ms. Nolan mentioned she received correspondence from Wild Adventures stating the beer and wine sales would be used for special events and not daily. No one spoke in favor of the request. Vice Chairman Evans asked Mrs. Dukes what are the special events mentioned, Mrs. Dukes stated there were no special events specified in their application. Commissioner Marshall made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Acceptance of FY22 Juvenile Justice Incentive Grant, EMA Director, Ashley Tye, presented the grant in the amount of \$165,427.00. Mr. Tye stated the funding will provide services for thirty-two youth and their families to be served by Juvenile Court programs in Lowndes County. Commissioner Marshall asked if a report was available to show the benefits of this grant, Mr. Tye responded yes, a

report should be available in August. Commissioner Marshall made a motion to approve the grant and accept the funds, Commissioners Orenstein and Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Moody Air Force Base Water & Wastewater Contract Renewal, Utilities Director, Steve Stalvey, presented the item stating the previous contract was approved in August 2016 and will be expiring September 30, 2021. Mr. Stalvey additionally stated the contract renewal between the Air Force and Lowndes County is for the County to provide water/sewer services to Moody Air Force Base, at a cost of \$4,713,235.00, over a ten-year period. Colonel Kyle Head, Commander, 23d Mission Support Group, with Moody Air Force Base, and John Eunice, Deputy Base Engineer were present in the meeting. Colonel Head addressed the commission regarding this contract renewal and the partnership with Lowndes County. Commissioner Marshall made a motion to approve the contract as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried. Chairman Slaughter stated this partnership with Moody Air Force Base has been beneficial to Lowndes County and to our community.

BID

Bid for a Fuel Truck for the Public Works Department, Finance Director, Stephanie Black, presented the item, with Peterbilt submitting the sole bid for \$153,738.00. Commissioner Marshall asked regarding the delivery, Public Works Director, Robin Cumbus, responded there is no delivery information specified, but it has been between six-eight months on other deliveries. Commissioner Wisenbaker asked if the previous fuel truck could be sold, Ms. Black answered yes, we will try to sale on govdeals.com. Commissioner Orenstein made a motion to award the bid to Peterbilt in the amount of \$153,738.00, for the purchase of a new fuel truck, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated tomorrow, Wednesday, July 14th at 7:14 a.m. a statewide bible reading will be held at the historic courthouse. Mrs. Dukes asked EMA Director, Ashley Tye, to give the commission an update on Tropical Storm Elsa. Additionally, Mrs. Dukes asked Public Works Director, Robin Cumbus to give the commission an update regarding the storm. Chairman Slaughter thanked all of the

County staff for their hard work and continued dedication to the citizens of Lowndes County. Commissioner Marshall asked where could citizens go with yard debris from the storm, Chairman Slaughter answered each sanitation provider has a bulk location available for use.

CITIZENS WISHING TO BE HEARD

Eddie Tooley, 2440 Gaines Lane, addressed the commission regarding the condition of Gaines Lane and asked why there was only one ditch on Gaines Lane.

Rhonda Wright, 2471 Gaines Lane, addressed the commission regarding the issue she's been having with her neighbor, Mr. Thomas. Chairman Slaughter stated this is a civil matter and the commission could not help with her situation.

ADJOURNMENT

Commissioner Wisenbaker made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the regular session meeting at 6:34 p.m.