

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 10, 2016, 8:30 a.m.  
REGULAR SESSION, TUESDAY, OCTOBER 11, 2016, 5:30 p.m.  
327 N. Ashley Street - 2nd Floor

1. **Call To Order**

2. **Invocation**

3. **Pledge Of Allegiance To The Flag**

4. **Minutes For Approval**

- a. Work Session- September 26, 2016
- b. Regular Session- September 27, 2016

5. **Public Hearings**

- a. REZ-2016-18 Mineola Self Storage, Old US 41 N, PD To C-G, County Water And Sewer, 9.21 Acres

TRC Recommendation: Approval  
GLPC Recommendation: Approval

Documents:

[REZONING CASE REZ-2016-18.PDF](#)

- b. 2016 Greater Lowndes Comprehensive Plan

GLPC Recommendation: Approval

Documents:

[2016 GREATER LOWNDES COMPREHENSIVE PLAN.PDF](#)

- c. Abandonment Of Unopened Right Of Way Off Pikes Pond Road

Abandon the Unopened Right of Way off of Pikes Pond Road

Documents:

[ABANDONMENT OF UNOPENED RIGHT OF WAY OFF PIKES POND ROAD.PDF](#)

## 6. **For Consideration**

### a. Abandonment Of Excess Right Of Way Off Of Payton Place

Make the required determination

Documents:

[ABANDONMENT OF EXCESS RIGHT OF WAY OFF OF PAYTON PLACE.PDF](#)

### b. Quit Claim Deed For Abandoned Right Of Way On Walker Ave.

Authorize Chairman to Sign Quit Claim Deed

Documents:

[QUIT CLAIM DEED FOR ABANDONED RIGHT OF WAY ON WALKER AVE..PDF](#)

### c. Section 5311 Rural Transportation Program Operating Contracts

Approve and adopt the contract for continuance of Lowndes County 5311 Rural Transportation Program

Documents:

[SECTION 5311 RURAL TRANSPORTATION PROGRAM OPERATING CONTRACT.PDF](#)

### d. Resolution To Approve The Issuance Of Refunding Revenue Bonds By The South Georgia Regional Joint Development Authority (SRJDA)

Adopt the resolution

Documents:

[RESOLUTION TO APPROVE THE ISSUANCE OF REFUNDING REVENUE BONDS BY THE SOUTH REGIONAL JOINT DEVELOPMENT AUTHORITY \(SRJDA\).PDF](#)

## 7. **Bid**

### a. Loch Laurel Road Widening

Accept bid proposal and authorize execution of contract documents to The Scruggs Company.

Documents:

[LOCH LAUREL ROAD WIDENING.PDF](#)

## 8. **Reports - County Manager**

### a. Art District Presentation- Angela Crance

### b. Georgia Forestry- Stephen Spradley

9. **Citizens Wishing To Be Heard-Please State Your Name  
And Address**
10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-18

DATE OF MEETING: October 11<sup>th</sup> 2016

BUDGET IMPACT:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2016-18 Mineola Self Storage, Old US 41 N  
PD to C-G, County Water and Sewer, 9.21 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Planned Development (PD) zoning to General Commercial (C-G) zoning. The general motivation in this case is to develop a new mini-storage facility and two speculative commercial lots on the subject property. For reference, a chart showing most of the allowable uses in C-G zoning is attached. Access to and from the subject property is proposed to be off of Old US 41 N. This section of Old US 41 N is a County maintained arterial road<sup>1</sup>. It should also be noted that Stewart Circle to the west is currently being paved and that this section of Old US 41 N is planned on being widened<sup>2</sup>. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area. Aspects of this case worthy of consideration include the following: 1. The subject property is within the Old US 41, North Corridor Road Overlay District (COR), 2. It is currently pursuing variances to the required maximum 5 acre mini-storage site area, the Lowndes County COR 250' minimum lot width requirement, and the buffer requirements, 3. The proposed investment in and redevelopment of the subject property, 4. The previous approval of the last section of this property's redevelopment for a Dollar General<sup>3</sup> and 5. The future interconnections associated with the existing and future developments. Overall, Planning found this request consistent with the Comprehensive Plan and the TRC recommended for its approval. The GLPC reviewed this request at their September regular meeting and also recommended for its approval by an 8-0 vote. One of the developers spoke for the request and no one spoke against it. Questions and discussion from the GLPC included the proposed layout, access to Stewart circle, buffering, fencing, interconnections to the Fire Station and the Dollar General, the mini-storage market, a recent new mini-storage facility proposed in the City of Valdosta along the southern section of N. Valdosta road, the comprehensive plan character areas for the surrounding area, and the potential future traffic improvements along this section of Old US 41 N.

