

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.