

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, October 10, 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 5:30 p.m. and recognized Leadership Lowndes and Youth Leadership Lowndes class members.

**INVOCATION**

Commissioner Marshall

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Marshall

**MINUTES**

The minutes were presented for the work session of September 25, 2023 and the regular session of September 26, 2023. No revisions to the minutes were requested. Commissioner Orenstein made a motion to approve the minutes as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**PUBLIC HEARING**

**REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic**

Projects Assistant, Jason Davenport, presented the item. Mr. Davenport stated there are no updates, adding the request remains ready for consideration. Additionally, Mr. Davenport stated the Planning Commission and the TRC recommends approval. No one spoke against this request. Charles Flannigan, 2402 Edgar Circle, spoke in favor of the request on behalf of his brother, Felix Flannigan, who had a family emergency. Mr. Flannigan stated they would like to have a total of four lots with one lot being used for a single family home. Chairman Slaughter asked for rebuttal comments. No one spoke. Vice Chairman Wisenbaker made a motion to approve the request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.

**REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic**

Projects Assistant, Jason Davenport, presented the item. Mr. Davenport stated this request represents a change in zoning on approximately 3.2 acres at 1350 and 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a wrecker/towing service. Mr. Davenport stated no updates since the work session

meeting. This request was advertised for M-2, with staff recommending M-1 zoning with six conditions, as well as the Planning Commission. David Darflinger, 30 Loganberry Circle, spoke against the request. Mr. Darflinger stated his business address is 1300 Old Clyattville Road. Mr. Darflinger stated he spoke with the owner of the property directly behind him, Jody Winters, and Mr. Winters is in opposition as well. Mr. Darflinger stated he does not believe that a wrecker/salvage yard would be suitable at this location and all he sees is this being on the north end only and he is not sure if any amount of buffering would help the property values around it. Vice Chairman Wisenbaker asked the name of Mr. Darflinger's business? He answered Southeastern Landscape Group. No one spoke for the request. Chairman Slaughter asked if there was anyone who would like to make rebuttal comments? No one spoke. Commissioner Orenstein asked to clarify this business will be used as a junk yard/wrecker service bringing damaged vehicles to store, hence the need for the buffering and conditions? Mr. Davenport responded this wrecker service is in between a repair shop and a junk/salvage shop, they're not fully a salvage yard, and vehicles will be stored for a number of days before the insurance company picks them up or sells them to a salvage yard. Commissioner Orenstein stated he had concerns about rezoning a property with so many conditions, who will enforce the conditions our Code Enforcement Department? Commissioner Orenstein stated he is concerned regarding the use of property and damaging the character of the corridor. Chairman Slaughter asked if a wrecker service with storage is not allowed in C-C zoning? Mr. Davenport answered it is not allowed in C-H zoning. Commissioner Griner asked Commissioner Orenstein if this is not the right location for a M-1 or M-2 zoning in the county, where would be the right location? Commissioner Orenstein answered he did not know. Commissioner Griner stated the M-1 and M-2 zoning is already zoned in this area with the character area zoned being M-1 and M-2 zoning. Commissioner Orenstein stated he understands why this should be in M-1 zoning, but a junk yard in this area is not a good fit. Commissioner Orenstein made a motion to deny the rezoning request, Commissioner Evans second. Commissioners Evans, Orenstein and Marshall voted in favor of the request, Vice Chairman Wisenbaker and Commissioner Griner opposed. Motion carried.

## **FOR CONSIDERATION**

### **HVAC Maintenance Agreement**

Director of Engineering Services, Chad McLeod, presented the agreement in the amount of \$255,029.00. Mr. McLeod stated this is a renewal agreement with ABM as part of the Bundles Energy Solutions (BES) project where HVAC maintenance was provided for two years as part of the project. Commissioner Griner made a motion to approve the agreement as presented, Vice Chairman Wisenbaker second. All voted in favor, no one opposed. Motion carried.

