

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, August 9, 2021

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 meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of July 26, 2021, and the regular session of July 27, 2021. No changes to minutes were requested.

APPOINTMENT

Valdosta Lowndes County Conference Center and Tourism Authority

County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated Molly Deese has resigned and her seat will expire December 31, 2022. Mrs. Dukes stated Jon Vigue and Rita Hightower have both expressed an interest in fulfilling the unexpired term.

PUBLIC HEARING

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 item was tabled from the previous commission meeting of July 13, 2021. Mr. Dillard stated this case represents a change in zoning on the subject property from Residential Agriculture (R-A) to Medium Density Residential (R-21). The general motivation in this case is that the subject property can be subdivided at a greater density. Mr. Dillard stated staff has received approximately 100 petitions from citizens in opposition. Mr. Dillard stated the original proposal had 98 lots and an updated plan has been presented depicting drainage and retention ponds with approximately 85 lots. The Planning Commission recommended approval and the TRC found this request inconsistent with the Comprehensive Plan. Commissioner Orenstein asked Mr. Dillard to elaborate regarding his remarks of "more dense in the future", Mr. Dillard responded the Planning Commission discussion centered around the thought that if the Character Area (Future Land Use Map) was going to change with the update of the 2021 Comprehensive Plan from Rural Residential to Suburban, then a request for R-10 zoning would be consistent with the Comprehensive Plan, and a subdivision might be able to request up to 200 homes instead of the current 85-98 lots being requested. Commissioner Marshall asked the square footage of each home, Mr. Dillard stated that has not been discussed. Commissioner Orenstein asked if there is enough civil engineering in place in which the design will work, Chairman

Slaughter answered in his opinion no, this is preliminary. Commissioner Wisenbaker asked if all of the engineering was received, Director of Engineering Services, Chad McLeod, answered no sir, the preliminary engineering has been reviewed with the developer's engineer, as well as staff has been out to the property. Mr. McLeod stated before the construction plans are approved, the county engineering department will review and verify all technical standards are met for drainage.

REZ-2021-12 US 84/I-75 Industrial Park ~542 ac., County Utilities, I-S, M-1, M-2 and P-D (Amended), Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request is to amend the P-D portion of an approved site plan from 2010 to allow the use of solar arrays. Mr. Dillard stated staff has reviewed the request and concluded that a solar panel array is not allowed in a P-D zoning district. Additionally, Mr. Dillard stated staff is supportive of a solar panel array on the property, the question is how to achieve this use consistent with the current ULDC standards. Mr. Dillard stated if the application was withdrawn and resubmitted to rezone the property to Intensive Service (I-S), staff will support the request subject to the conditions that (a) the only allowed use will be a solar panel array and (b) existing buffers are maintained. The Planning Commission recommended approval. Chairman Slaughter stated the current zoning that could be used is Intensive Service (I-S), at this point. County Manager, Paige Dukes, stated in the update of the ULDC currently being drafted now, this has been a consideration and staff agrees with the Planning Commission that it should be allowed in various zoning districts, but under the current ULDC, the only option is Intensive Service (I-S). Chairman Slaughter stated staff could not support this request based on the current zoning requirements.

REZ-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County Water and Sewer, ~28.436 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to increase density for a previously approved P-D site plan. Mr. Dillard additionally stated the general motivation in this case is so the subject property can be modified to add additional residential lots and to remove narrative note #7 that states, "All buildable lots are sized appropriately for a house to fit on it without an administrative waiver." Mr. Dillard stated the future zoning is in place and the jurisdictional determination by the Army Corps of Engineering leaves environmental impact mitigation at the discretion of the County. The Engineering department has six conditions for all newly platted lots that are adjacent to wetlands, floodplain, drainage ditches, or detention ponds; Mr. Dillard read the six conditions to the commission. The Planning Commission recommended approval of the P-D Amendment to increase the lot count and remove narrative note #7 and the TRC finds this request consistent with the Future Development Map and the Community Goals of the Comprehensive Plan. Commissioner Orenstein asked regarding the sixth condition, if this has been coordinated with the inspections department, Director of Engineering Services, Chad McLeod, answered that staff had started discussions last week regarding this condition and the options regarding this process, will be given to the County Manager for approval.

FOR CONSIDERATION

Vertiv Service Contract for the Liebert UPS at the 911 Center & the 4 Tower Sites, E911 Director, Danny Weeks, presented the request in the amount of \$24,778.59. Mr. Weeks stated this agreement will provide maintenance and battery replacement for the 911 Center and four tower sites used by 911 operations.

