

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, September 11, 2023

COMMISSIONERS PRESENT

Chairman Bill Slaughter
Vice Chairman Mark Wisenbaker
Commissioner Joyce Evans
Commissioner Scott Orenstein
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 August 21, 2023 and the regular session of August 22, 2023. No revisions to the minutes were requested.

APPOINTMENT

Lowndes County Board of Health

County Manager, Paige Dukes, presented the appointment. Mrs. Dukes stated due to Dr. Mark Eanes taking the position of the District Health Director, previously held by Dr. William Grow, there is now a vacancy with Dr. Anthony Johnson expressing a desire to serve.

PUBLIC HEARING

REZ-2023-04 Chase, 6119 Quarterman Rd, ~18 acres, E-A to R-A, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on approximately 18 acres at 6119 Quarterman Road from E-A (Estate Agricultural) to R-A (Residential Agricultural) zoning, in order for the property to be subdivided. Mr. Dillard stated the property is in the rural service area and an agricultural/forestry character area with possible pocket wetlands and streams running through this area. When staff did the analysis, there are 131 properties that have access to Quarterman Road, with an average lot size of 12.10 acres. Mr. Dillard stated there is a report from the opposition challenging the number of parcels. Additionally, Mr. Dillard stated there is a large discrepancy in acreage between all of these properties, some being under an acre, some being one acre or more and some larger parcels over 150 acres. Mr. Dillard stated a petition was signed in opposition and the addresses of those who have signed. Mr. Dillard stated the request is from E-A to R-A zoning. The Planning Commission recommended denial. Chairman Slaughter asked if we choose R-A, could restrictions be made on the minimum lot size? Mr. Dillard answered yes, the 210 feet is the size of the current E-A lot width. Vice Chairman Wisenbaker asked is 210 feet an acre wide, Mr. Dillard answered it is the minimum building width for E-A. Vice Chairman Wisenbaker stated an acre is 210' x 210' wide.

REZ-2023-10 Copeland, 3728 Mt. Zion Church Rd., ~4ac, E-A to R-21

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on approximately 3.5 acres at 3728 Mt. Zion Church Road from E-A (Estate Agricultural) zoning to R21 (Medium Density Residential) zoning, in order for the property to be developed as a neighborhood. Mr. Dillard stated it was rezoned to R-21 in 2006, but the previous owner asked that it be returned to E-A zoning and has since remained. Mr. Dillard stated it is within the suburban character area. The Planning Commission recommended approval and the TRC had no objectionable comments.

FOR CONSIDERATION

Bevel Creek Lift Station Pump

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated this is the primary lift station on our trunk line going to the Land Application System (LAS). Mr. Stalvey stated this is a triplex station with 160 HP pumps and one of the pumps has quit running. After an evaluation was completed, it was determined that the county needs to purchase a new pump with Xylem for \$68,889.40 for the Bevel Creek lift station. Vice Chairman Wisenbaker asked where is the pump shipped from? Mr. Stalvey answered Savannah, Georgia.

Hamilton Green Acceptance of Water & Sewer Infrastructure

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Hamilton Green Subdivision is located on Bemiss Road and the Utilities staff has made the final inspections of the project. Mr. Stalvey stated staff recommends acceptance of the water and sewer infrastructure for Hamilton Green Subdivision excluding the privately owned lift station.

Meter Backflow Device Purchase

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated as part of Lowndes County's mass meter change-out, several backflow devices will be replaced. A backflow device is installed with every new meter installation. Mr. Stalvey stated staff recommends purchasing a quantity of 3,000 backflow devices from Consolidated Pipe for \$105,000.00.

Annual Contract Renewal with VSU for Mosquito Identification and Testing

Public Works Director, Robin Cumbus, presented an agreement in the amount of \$55,194.30, between Lowndes County and Valdosta State University for the trapping, identification and testing of mosquitoes for the purpose of monitoring the County for mosquito borne diseases. Mrs. Cumbus stated the agreement is a renewal of the current terms.

BID

LAS Expansion Clearing & Grubbing

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated due to the growth and increased flow, Lowndes County is working with the Georgia Environmental Protection Division (EPD) and Carter and Sloope Engineering to expand the Land Application Site (LAS). Phase one of this project includes the clearing and grubbing of approximately 88 acres. There were five bids received with K-Dug Corporation submitting the low bid in the amount of \$287,736.39. Commissioner Orenstein asked Mrs. Dukes how many total acres are available to be used for future expansion? Mrs. Dukes responded one thousand acres total, of that it would depend on Nutter and Associates doing testing to determine how much would be suitable for a LAS operation. Mr. Stalvey stated there is an additional 300-400 acres that would be suitable for a

LAS. Chairman Slaughter asked for the current discharge amount? Mr. Stalvey answered two million gallons are treated daily.

REPORTS - County Manager

County Manager, Paige Dukes, reminded those in attendance of the 9/11 Ceremony being held this morning at 10:00 a.m. at the historic courthouse. Mrs. Dukes introduced Tonya Davis, who has been named the 911 Director. Chairman Slaughter mentioned the amount of work which was done by staff during the recent hurricane. Chairman Slaughter stated this community would not be in the recovery process, if not for the many departments which helped during the storm. Chairman Slaughter thanked EMA Director, Ashley Tye, for all of the planning which made a tremendous difference. Chairman Slaughter stated the Commissions' responsibility is to make sure the County Manager and Staff have the resources needed to get through the storm. Chairman Slaughter stated he was very proud of the work done by all of the departments within Lowndes County. Mrs. Dukes added our entire team, through the process, has remarked from the policy and resources side that staff was allowed to do their jobs, with this making a difference within the unincorporated area. Mrs. Dukes again thanked the Commission.

ADJOURNMENT

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