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<sup>1</sup> Typical traffic flow capacity of an arterial road is greater than 6,000 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

<sup>2</sup> Current expectations for the improvements of Old US 41 N involve a 3-5 lane widening concept that stretches from N. Valdosta Rd to Dasher Grove Rd. Conceptual designs are expected to be available by the end of the year.

<sup>3</sup> REZ-2013-15 was a request to change the zoning from PD to C-G for the development of a Dollar General. It was ultimately approved by the LCBOC and recommended for approval by both staff and the GLPC.

While the below notes were not to a level that staff believed a condition of approval was necessary it should be noted that: 1. An interconnection with the existing Dollar General ingress/egress will be expected and 2. Sprinkler systems will be required to be installed on all mini-storage buildings over 2,500 sqft.

OPTIONS:

1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: 2016 Greater Lowndes Comprehensive Plan

DATE OF MEETING: October 11<sup>th</sup> 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual     SPLOST     Capital     N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:

2016 Greater Lowndes County Comprehensive Plan  
Adoption Consideration

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HISTORY, FACTS AND ISSUES:

The main purposes of the comprehensive plan are communication and guidance. The communication aspects of the plan help communicate both the current conditions and the potential future conditions of the community. The information in the plan on current conditions takes the form of a photograph or snapshot of the community while the potential future conditions takes the form of a broader painting or sketch. Shifting to the purpose related to guidance, at its foundation the comprehensive plan and its role in guiding the community is as a recommending document. That being said those recommendations do have tethers to requirements. Brass tacks of the requirements that have been increasing in recent years are most commonly reflected in a framework of how staff evaluates various information that is decided upon by elected officials such as rezoning cases, telecommunication cases, and text amendments. Beyond those elected official decisions, the most common second set of requirements are normally found in the pursuit of various grants. It is now more common for grant criteria to include an analysis of the compressive plan with relation to the project or service being pursued. In the lightest form of analysis the grant may ask a question about consistency with the comprehensive plan. In a heavier form the grant may be looking for a specific listing of the project or service being pursued.

For the better part of the last year staff at the Southern Georgia Regional Commission (SGRC)<sup>1</sup>, has worked on updated drafts of the Comprehensive Plan for each of the Greater Lowndes local governments. In addition to SGRC staff, input on the plan has been obtained from local government staff, elected officials, community organizations, and members of the public. This request represents official LCBOC consideration of the 2016 Greater Lowndes Comprehensive Plan. Pending LCBOC direction and adoption, this plan is still able to be changed through official LCBOC consideration. For future reference, typical Georgia Department of Community Affairs (DCA) schedules set the next required updates to the plan in 2021 and 2026. It should also be noted that while the plan has been prepared jointly by the SGRC each individual local government is responsible for the adoption of their own Comprehensive Plan.

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<sup>1</sup> The plans dominant authors at the SGRC have been Ariel Godwin (Planning), Julia Shewchuk (Planning), Michael Rivera (GIS), and Corey Hull (Transportation).

Overall, the two major changes to the plan since its last series of updates<sup>2</sup> are the following:

1. DCA Rules. DCA has completed major revisions to the rules governing comprehensive plan preparation. Overall, the current rules are less stringent and give more freedom to the local governments to determine how detailed or intensive their plan should be. Additionally, the rules also now further highlight the state's initiatives on water planning<sup>3</sup> and environmental protection<sup>4</sup>.
2. Previous plans have been more focused on land use. The current draft still has a land use element with the important Character Area or Future Development Map. However, staff has focused on letting this plan try to represent issues that go beyond land use in an attempt to better represent the community. For example staff has made efforts to ensure that the community's recent attention to animal welfare and sinkholes are represented.

Concerning public input, the two required VDT notices have been published and the public hearings were previously held in January and June of this year. In addition to the two required public hearings, a range of two to seven extra public hearings have either taken place or are scheduled to take place, and an additional seven public workshops have been held to help with the preparation of various plan elements. Communications about these various extra hearings, meetings, and the availability of the plan related information was made through multiple e-mails to an e-mail list of 350+ individuals/organizations. The last public hearing was held by the GLPC during their September regular meeting. No one spoke during the public hearing portion and ultimately the GLPC recommended for the plans approval by an 8-0 vote. Additionally, please remember that this document is still eligible for changes and, should the LCBOC so choose to request additional time to review the plan, the LCBOC could table this request to the October 25<sup>th</sup> meeting and still meet the current DCA deadline of October 31<sup>st</sup>.