Alapaha Plantation Water Treatment Pilot Study, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Alapaha Water System is under a corrective action plan issued by the Georgia Environmental Protection Division (EPD). Mr. Stalvey stated Trihalomethanes and halo acetic acids continue to be a problem with the finish waster. Additionally, Mr. Stalvey stated staff submitted a RFP and after reviewing the proposals, SafBon Water Technology, Inc. was selected to provide the pilot study. Chairman Slaughter recognized Andrew Fuller, Projects and Field Service Manager, with SafBon Water Technology, Inc. Mr. Fuller gave a brief presentation to the commission. Commissioner Marshall asked regarding an estimated time frame for the system to be up and running, Mr. Fuller stated twelve months. Commissioner Orenstein asked if there was future development in this area, would this system be able to be maintained, Mr. Stalvey answered yes, this will be sized to handle buildout. Commissioner Griner asked regarding an estimate of the cost of the system a year from now if we leave this system, Mr. Stalvey responded Mr. Fuller is in the process of gathering that information.

BID

Purchase of Body Cameras and Dash Cameras for Various Departments, Finance Director, Stephanie Black, presented the item. Ms. Black stated staff met with Axon Enterprise, Inc. for body cameras for Animal Services and Magistrate Court and to provide dash cameras for Fire Rescue. The one year total price is \$27,644.00 for all three departments and the total cost for all three departments for five years is \$102,812.00.

REPORTS - County Manager

County Manager, Paige Dukes, stated Mr. Stalvey has been contacted by Carter and Sloope and their company has been working with other communities in Georgia regarding the American Rescue Plan funding. Additional funding is available through the state and with maximizing that resource, because the federal government American Rescue Plan funding we've received can be used as a match for state funding, Mr. Stalvey has provided a list of projects to be considered to apply during this August grant period with the state. Mrs. Dukes stated this item would come before the board in the future.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the work session meeting, Vice Chairman Evans second. Chairman Slaughter adjourned the work session at 9:06 a.m.

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, August 10, 2021

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 meeting to order at 5:30 p.m.

INVOCATION

Commissioner Wisenbaker

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Wisenbaker

LOWNDES COUNTY 811 DAY PROCLAMATION (Regular Session)

Chairman Slaughter recognized the Utilities, Engineering, and Public Works Departments for the Lowndes County 811 Day Proclamation.

MINUTES

The minutes were presented for the work session of July 26, 2021 and the regular session of July 27, 2021. No changes to the minutes were requested. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

APPOINTMENT

Valdosta Lowndes County Conference Center and Tourism Authority, County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated the seat currently held by Mrs. Molly Deese will be vacant due to Mrs. Deese resigning from the board, leaving a vacant seat that will expire on December 31, 2022. Mrs. Dukes stated Mr. Jon Vigue and Ms. Rita Hightower have both expressed an interest in serving the unexpired term. Chairman Slaughter nominated Jon Vigue for this appointment. There being no other nominations, Mr. Jon Vigue was appointed by acclamation.

PUBLIC HEARING

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, stated this case was withdrawn by the applicant this morning, Tuesday, August 10, 2021.

REZ-2021-12 US 84/I-75 Industrial Park ~542 ac., County Utilities, I-S, M-1, M-2 and P-D (Amended), Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is to amend the P-D portion of an approved site plan from 2010 to allow the use of solar arrays. Mr. Dillard stated staff has reviewed the request and concluded that a solar panel array is not allowed in a P-D zoning district. Additionally, Mr. Dillard stated staff is supportive of a solar panel array on the property, the question is how to achieve this use consistent with the current ULDC standards. Mr. Dillard stated the Planning Commission recommended approval. No one spoke against the request. Jack Langdale, 701 North Patterson, spoke in favor of the request on behalf of the applicant. Mr. Langdale stated it has been requested for the P-D zoning to be modified to accept solar panels. Commissioner Griner asked if it is the P-D portion only being used for solar panels or M-1 and M-2 as well, Mr. Langdale answered along the northern road in multiple zoning classifications. Gretchen Quarterman, 6565 Quarterman Road, spoke in favor of the request, stating the ULDC needs to be updated and solar panels would be a great investment in our community. Commissioner Griner made a motion to approve the amended P-D section to allow solar panels in M-1, M-2, and P-D with a condition that the existing buffers are maintained, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REZ-2021-13 Val Del Villas, Val Del Rd. P-D Amendment, County Water and Sewer, ~28.436 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a request to increase density for a previously approved P-D site plan. Mr. Dillard additionally stated the general motivation in this case is so the subject property can be modified to add additional residential lots and to remove narrative note #7 that states, "All buildable lots are sized appropriately for a house to fit on it without an administrative waiver." Mr. Dillard stated the future zoning is in place and the jurisdictional determination by the Army Corps of Engineering leaves environmental impact mitigation at the discretion of the County. The Engineering department has six conditions for all newly platted lots that are adjacent to wetlands, floodplain, drainage ditches, or detention ponds; Mr. Dillard read the six conditions to the commission. The Planning Commission recommended approval of the P-D Amendment to increase the lot count and remove narrative note #7 and the TRC finds this request consistent with the Future Development Map and the Community Goals of the Comprehensive Plan. No one spoke for or against the request. Commissioner Griner made a motion to approve the amended P-D with the six conditions, a benchmark shall be established at the front property corner for every lot. A highwater mark, base flood elevation, or hydraulic analysis performed shall establish the 100-year flood elevation established. A minimum finished floor elevation shall be established for the lot in question a minimum of 2 feet above the established 100-year elevation. A minimum of two soil borings on opposite sides of the proposed foundation shall be completed to determine the seasonal high-water table. If the seasonal high-water table is less than one foot from the bottom of the footer elevation, a subsurface drainage system shall be designed by the professional engineer who was responsible for the development of the subdivision construction plans and shall be installed. Before any inspections are performed and signed off on, a Registered Land Surveyor must certify that the proposed finished floor is at or above the minimum finished floor elevation established on the final plat, as well as removing the narrative note #7 stating, "All buildable lots are sized appropriately for a

