

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, March 11, 2024

COMMISSIONERS PRESENT:

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

Vice Chairman Demarcus Marshall was not present.

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

**MINUTES**

The minutes were presented for the work session of February 26, 2024 and the regular session of February 27, 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 from E-A (Estate Agricultural) zoning to PD-R (Rural Planned Development) zoning. The general motivation in this case is for the applicant to utilize the property as a club, lodge, meeting or event facility with the ability to accommodate overnight guests. Mr. Dillard presented the site plan with approximately 10.3 acres, showing an existing lodge/house as it stands today with a future farm building with additional restrooms and paving area, with no timeline to build these items out. The Planning Commission recommended to deny this request. Commissioner Orenstein asked if any opposition had been received, emails, phone calls, etc. if so, what is the concern? Mr. Dillard stated the concerns are related to the noise and traffic, with noise being the main concern. Commissioner Wisenbaker asked regarding the future barn building? Mr. Dillard stated that does not exist at this time. Commissioner Wisenbaker asked what is the purpose of the future barn building? Mr. Dillard answered possibly an additional gathering space. Commissioner Wisenbaker asked if this space could house a band and keep the noise inside? Mr. Dillard responded that potentially might be an option. Commissioner Wisenbaker asked if that was a concern of the Planning Commission choosing to deny this request? Mr. Dillard answered there was no comment regarding the bands. Commissioner Joyce Evans mentioned there was discussion at the Planning Commission meeting regarding inside and outside noise and asked for clarification. Mr. Dillard responded that discussion was related to how the noise ordinance is enforced and how the sound is measured. Commissioner Evans stated a concern is that at 10:00 p.m. when the music should cease, it may continue after 10:00 p.m. Chairman Slaughter stated there is a time for the noise to go down and not be heard beyond the property line. Chairman Slaughter stated regarding the noise ordinance there will have to be some

way for Code Enforcement to measure noise with decibel meters and there will have to be standards integrated into the ordinance. Commissioner Orenstein stated it sounds like the Planning Commission's recommendation of denial was due to the ingress/egress and/or whether the event venue was needed.

**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 reserving 0.08 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.

**REZ-2024-03 Southern Gardens, 4609 Bemiss Rd. 5ac, C-G to P-D, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from C-G (General Commercial) zoning to P-D (Planned Development) zoning in order to develop a sixty unit apartment complex with amenities. Mr. Dillard stated the overall zoning pattern has higher density to the west, north and northeast. P-D zoning is recommended to allow for a mixture of housing types and there are no wetlands on the property. Mr. Dillard presented the original site plan and noted the applicant has since revised the site plan due to opposition's feedback at the Planning Commission meeting. The revised layout shows relocating the one-story community building along the western property line adjacent to the Glen Laurel subdivision and increased the onsite parking to two spaces per unit. The Planning Commission recommended approval and the TRC found no technical objections.

**REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning in order to develop a 110-lot subdivision. Mr. Dillard stated this property lies within the urban service area and suburban character area with some wetlands on the property. The Planning Commission recommended approval and the TRC recommends approval with conditions that lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size. Chairman Slaughter asked regarding the Ballantyne Subdivision, if there were conditions that were regarding lot size? Mr. Dillard responded lots facing interior roads was a condition and a provision for park amenities. Chairman Slaughter asked with regard to the Ballantyne developer, if some of those conditions were in place as far as covenants for the subdivision? Mr. Dillard responded some were zoning conditions and some were covenants. Chairman Slaughter asked if they have agreed to the same covenants/zoning conditions as the Ballantyne subdivision? Mr. Dillard responded yes.

**REZ-2024-05 Dasher Property, 1776 Old Clyattville Rd, ~115ac, E-A & CON to M-2 & CON, County Utilities**

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) and CON (Conservation) zoning to M-2 (Heavy Manufacturing) zoning and CON zoning. Mr. Dillard stated of the 115 acres total,

approximately 16.45 acres are being requested to change from E-A to M-2, with approximately 18 acres requested to change from E-A to CON zoning, increasing the total Conservation zoning to approximately 98 acres. The TRC recommended approval with the following conditions that section 10.02.05(C) must be completed and submitted to the County Manager or their designee by any and all future prospects for review prior to any development approval from the local issuing authorities and correctional facilities, transitional care facilities and junk and salvage yards shall not be permitted. The Planning Commission recommended approval with the conditions.

## **FOR CONSIDERATION**

### **Transportation Investment Act (TIA) Local Project Delivery Application - Hall Road**

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Hall Road is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in June 2024. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process.

### **Transportation Investment Act (TIA) Local Project Delivery Application - Orr Road Extension**

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated Orr Road is on the Transportation Investment Act (TIA) Constrained list to start professional engineering in June 2024. Mr. McLeod stated staff is asking for the commission to approve the local project delivery application which starts the process to allow Lowndes County to manage the project and procurement process.

### **Purchase of Wetland Credits for Coleman Road NW Paving Project**

Director of Engineering Services, Chad McLeod, presented a proposal from Williams Investments, LLC, in the amount of \$39,600.00, for the purchase of wetland credits required by the Coleman Road NW paving project.

### **Walker Avenue Quit-Claim**

Director of Engineering Services, Chad McLeod, presented this item stating that Lighthouse Christian Fellowship Center has requested a quit claim deed for their portion, which is 0.115 acres, of the abandoned right of way. Mr. McLeod stated the Commission abandoned the unopened right of way of Walker Avenue off of US 41 South and Danieli Drive South on May 8, 2012.

### **Abandonment of a Portion of Race Track Road SE (CR #310)**

Director of Engineering Services, Chad McLeod, presented a request to abandon a portion of Race Track Road, SE, from Langdale Vallotton, LLP attorneys representing Southern Gateway, LLC, which owns the property surrounding all sides of this portion of Race Track Road, SE.

## **REPORTS - County Manager**

Chairman Slaughter stated that Mrs. Dukes was unable to be here this morning. The Chairman reminded the Commissioners that there would be pictures taken at the historic courthouse with the Easter decorations this morning, after the adjournment of the work session meeting. Commissioner Evans commented on how nice the decorations looked.

## **ADJOURNMENT**

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Evans second. Chairman Slaughter adjourned the meeting at 8:58 a.m.