

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.