

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Tuesday, November 12, 2024 - 8:30 AM

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Commissioner Joyce Evans
Commissioner Scott Orenstein
Commissioner Mark Wisenbaker
Commissioner Clay Griner

Vice Chairman Marshall was not present.

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

Commissioner Wisenbaker arrived at 8:47 a.m.

MINUTES

The minutes were presented for the regular session of October 22, 2024. There was no work session meeting held on Monday, October 21, 2024. There were no revisions to the minutes requested.

APPOINTMENT

Greater Lowndes Planning Commission

County Manager, Paige Dukes, presented the appointments. Mrs. Dukes stated the term held by Mr. Ed Hightower and Ms. Vicki Biles have expired. Mr. Hightower has expressed a desire to continue to serve. Mr. Calvin Graham, Mr. Brice Evans and Mr. Blake Robinson have expressed an interest in being appointed. Chairman Slaughter mentioned that Mr. Graham was previously a city appointee on this board. Chairman Slaughter mentioned Ms. Biles has moved out of Lowndes County.

PUBLIC HEARING

TXT-2024-03 ULDC Amendments

County Planner, J.D. Dillard and Projects Assistant, Jason Davenport presented this item. Mr. Dillard stated this text amendment focuses on two key areas: the maximum number of lots accessible from a single point of ingress/egress and the creation, implementation and enforcement of a tree bank. Mr. Davenport stated there are four updates to present since the packet was received last week. The first update is the private water system requirements and having a generator-based back-up power required to be maintained and to have the capability to consistently serve the entire system. County Manager, Paige Dukes stated staff is looking for direction from the commission regarding existing water systems and if interested in pursuing that, but for now, this is regarding new water systems. Chairman Slaughter asked EMA Director, Ashley Tye at some point FEMA or GEMA had a grant

program for certain facilities for generators; would these private water systems qualify, such as nursing homes? Mr. Tye answered he would verify with the Assistant FEMA Administrator who is over that program, who would be in town this week, and could clarify. Commissioner Orenstein asked what could be done legally with the existing water systems as well. Mrs. Duker stated the language does not require it to be permanently affixed, it requires there to be a permanent supply from a generator once the power goes out. Mr. Davenport stated the tree bank updates, the main change addresses which trees to protect. Mr. Davenport stated that regarding access, the main issue, a draft has been prepared which addresses policy goals listed in your packet and let this be worked out on a case by case basis with the County Manager. Mr. Davenport stated staff has prepared regulations below that limit the development on a cul-de-sac to a maximum of eighty (80) dwelling units. Chairman Slaughter stated he believed eighty (80) is a good number for the level of safety for first responders, one point ingress/egress. County Attorney, Walter Elliott, stated Mr. Davenport will prepare a new ULDC document incorporating those amendments tonight at the regular session meeting.

REZ-2024-15 Loch Winn LTD, Loch Laurel Rd & Carroll Ulmer Rd, ~62ac, R-A to R-1 & R-A, Well and Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-A (Residential Agriculture) zoning to R-1 (Low Density Residential) and R-A zoning. The applicant would like to subdivide a portion of the properties into a residential subdivision. The subject property possesses road frontage on Loch Laurel Road and Carroll Ulmer, both maintained county roads, with proposed access off Loch Laurel Road and is within the Urban Service Area and Rural Residential Character Area. Mr. Dillard stated on the conceptual layout the proposed sixty-two (62) acres showing approximately forty-one (41) lots, with lot 11 as an existing cemetery, which is currently being delineated and will not be suitable for development. The TRC analyzed the request including the neighboring land use, lot sizes and zoning pattern, the lack of utilities and the groundwater recharge area and recommends the sixty-two acres (62) be rezoned to R-1 zoning with the remaining one hundred acres remaining R-A. The Planning Commission recommended approval.

REZ-2024-17 Evans Property, 4836 Bemiss Rd, ~1.4ac, R-1 to C-H, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-1 (Low Density Residential) zoning to C-H (Highway Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. Mr. Dillard stated the property is within the Urban Service Area, Bemiss Corridor Overlay and Neighborhood Activity Center Character Area with no wetlands. There is an existing mobile home on the southern end of the property; the one to the north has been removed. The Planning Commission and TRC recommended approval.

Basic Decorative Street Lighting Districts – Val Del Estates, Phases 1-3, Quarterman Estates, Phase 5, Hamilton Green, and Bemiss Springs

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request has been advertised as required and staff recommends approval of adding the seventy-one (71) lots of phases 1-3 of the Val Del Estate Subdivision, twenty-nine (29) of phase 5 of the Quarterman Estates Subdivision, eighty-one (81) lots of the Hamilton Green Townhomes Development and ninety-seven (97) lots of the Bemiss Springs Townhomes Development into Lowndes County's basic decorative street lighting district under the Street Lighting Ordinance. Mr. Dillard stated the current charge for the basic decorative street lighting is \$61.50 per lot, per year.

