

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, February 13, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Demarcus Marshall
Commissioner Clay Griner

Commissioner Mark Wisenbaker was 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 23, 2023 and the regular session of January 24, 2023. No changes to the minutes were requested.

PUBLIC HEARING

REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-A, Well & Septic ~10 acres, County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning for approximately ten (10) acres from R-1 (Low Density Residential) zoning to R-A (Residential Agricultural) zoning, in order for the property to be used for agricultural purposes, including the raising of livestock. Mr. Dillard stated this property is located off of Madison Highway and there are no wetlands. Further, Mr. Dillard stated R-A zoning is listed as a recommended zoning within this character area. Mr. Dillard stated both the Planning Commission and the TRC recommended approval of the request.

FOR CONSIDERATION

Wild Adventures Request for Project Approval for Georgia's Tourism Development Act Program, County Manager, Paige Dukes, stated Wild Adventures Theme Park is seeking approval to apply for this program through the Georgia Department of Community Affairs, which would provide 2.5% sales tax relief for this part of the project for a ten-year period. Mrs. Dukes asked Jon Vigue, Vice President and General Manager of Wild Adventures Theme Park, to address the Commission. Mr. Vigue presented the Wild Adventures Master Plan Update. Mr. Vigue stated the Outpost Campground Project is a key turning point in increasing the attendance at the park. Vice Chairman Orenstein commented that this is a great idea and also asked regarding the land ownership, Mr. Vigue answered that Wild Adventures does own the land. Vice Chairman Orenstein asked regarding the infrastructure with the campsites needing water/sewer services, Mr. Vigue stated they've used an engineering company from Atlanta and they have been in contact with the Lowndes County Utilities Department. Chairman Slaughter asked Utilities Director, Steve Stalvey if the infrastructure was in place to serve, Mr. Stalvey answered yes. Commissioner Marshall asked regarding this program, if