

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, July 9, 2024

COMMISSIONERS PRESENT:

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

Chairman Slaughter called the meeting to order at 5:30 p.m.

INVOCATION

Vice Chairman Marshall

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Chairman Marshall

MINUTES

The minutes were presented for the work session of June 24, 2024, the executive session of June 24, 2024 and the regular session minutes of June 25, 2024. No revisions to the minutes were requested. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioners Evans and Wisenbaker seconded. All voted in favor, no one opposed. Motion carried.

PUBLIC HEARING

REZ-2024-14 Little, 4253 Corinth Church Rd, ~4.93ac, E-A to R-1, Well and 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. This property is a locally maintained county road and is within the rural residential character area and the urban service area. Mr. Dillard stated the Planning Commission and the TRC recommended approval of this request. No one spoke for or against this request. Commissioner Wisenbaker made a motion to approve the request as presented, Commissioners Orenstein and Evans seconded. All voted in favor, no one opposed. Motion carried.

TXT-2024-02

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated the ULDC Text Amendment, TXT-2024-02 includes the below general amendments:

- Amendment #1: Types of Variances
- Amendment #2: LCBOC / GLPC
- Amendment #3: Duplicate Definitions

- Amendment #4: Signage
- Amendment #5: Bold vs. Capital (formatting)
- Amendment #6: Minor (clerical, formatting)
- Amendment #7: Cul-de-sac Radius

Mr. Dillard stated the Planning Commission did recommend approval as well as County Leadership and staff recommends approval of Amendments 1,2,3,6 and 7. Commissioner Wisenbaker asked if the one-hundred feet, if that was the paved circle of the cul-de-sac? Mr. Dillard answered yes sir. Vice Chairman Marshall asked regarding the recommendation of going from one-hundred to one-hundred twenty feet, is that recommendation from the state? Mr. Dillard responded that the recommendation was from the Lowndes County Engineering Department. Commissioner Orenstein asked regarding the Text Amendment changes, with Lowndes County doing this without the Planning Commission, how would the advertising be handled with the public? County Manager, Paige Dukes, answered Lowndes County would still advertise any update to the ULDC, like any type of rezoning would be advertised, it does not have to be advertised to go before the Planning Commission. Gretchen Quarterman, 6565 Quarterman Road, spoke in opposition to amendment #2. Mrs. Quarterman mentioned citizens need to have more than one opportunity to comment and asked the commission to deny approval of amendment #2. No one spoke in favor of the request. Commissioner Orenstein made a motion to approve the changes to amendments # 1,2,3,6 and 7 as presented, Commissioner Evans seconded. Commissioners Orenstein, Evans and Vice Chairman Marshall voted in favor of the request, Commissioners Griner and Wisenbaker opposed. Motion carried.

Beer, Wine and Liquor License - Susan Clanton of Lake Park Billiards Academy, 5129 Mill Store Road, Lake Park, Georgia

Finance Director, Stephanie Black, presented the item. Ms. Black stated this request is for consumption on premises and is due to a change in ownership. Ms. Black further stated all requirements have been met. No one spoke for or against the request. Vice Chairman Marshall made a motion to approve the request as presented, Commissioner Orenstein seconded. All voted in favor, no one opposed. Motion carried.

REPORTS - County Manager

The County Manager, Paige Dukes, mentioned the below:

- The Board of Assessors did a full commercial property revaluation, which has resulted in the appeal deadline being later this year. The Valdosta-Lowndes County Chamber of Commerce and the Board of Assessors will hold an informative session for our local commercial property owners on Thursday, July 18th at 8:30 a.m. being held at the historic courthouse.
- On Wednesday, July 17th a kick-off meeting for One Valdosta-Lowndes' Georgia Tech Housing Market Needs Assessment will be held at 2:30 p.m. at the VSU University Center.
- On Thursday, July 18th there will be a meeting held with Carter & Sloope and the Lowndes County Utilities Department regarding the LAS expansion with final plans being discussed.

Mrs. Dukes concluded with a request for an executive session for the purpose of real estate acquisition.

CITIZENS WISHING TO BE HEARD

Matthew and Deborah Williams, 4775 Bethany Drive, addressed the commission regarding a continued issue with a drainage ditch on their property. Mrs. Williams mentioned the easement with

Lowndes County states the drainage ditch should be tied into Bay Branch. This ditch continues to flood their property, damaging some of their property. Mrs. Williams does not understand why Lowndes County will not try to help resolve this issue. If the county does not wish to help resolve this matter, Mr. and Mrs. Williams are asking that the ditch be relocated and filled in. Mr. Williams mentioned in April, when there was a flash flood, the water came out on Bethany Drive at the other end and damaged the road with the same water coming onto his property. Mr. Williams stated they're tired of having to deal with this issue. Chairman Slaughter stated he would discuss the matter with Mr. and Mrs. Williams after the meeting was adjourned.

Tara Parker, 4911 Timberwood Drive, addressed the commission regarding the policies and procedures which do not work at the Lowndes County Animal Shelter. She stated she has spent many hours volunteering with animal rescues and the volunteers donate their time and money to save animals from the Lowndes County Animal Shelter. Mrs. Parker mentioned that almost none of the budget goes to the spay/neuter program and the focus should be on the spay/neuter program and pet ownership.

Adjournment to Executive Session

At 5:59 p.m., Commissioner Wisenbaker made a motion to enter into executive session for the purpose of real estate acquisition, Vice Chairman Marshall seconded. All voted in favor, no one opposed. Motion carried.

The Commissioners reentered the Commission Chambers. At 6:08 p.m., Chairman Slaughter asked for a motion to reconvene the regular session. Commissioner Wisenbaker made a motion to reconvene the regular session meeting, Commissioner Orenstein seconded. All voted in favor, no one opposed. Motion carried.

Contract of Sale and Purchase of Property - 4875 Highway 41 South, Lake Park

Chairman Slaughter presented the item stating this is a contract of sale and purchase of property located at 4875 Highway 41 South in Lake Park. County Attorney, Walter Elliott, stated this contract of sale and purchase is made with Roy E. Taylor, Sr. Family, LLP with the purchase price being \$585,000.00. Commissioner Griner made a motion to approve the contract as presented, Vice Chairman Marshall seconded. All voted in favor, no one opposed. Motion carried.

ADJOURNMENT

Commissioner Evans made a motion to adjourn the regular session meeting, Commissioner Orenstein seconded. All voted in favor, no one opposed. Chairman Slaughter adjourned the meeting at 6:10 p.m.