

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, October 11, 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 September 27, 2021, the regular session of September 28, 2021 and the Comprehensive Plan Stakeholders Meeting of September 28, 2021. No changes to the minutes were requested.

**PUBLIC HEARING**

**REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is for a change in zoning on approximately 10 acres of approximately 21 acres property from E-A to R-10 for the development of a 25 lot residential subdivision. Mr. Dillard further stated access to the property is off of Bemiss Knights Academy Road. Regarding the Comprehensive Plan, R-10 zoning is currently listed as a permitted zoning within this area. The Planning Commission recommended approval.

**REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represented a change in zoning from Residential Agricultural (R-A) to Low-Density Residential (R-1). This request is so the property can be subdivided at a greater density, approximately 73 lots served by individual wells and septic systems. Approximately 20 lots are greater than the one acre minimum and a community pool/common area is proposed within the development. Regarding the Comprehensive Plan Character Area Map, the property is described as an agriculture/forestry character area and is approximately 1.5 miles outside of the urban service area of Hahira. There are large lots surrounding this property. The Planning Commission found this request inconsistent with the Comprehensive Plan. The TRC noted any development would require soil evaluation by the Department of Public Health for well and septic as well as adherence to the supplemental engineering standards for properties containing or adjacent to wetlands. The Planning Commission recommended denial.

**REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is for Low Density Residential (R-1) to Residential Agricultural (R-A) in order for the applicant to provide dog training services. The Planning Commission recommended approval and the TRC had no objectionable comments and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility.

**REZ-2021-18 The Villages, Bemiss Rd., P-D Site Plan Amendment, Water & Sewer, ~3 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is an amendment to an approved P-D Site Plan approved in 2020. The original site plan was approved for 25 single family homes and has since changed hands by developers and is being requested for 11 duplex homes. The Planning Commission recommended approval and the TRC had no objectionable comments.

**REZ-2021-19 LCBOC on Behalf of Frank Wetherington Living Trust, 4224 Val Del Road, P-D to R-A, Well & Septic, ~5.0 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a P-D property which was rezoned in 2020 as part of the Landings subdivision and has since been amended in July 2021 and the updated site plan excludes this portion. This request is to remove the P-D standards of the Landings subdivision and return this parcel to its previous zoning of R-A. The Planning Commission recommended approval and the TRC had no objectionable comments.

**REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154 Val Del Road, P-D to R-A, Well & Septic, ~2.9 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a P-D property which was rezoned in 2020 as part of the Landings subdivision and has since been amended in July 2021 and the updated site plan excludes this portion. This request is to remove the P-D standards of the Landings subdivision and return this parcel to its previous zoning of R-A. The Planning Commission recommended approval and the TRC had no objectionable comments.

**REZ-2021-21 LCBOC on Behalf of Val Del Estates, Val Del Road, P-D Amendment, Water & Sewer, ~56 acres**, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is an update to a previously approved P-D site plan. Mr. Dillard stated due to COVID-19, the normal operation of services was interrupted and timelines were inconsistent. The Planning Commission recommended approval and the TRC had no objectionable comments.

## **FOR CONSIDERATION**

**Abandonment of a portion of Salem Church Road (CR #68) and Wells Road (CR # 68 & CR #69)**, Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated a request to abandon a portion of Salem Church Road (CR#68) and Wells Road (CR #68 and CR #69) was received. Mr. McLeod stated the property owner is requesting to close the property for hunting and recreational purposes. Chairman Slaughter stated he received an email from the Stalvey family and some others with concerns regarding this road closure. Chairman Slaughter asked, as far as egress and ingress purposes, that this request be reviewed further. Chairman Slaughter asked Mr. McLeod to speak with Mr. Stalvey, currently in the audience, after the work session is adjourned. Commissioner Marshall stated he had concerns about residents not being able to exit southbound and also access being limited to the Mary Turner Memorial site. Commissioner Wisenbaker asked when leaving Lowndes County, does Wells Road go into Cook County, Mr. McLeod answered he would verify.

**American Rescue Plan Funding Application for Utilities Repairs and Expansion**, Utilities Director, Steve Stalvey, presented the item, stating the American Rescue Plan (ARP) provides funding for local municipalities to make repairs and improvements to their water and wastewater infrastructure. Lowndes County, in conjunction with Carter & Sloope Engineering, has identified several projects that meet the criteria for this funding opportunity. The total amount of these projects is \$10,500,000.00. The grant amount requested would be \$5,250,000.00, with Lowndes County matching with \$5,250,000.00. Commissioner Wisenbaker asked if projects have been identified for this grant, Mr. Stalvey responded yes, the South Lowndes LAS Expansion, permanent bypass pumps at lift stations, on-site crane/hoist lift stations and water main extension. Commissioner Wisenbaker asked if the project list needed to be revised - would that be allowed, Mr. Stalvey answered he would ask and verify that information. Commissioner Marshall mentioned if the character area map isn't revised then the water main extension on Val Del Road might not be a project to continue with and asked if the funding could be used elsewhere, Chairman Slaughter responded regardless of the character area

map changing, discussions have occurred in the past regarding looping these lines within the north lowndes system to ensure water quality.

## **BID**

**Improvements to the Historic Carnegie Library Museum**, Engineering Services Director, Chad McLeod, presented the item. Mr. McLeod stated improvements to the Historic Canegie Library Museum is an approved project for SPLOST VIII. Mr. McLeod stated staff received one bid from Kellerman Construction Company for \$237,168.00 and 120 days. Chairman Slaughter asked if the quote received was within the budget amount, Mr. McLeod stated it was over and there was no value engineering available.

## **REPORTS - County Manager**

County Manager, Paige Dukes, deferred her comments until tomorrow night's meeting, but wanted to recognize Kelley Saxon, a current member of the Leadership Lowndes Class.

## **ADJOURNMENT**

Vice Chairman Evans made a motion to adjourn the work session meeting, Commissioner Griner second. Chairman Slaughter adjourned the work session at 8:51 a.m.