

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 11, 2019, 8:30 a.m.
REGULAR SESSION, TUESDAY, MARCH 12, 2019, 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- February 11, 2019
- b. Regular Session- February 12, 2019

5. **Public Hearing**

- a. REZ-2019-04 Southeastern Freight Lines, 2120 West Hill Ave., C-H/R-1 To M-2, County Water/Sewer, ~18.96 Acre

GLPC and Staff Recommendation: Approval with Condition

Documents:

[REZONING CASE REZ-2019-04.PDF](#)

- b. Basic Decorative Lighting District - Creekside West, Phase 3C, Knights Landing, Phase 2, Cypress Lakes, Phase V

Approval of Amendment #2

Documents:

[BASIC DECORATIVE TAX LIGHTING DISTRICT.PDF](#)

- c. Abandonment Of Doyle Kelly Road

Board's Pleasure

Documents:

[ABANDONMENT OF DOYLE KELLY ROAD.PDF](#)

6. **For Consideration**

- a. Georgia DOT Transportation Investment Act Of 2010 Project Agreement (TIA) For Clyattstone Road/Simpson Lane Road Paving

Authorize Chairman to sign the resolution

Documents:

GEORGIA DEPARTMENT OF TRANSPORTATION - TRANSPORTATION
INVESTMENT ACT OF 2010 PROJECT AGREEMENT FOR CLYATTSTONE
ROAD-SIMPSON LANE ROAD PAVING.PDF

- b. Georgia DOT Transportation Investment Act Of 2010 Project Agreement (TIA) For The Hickory Grove Bridge Replacement

Authorize Chairman to sign the resolution

Documents:

GEORGIA DEPARTMENT OF TRANSPORTATION - TRANSPORTATION
INVESTMENT ACT OF 2010 PROJECT AGREEMENT FOR HICKORY
GROVE BRIDGE REPLACEMENT.PDF

- c. GMASS Rural Land Maintenance Contract

Approval of contract

Documents:

GMASS RURAL LAND MAINTENANCE CONTRACT.PDF

- d. Purchase Of Real Property At 910 N. Patterson St.

Approval of purchase

Documents:

PURCHASE OF REAL PROPERTY AT 910 N. PATTERSON ST..PDF

- e. First Amendment To The Row Crop Lease Agreement

Approval of amendment

Documents:

FIRST AMENDMENT TO THE ROW CROP LEASE AGREEMENT.PDF

- f. Water And Sewer Service Areas Within And In The Vicinity Of Lake Park

Approval of water and sewer service areas

Documents:

WATER AND SEWER SERVICE AREAS IN LAKE PARK AND VICINITY.PDF

7. **Bid**

- a. North Lowndes Spring Creek Utility Inter-Connection Project Phase II

Award contract

Documents:

NORTH LOWNDES SPRING CREEK UTILITY INTERCONNECTION PROJECT
PHASE II.PDF

8. **Reports - County Manager**
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-2019-04

DATE OF MEETING: March 12th 2019

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-2019-04 SEFL, Valdosta, 2120 West Hill Ave.
C-H/R-1 to M-2, Water/Sewer, ~18.96 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of approximately 18.96 acres, contained on 2 parcels from C-H (Highway Commercial) and R-1 (Low Density Residential) to M-2 (Heavy Manufacturing). The current zoning and approximate acreage is as follows: Residential (R-1 ~1 acre), Highway Commercial (C-H - ~17.96 acres). The motivation for this request is to accommodate the expansion of a well-established truck terminal for freight. Access to and from the subject properties is off of West Hill Avenue (GA Hwy 84 W.), a Principal arterial road. This section of West Hill Avenue (US Hwy 84 W.) is a State maintained arterial road¹. Concerning future plans, the subject property is within the Urban Service Area and depicted as a Community Activity Center on the Character Area Map. M-2 zoning is not listed as a permitted zoning within a Community Activity Center.

In addition to the above information the following factors should also be considered: 1) The applicant has operated at this location for approximately thirty (30) years with no formal complaints registered with Lowndes County, 2) the existing M-2 zoning nearby, 3) the proximity to I-75, 4) the economic development factors associated with the request (Investment in community and economy, expectation of additional jobs, etc.), 5) applicant is an existing water and sewer services customer, 6) the noise associated with the expected operation of the facility, 7) the increase in truck and vehicular traffic, and 8) the other potential operations capable of utilizing the M-2 zoning classification.