OPTIONS:

1. Approve
2. Approve with Conditions
3. Table
4. Deny

RECOMMENDED ACTION:

Option #1 Approve and Authorize the Chairman to Sign the Attached Resolution

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_

<sup>2</sup> The major updates to the Comprehensive Plan in the last 10 years are as follows: 2006 Updates (Overall Plan), 2009 Updates (Future Development Map, Character Areas, & Goals and Policies), 2011 Updates (Report of Accomplishments (ROA) and Short-term Work Program (STWP)).

<sup>3</sup> Information about the Suwannee-Satilla Regional Water plan may be found here: <http://www.suwanneesatilla.org/>

<sup>4</sup> Protected environmental resources for Lowndes County currently include: Wetlands, Groundwater Recharge Areas, River Corridors, and Water Supply Watersheds.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of Unopened Right of Way off Pikes Pond Road  
DATE OF MEETING: October 11, 2016

Regular Meeting (X)  
Work Session (X)  
Recommendation (X)  
Policy/Discussion (X)  
Report ( )  
Other ( )

BUDGET IMPACT \$ 0  
FUNDING SOURCE  
    ( ) Annual  
    ( ) Capital  
    (X) N/A

COUNTY ACTION REQUESTED ON: Public use on a county road

HISTORY, FACTS AND ISSUES: On September 13, 2016, the Lowndes County Board of Commissioners determined the unopened right of way off of Pikes Pond Road, has ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the county road system is otherwise in the best public interest. As required by Georgia statute, each adjoining property owner was notified by certified mail of the intent and public hearing. The public hearing was also advertised in the *Valdosta Daily Times*.

OPTIONS: 1. Abandon the unopened right of way off of Pikes Pond Road  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

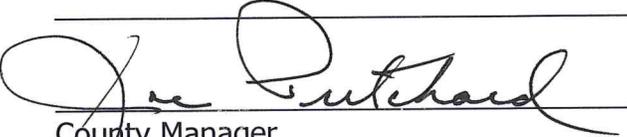
DEPARTMENT: Engineering

Department Head: Michael B. Fletcher  
County Engineer

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of excess Right of Way off of Payton Place

DATE OF MEETING: October 11, 2016

BUDGET IMPACT \$ 0

FUNDING SOURCE

- Annual
- Capital
- N/A

- Regular Meeting
- Work Session
- Recommendation
- Policy/Discussion
- Report
- Other

COUNTY ACTION REQUESTED ON: Public use on county right of way

HISTORY, FACTS AND ISSUES: The County has received a request to abandon the excess right of way off of Payton Place. The right of way became excess due to the realignment and paving of Payton Place. Georgia statute requires an initial determination that the "section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the county road system is otherwise in the best public interest." If the Board makes this determination with respect to the unopened right of way, the statute provides for notice to adjoining property owners, notice to the public by newspaper publication, and a public hearing. After the public hearing, the Board "may declare that section of the county road system abandoned."

- OPTIONS:
1. Make the required determination
  2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

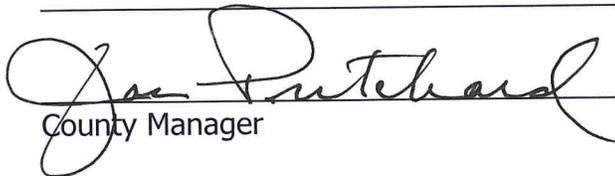
DEPARTMENT: Engineering

Department Head: Michael B. Fletcher, P.E.  
County Engineer

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Quit Claim Deed for Abandoned Right of Way on Walker Ave.

DATE OF MEETING: October 11, 2016

BUDGET IMPACT: N/A

FUNDING SOURCE

- Annual                       Splost VII  
 Capital                       Jail Construction Funds  
 N/A

- Regular Meeting (X)  
Work Session (X)  
Recommendation ( )  
Policy/Discussion ( )  
Report ( )  
Other ( )

COUNTY ACTION REQUESTED ON: Quit Claim Deed for abandoned right of way

HISTORY, FACTS, AND ISSUES: On February 25, 2014, Lowndes County abandoned the right of way of Walker Ave. An adjacent property owner has prepared a survey, legal description and Quit Claim Deed for their portion of the abandoned right of way. Attached is a Quit Claim Deed to release the old right of way.