### **Solar Panel Maintenance Agreement**

Director of Engineering Services, Chad McLeod, presented the agreement. Mr. McLeod stated as part of the Bundled Energy Solution (BES) project with ABM there were four (4) solar arrays installed. This is a no-cost agreement with ABM for one year and the locations of the solar arrays are the Governmental Building, the Jail and Sheriff's Office, the HR Building and the Wastewater Treatment Plant. Commissioner Griner made a motion to approve the request as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

### **Water Treatment Agreement**

Director of Engineering Services, Chad McLeod, presented the agreement in the amount of \$23,370.00. Mr. McLeod stated this is an annual agreement and is a renewal agreement with ABM as part of the Bundles Energy Solution (BES) project. This includes a written report of the results and recommendations for the system. Commissioner Marshall asked if ABM is utilizing local contractors?

Mr. McLeod answered yes sir. Chairman Slaughter asked if this is for equipment, not potable water? Mr. McLeod answered yes sir, this is for the cooling towers, chillers and boilers. Commissioner Griner made a motion to approve the agreement as presented, Vice Chairman Wisenbaker second. All voted in favor, no one opposed. Motion carried.

### **Quarterly Controls Inspection Agreement**

Director of Engineering Services, Chad McLeod, presented the agreement. Mr. McLeod stated this renewal agreement is with ABM and includes four (4) inspections per year of the mechanical controls in the buildings owned by Lowndes County. This is a no-cost agreement for one year as part of the Bundles Energy Solutions (BES) project with ABM. Commissioner Evans made a motion to approve the agreement as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

### **Joint Funding Agreement with USGS for Stream Gauge Maintenance**

EMA Director, Ashley Tye, presented the agreement in the amount of \$24,825.00. Commissioner Marshall made a motion to approve the agreement as presented, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

### **REPORTS - County Manager**

County Manager, Paige Dukes, stated the turn out for the Special Olympics held Saturday at Quiet Pines Golf Course and Freedom Park was fantastic. Mrs. Dukes stated there were employee volunteers and Mrs. Rachel Thrasher and her team did a phenomenal job. Mrs. Dukes stated Lowndes County Fire Rescue provided medical assistance at both locations as well. The Lowndes County Employee Health Fair was held last Thursday at Valdosta State University in the Magnolia Room with 330 employees attending with HR Director, Kevin Beals and his team doing a great job with this event. October 1st kicks off Fire Prevention Month with this year's campaign being "Cooking Safety Starts with You" pay attention to fire prevention. Lowndes County Fire Rescue will be visiting schools sharing tips and safety advice. The Project Forge announcement is tomorrow with a reception at 11:00 a.m. at the McKey. An annual river clean up is scheduled for October 20th at 10:00 a.m. Invitations have been mailed for the historic courthouse ribbon cutting scheduled for October 25th at 10:00 a.m. One Valdosta-Lowndes is in the process of choosing a capital campaign consultant with meetings being held last week. Mrs. Dukes gave the Commission a copy of the Lowndes Grantee Snapshot end of the year report for July 2022 - June 2023 for the Juvenile Justice Incentive Grant. Mrs. Dukes stated this is the program Functional Family Therapy, where the counselors go into the homes and work with the entire family. Mrs. Dukes stated that out of 54 youth enrolled, the success/completion rate is 89%. Mrs. Dukes recognized Vice Chairman Wisenbaker and wished him a happy birthday.

Chairman Slaughter had a citizen inquiry regarding boat ramps in Lowndes County being upgraded to a program with Georgia Department of Natural Resources and asked for an update. Mr. McLeod responded Valdosta-Lowndes Parks and Recreation Authority (VLPRA) has been in discussions with the Georgia Department of Natural Resources and he will get an update. Commissioner Marshall mentioned next week is Homecoming for Valdosta State University.

### **CITIZENS WISHING TO BE HEARD - none**

### **ADJOURNMENT**

Commissioner Orenstein made a motion to adjourn the meeting, Commissioner Marshall second. Chairman Slaughter adjourned the regular session meeting at 5:59 p.m.