

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 12, 2024

COMMISSIONERS PRESENT

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

Vice Chairman Demarcus Marshall and Commissioner Joyce Evans were not in attendance.

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

MINUTES

The minutes were presented for the work session of January 22, 2024 and January 23, 2024. No revisions to the minutes were requested.

PUBLIC HEARING

REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic, County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to PD-R (Rural Planned Development) zoning. The applicant would like to utilize this property as a club, lodge, meeting or event facility, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. with the ability to accommodate overnight guests. The applicant does own approximately 1,200 acres in this area to the west, so notifications were sent to the property owners to the north and east. Currently, there are two existing structures on this property, the main structure and an accessory building, with the applicant proposing future buildings.

The TRC considered the request and is supportive of the following staff-recommended conditions:

1. Uses permitted in the Estate Agricultural (E-A) zoning district, and
 1. A club, lodge, meeting or event facility, with overnight accommodations, where the operation of the facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed.
 2. Unless otherwise noted on the Lowndes County Board of Commissioners approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
 3. The operation of the event facility shall adhere to the Lowndes County Noise Ordinance.
 4. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

The Planning Commission recommended denial. Commissioner Orenstein asked if conversations were had with the applicant regarding the bands and the noise ordinance considering past issues with the neighboring properties, do they understand not to be a nuisance to the neighbors, if this future structure is built for bands? Mr. Dillard answered they have been made aware and spoke of the opportunity to utilize tents at this time. Chairman Slaughter asked as far as the recommended conditions, would it be possible that any of the band music, electronic or by instrument, be contained within the structure? Mr. Dillard responded yes, that condition could be applied. Chairman Slaughter stated to consider this step to correct the noise issues with the music being held indoors, instead of outside. Commissioner Orenstein asked if they will be using that carport area as a bandstand? Mr. Dillard answered he was unsure.

REZ-2024-02 Byrd Property, 3715 & 3725 Byrd Rd., E-A to R-1, ~7.5ac, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The applicant would like to subdivide the property into conforming lots for individual residences. Mr. Dillard stated this is within the agricultural-character area, with wetlands in the southwest corner of the property. The applicant is donating 1.08 acres for potential right-of-way for any widening or paving of Byrd Road. Mr. Dillard stated there are five total tracts that could be subdivided. The Planning Commission recommended approval and the TRC had no technical objections, noting that the unique shape of the property, coupled with the requirements for individual well and septic systems, naturally limits the overall development.

FOR CONSIDERATION

Kinderlou-Clyattville Road Right of Way Purchases

Director of Engineering Services, Chad McLeod, presented the request in the amount of \$274,765.00, for the purchase of right of way. Mr. McLeod stated Lowndes County has negotiated purchase of the right of way for parcels 1-2 and 6A - 43 for the Kinderlou-Clyattville Road TSPLOST project.

Briggston Road Paving and Drainage Improvements, P.I.0016275 Supplemental Agreement No. 1

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the original agreement dated March 14, 2021, with the Georgia Department of Transportation has a "not to exceed amount" of \$2,525,000.00 for the Briggston Road paving and drainage improvements. Staff asked the TIA office for an additional funding request to cover the cost difference between the actual cost of the project and the agreement amount, which is \$1,114,709.16. After reviewing, the TIA office agreed to provide additional funds of \$1,115,000.00 to cover the total cost of the project.

Acceptance of Infrastructure for Quarterman Estates Phase 4, Section 2

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Quarterman Estates Subdivision Phase 4, Section 2 is located in the southern portion of Lowndes County, off of White Water Road and includes thirty-three (33) lots. Mr. McLeod stated final inspections of the construction have been completed. Commissioner Orenstein asked if this includes well and septic? Mr. McLeod stated there is water and E/One sewer systems.

Clyattville Tower Replacement

IT Director, Aaron Kostyu, presented the item. Mr. Kostyu stated the Clyattville tower was destroyed during Hurricane Idalia and this tower provides connectivity for the Clyattville Fire Department. A

quote was received from Tower Services of South Georgia, LLC in the amount of \$47,884.00 to replace the tower with grounding and labor to restore connectivity to this location. Commissioner Orenstein asked if this cost was for the tower only? Mr. Kostyu responded this is for the tower, labor, disposing of the base of the other tower and the hanging of the radio hardware, in which the radio hardware/equipment is not included in this cost. Commissioner Orenstein asked if the equipment was a budgeted item? Chairman Slaughter answered he was not sure, but since this damage occurred from Hurricane Idalia this might be filed with FEMA. Commissioner Wisenbaker asked the height of this tower? Mr. Kostyu responded 120 feet, with the previous tower being 96 feet.

BID

Bid to Repair Buildings at the 4-H Camp

Purchasing Agent, Amy Woods, presented the item. Mrs. Woods stated two bids were received to repair the damaged buildings at the 4-H Camp due to Hurricane Idalia. Mrs. Woods stated Artesian Contracting Company was the low bidder in the amount of \$73,950.00. Additionally, Mrs. Woods stated FEMA will be reimbursing Lowndes County for approximately 87% of the repairs.

Bid to Repair the Governmental Building's Roof

Purchasing Agent, Amy Woods, presented the item. Mrs. Woods stated the Lowndes County Governmental Building has portions of the roof damaged due to Hurricane Idalia and repairs are needed. The sole bidder is Chuck Smith and Son Construction, in the amount of \$19,884.00. Additionally, Mrs. Woods stated FEMA would reimburse the county for approximately 87% of the repairs.

REPORTS - County Manager

Chairman Slaughter stated he had received a message from County Manager, Paige Dukes, as she, as well as Vice Chairman Marshall and Commissioner Evans are in Washington, DC attending the NACO 2024 Legislative Conference. She stated they had been in sessions on reducing crime, mental health, leveraging federal grants and community engagement. Additionally, Mrs. Dukes mentioned that the President of the United States will be speaking to the conference attendees this morning.

ADJOURNMENT

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Wisenbaker second. Chairman Slaughter adjourned the meeting at 8:50 a.m.