Beer and Wine License - Dominic Joseph Socco of Uncle Carlo's Gelato, LLC - 1024 Lakes Blvd., Lake Park, GA

Finance Director, Stephanie Black, presented the item. Ms. Black stated this request is for the sale of beer and wine for consumption on premises due to a change of ownership.

Beer, Wine & Liquor License - Tony Taylor of Taylor Entertainment of GA, LLC, DBA Twin Lakes Club and Grill, 1068 Lakes Blvd., Lake Park, GA

Finance Director, Stephanie Black, presented the item. Ms. Black stated this request is for a new business for the sale of beer, wine and liquor for consumption on premises. Ms. Black stated Mr. Taylor asked for this item to be presented to the commission. All requirements would need to be met and currently, all requirements have not been met. Mrs. Dukes stated this is for consideration and, if approved, it should be contingent upon the final certificate of occupancy. Mrs. Dukes stated Mr. Taylor is aware of the stipulations regarding the approval of this license. Commissioner Orenstein asked if he would have the certificate of occupancy prior to the next meeting, Mrs. Dukes answered yes.

FOR CONSIDERATION

UPS Replacement at the Valdosta and Clyattville Public Safety Radio System Tower Sites

911 Director, Tonya Davis, presented the request in the amount of \$72,103.12. Mrs. Davis stated this request is to replace two Uninterruptible Power Supply (UPS) units which are over twenty-two years old. Mrs. Davis stated this is a budgeted item. Commissioner Orenstein asked about the life expectancy.

Acceptance of Infrastructure for Quarterman Estates Phase V

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Quarterman Estates Subdivision, phase V is located in the southern portion of Lowndes County off of White Water Road and includes twenty-nine (29) lots. The subdivision was developed by Quarterman Estates, LLC (William and Brian Touchton). Mr. McLeod stated all infrastructure, to include the road, drainage pipe, utility easements, water and sewer lines, all construction and paperwork have been completed.

FY26 5311 Regional Transit Resolution

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated the Southern Georgia Regional Commission voted at their August 22, 2024 meeting to apply for the FY2026 5311 Rural Transportation Program Grant Funding from the Georgia Department of Transportation in order to continue operating the regional transit system on behalf of the participating municipalities, including Lowndes County.

Acceptance of Infrastructure for an additional 0.29 miles of Hunt Road

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Hunt Road is an existing county road that intersects with Inner Perimeter Road in the eastern portion of Lowndes County. The Valdosta-Lowndes County Development Authority developed an additional 0.29 miles onto the west end of Hunt Road to accommodate industrial growth. The Valdosta-Lowndes County Development Authority made a request for Lowndes County to accept the 0.29 miles of infrastructure which includes the road and drainage pipe. All construction and documents have been completed.

Georgia Power Utility Easement (5333 Mill Store Road)

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated Georgia Power needs to run a new underground power line to feed the Francis Lake office and lift station. In order to complete the project, Georgia Power has provided documents for a utility easement that is needed from Lowndes County.

Purchase of VSU South Campus Property

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this is the next step in the process to consider the agreement to purchase and sell real property between the Board of Regents and Lowndes County and includes the lease back of the 6,600 square feet on the first floor of building "b" back to the university to continue counseling services. The purpose of this purchase is to relocate the Board of Elections and provide relocation space for state agencies, and provide classroom space for our departments that have certifications classes, sheriff's office training and fire department training.

Commissioner Wisenbaker mentioned the animal shelter and asked for an update. Chairman Slaughter asked Director of Engineering Services, Chad McLeod to give an update regarding the animal shelter. Mr. McLeod stated from the direction of the last meeting, Mrs. Dukes and Mr. McLeod met with the architect and a tour of the facility was scheduled and then Hurricane Helene happened. This meeting has been rescheduled for this week. Chairman Slaughter stated funds have been appropriated for the animal shelter, with the issue being the current design was drastically over budget and there were no other options, but to start over. Chairman Slaughter reiterated that the funding has been budgeted for this project.

BID

LMIG Supplemental Local Road Assistance (LRA) 2024 Restriping Bids

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the commission approved the 2024 Local Road Assistance application at the May 28, 2024, regular session meeting. The restriping bid includes restriping 32 linear miles of paved county road. The work includes restriping the centerline, edgeline, stopbars, pavement markings and installing raised pavement markers. Mr. McLeod stated two bids were received with Peek Pavement Marking, LLC being the low bidder in the amount of \$111,223.17.

Bid for 60 SCBA Cylinders for the Fire Department

Purchasing Agent, Amy Woods, presented a request to purchase a quantity of sixty (60) SCBA Cylinders for the Fire Department, with Municipal Emergency Service submitting the low bid, in the amount of \$85,097.40. Commissioner Wisenbaker asked if these were made out of aluminum or steel. Assistant Fire Chief, Gary Williams responded it is a composite wrap with a shelf life of fifteen (15) years.

REPORT - County Manager

There was no additional information to report.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Evans seconded. Chairman Slaughter adjourned the meeting at 9:00 a.m.