

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.

**ADJOURMENT**

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