

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R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, stated this case was withdrawn by the applicant this morning, Tuesday, August 10, 2021.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.