house to fit on it without an administrative waiver," Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Vertiv Service Contract for the Liebert UPS at the 911 Center & the 4 Tower Sites, E911 Director, Danny Weeks, presented the item in the amount of \$11,952.87, for the 911 Center and \$12,825.72, for four tower sites. Commissioner Marshall made a motion to approve the Vertiv Service contract in the total amount of \$24,778.59, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

Alapaha Plantation Water Treatment Pilot Study, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Alapaha Water System is under a corrective action plan issued by the Georgia Environmental Protection Division (EPD). Mr. Stalvey stated staff submitted a RFP and after reviewing the proposals, SafBon Water Technology, Inc. was selected to provide the water treatment pilot study. Commissioner Marshall asked when would the pilot study begin, Mr. Stalvey responded between six-eight weeks. Commissioner Orenstein asked will SafBon be providing services after the study, Mr. Stalvey answered yes. Commissioner Marshall made a motion to approve the Alapaha Plantation Water Treatment Pilot Study, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.

BID

Purchase of Body Cameras and Dash Cameras for Various Departments, Finance Director, Stephanie Black, presented the item. Ms. Black stated staff met with Axon Enterprise, Inc. for body cameras for Animal Services and Magistrate Court and to provide dash cameras for Fire Rescue. The one year total price is \$27,644.00 for all three departments and the total for five years is \$102,812.00. Commissioner Griner made a motion to approve the purchase of body cameras and dash cameras for various departments from Axon Enterprises, Inc. in the amount of \$102,812.00, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

County Manager, Paige Dukes, stated COVID numbers continue to rise in our community and South Georgia Medical Center (SGMC) will be reopening the drive-thru testing at their site. Mrs. Dukes stated Lowndes County will be providing an onsite vaccination event at the Public Works location for all Lowndes County employees, their spouses and children 18 years and older.

CITIZENS WISHING TO BE HEARD

Cathy Dozier, 2999 Mud Swamp Road, addressed the commission regarding the possibility of the County helping with the condition of the private road she lives on. Commissioner Wisenbaker mentioned he has spoken with Mrs. Dozier regarding this matter. Chairman Slaughter asked Mrs. Dozier to wait until the meeting was over and he would speak with her.

Ash Croft, 2910 Mud Tussell Road, addressed the commission stating that he had purchased this property over 11 years ago and has never had issues with flooding as he has recently. Mr. Croft asked regarding the process for Lowndes County to take over the road. Chairman Slaughter asked Mr. Croft to wait until the meeting was over and he would address his concerns.

Brad Folsom, 2611 North Patterson Street, addressed the commission on behalf of his clients and asked the commission to increase public involvement when updating the comprehensive plan.

Debra and Matthew Williams, 4775 Bethany Drive, addressed the commission regarding the ditch overflowing onto their property reaching their field and their storage building. Chairman Slaughter asked Mr. and Mrs. Williams to wait until the meeting was over and he would speak with them regarding this issue.

Eddie Tooley, 2440 Gaines Lane, addressed the commission regarding the condition of Gaines Lane and asked regarding this road being paved.

Rhonda Wright, 2471 Gaines Lane, addressed the commission regarding her neighbor, Mr. Thomas, asking the County workers to stop working on the ditch area near her property, and the work was stopped. Ms. Wright stated she does not understand how Mr. Thomas can stop work being done near her property.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the meeting, Commissioner Wisenabker second. Chairman Slaughter adjourned the meeting at 6:21 p.m.