OPTIONS: 1. Authorize Chairman to sign Quit Claim Deed  
2. Board's Pleasure.

RECOMMENDED ACTION: Authorize Chairman to sign Quit Claim Deed

DEPARTMENT: Engineering

Department Head: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

\_\_\_\_\_  
\_\_\_\_\_

  
County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Section 5311 Rural Transportation Program Operating Contract

DATE OF MEETING: October 11, 2016

BUDGET IMPACT \$ 0

FUNDING SOURCE

Annual

Capital

N/A

Regular Meeting

Work Session

Recommendation

Policy/Discussion

Report

Other

COUNTY ACTION REQUESTED ON: Approval and Execution of Section 5311 Rural  
Transit Operating Contract for July 1, 2016 to June  
30, 2017

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HISTORY, FACTS and ISSUES:

This is the yearly renewal contract with DOT for operation of the rural transportation system. Lowndes County's system is operated by MIDS, Inc., and utilizes 8 buses. Total trip numbers for 2016 was greater than 28,000.

OPTIONS: Option 1: Approve and adopt the contract for continuance of Lowndes County 5311 Rural Transportation Program

Option 2: Board's Pleasure

RECOMMENDED ACTION: Motion to approve and execute the operating contract.

DEPARTMENT: ENGINEERING

Department Head: Michael B. Fletcher, P.E.

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Resolution to Approve the Issuance of Refunding Revenue Bonds by the South  
Regional Joint Development Authority (SRJDA)

DATE OF MEETING: October 11, 2016

BUDGET IMPACT \$ -0-  
FUNDING SOURCE

- Annual
- Capital
- N/A

- Regular Meeting (X)
- Work Session (X)
- Recommendation ( )
- Policy/Discussion ( )
- Report ( )
- Other ( )

COUNTY ACTION REQUESTED ON: Adopting the Resolution

HISTORY, FACTS AND ISSUES: Bill Holland, Attorney for the SRJDA, has submitted a Resolution approving the issuance of refunding revenue bonds by SRJDA for the benefit of Valdosta State University Auxiliary Services Real Estate- Student Union, LLC., for consideration by the Lowndes County Board of Commissioners.

- OPTIONS: 1. Adopt the Resolution  
2. Board's pleasure.

RECOMMENDED ACTION: Board's Pleasure

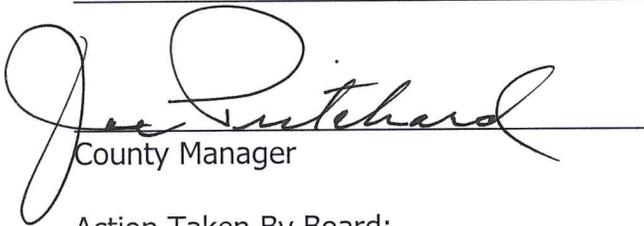
DEPARTMENT: County Manager

Department Head: Joseph D. Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Loch Laurel Road Widening

DATE OF MEETING: October 11, 2016

BUDGET IMPACT: \$352,586.44

FUNDING SOURCE

- Annual  Splost VII  
 Capital  
 N/A

- Regular Meeting (X)  
Work Session (X)  
Recommendation ( )  
Policy/Discussion ( )  
Report ( )  
Other ( )

COUNTY ACTION REQUESTED ON: Loch Laurel Road Widening

HISTORY, FACTS, AND ISSUES: Lowndes County solicited bids for Loch Laurel Road widening. This section of Loch Laurel Road to be widened will be from the intersection of Madison HWY to HWY 376 (Lakes BLVD). The project will consist of widening the existing asphalt lanes by two (2) feet on each side of the road. Vendors present for pre-bid meeting held on September 1, 2016, were James Warren & Associates, Southland Contractors, H & H Paving, Reames & Son Construction, and The Scruggs Company. The County received four bids which were received on September 21, 2016.

Bids that meet specifications are as follows:

The Scruggs Company	Valdosta, Georgia	\$352,586.44
James Warren & Associates	Valdosta, Georgia	\$495,000.00
Reames & Son Construction	Valdosta, Georgia	\$700,150.00
H & H Paving	Quitman, Georgia	\$595,016.00

OPTIONS: 1. Accept bid proposal and authorize execution of contract documents to The Scruggs Company.

2. Board's Pleasure.

RECOMMENDED ACTION: Option 1.

DEPARTMENT: Engineering

Department Head: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

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County Manager

Action Taken By Board: \_\_\_\_\_