The TRC considered this request. Zoning found this request inconsistent with the Comprehensive Plan. There were no other objectionable comments.

Staff found the request overall consistent with the Goals and Policies of the Comprehensive Plan, however, inconsistent with the Character Area Map and offers the following condition: The use of the property shall be limited to the principal use of a terminal for freight by truck and accessory uses incidental and subordinate to such a facility.

The GLPC heard this request at their February regular meeting and recommended for its approval with the condition offered by Staff by a 7-0 vote. For reference, the applicant's agent was present to answer any questions and no one spoke against the request at the public hearing.

¹ 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>

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #2 – Approve with Condition

DIVISION: Planning

Staff: Molly Stevenson
Trinni Amiot
Sharon Griffith



County Manager

Action of the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Basic Decorative Street Lighting District – Phase 3C of Creekside West (GA Hwy 122), Phase 2 of Knights Landing (Bemiss Knights Academy Rd.), and Phase 5 of Cypress Lakes (Loch Laurel Rd.)

DATE OF MEETING: March 12th 2019

BUDGET IMPACT:

FUNDING SOURCE:

- Annual SPLOST
 Capital
 N/A

- Regular Meeting
Work Session
Recommendation
Policy/Discussion
Report

ACTION REQUESTED ON: Addition to Basic Decorative Lighting District: Creekside West, Phase 3C, GA Hwy 122, 18 lots, Knights Landing, Phase 2, Bemiss Knights Academy Rd., 49 lots, Cypress Lakes, Phase 5, and Loch Laurel Rd., 21 lots

HISTORY, FACTS AND ISSUES:

This request concerns Petitions to add 18 lots of Phase 3C of the Creekside West Subdivision, 49 lots of Phase 2 of the Knights Landing Subdivision, and 21 lots of Phase 5 of the Cypress Lakes Subdivision into the County's basic decorative street lighting district under the Street Lighting Ordinance. For reference, staff has verified that the Petition is ready for LCBOC consideration, including verifying at least 2/3 of the owners' signatures for the proposed lot additions have been obtained, and testing the financial solvency of the addition. Additionally, notice for the proposed district has been advertised in the VDT and signs have been posted to advertise the public hearing on the Petition. The current charges for the basic decorative street lighting district is \$61.50 per lot per year. Staff recommends adding these portions of Creekside West, Knights Landing and Cypress Lakes into the County's basic decorative street lighting district through approval of the attached amendment to the current Street Lighting Ordinance.

OPTIONS:

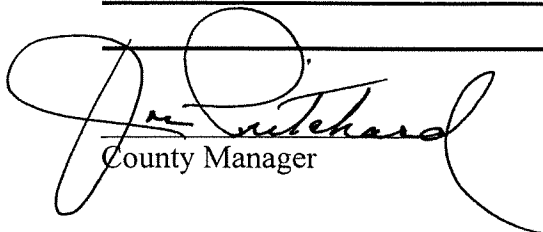
1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #1 Approval of the Attached Amendment

DEPARTMENT: Planning

Staff: Molly Stevenson

Administrative Comments and Recommendation:


County Manager

Action by Board _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of Doyle Kelly Road
DATE OF MEETING: March 12, 2019

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 February 12, 2019, the Lowndes County Board of Commissioners determined Doyle Kelly Road has ceased to be used by the public to the extent that no substantial public purpose is served by it and 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*.

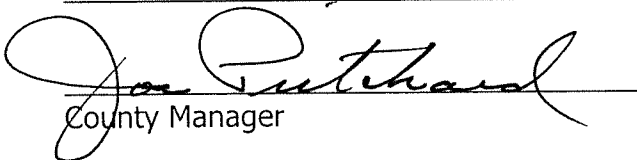
OPTIONS: 1. Abandon Doyle Kelly Road.
 2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Engineering

Department Head: Michael B. Fletcher
County Engineer

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Georgia Department of Transportation - Transportation Investment Act of 2010
Project Agreement (TIA) for Clyattstone Road/Simpson Lane Road Paving

DATE OF MEETING: March 12, 2019

BUDGET IMPACT: \$0

Annual
 Capital
 N/A

Splost VII

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

COUNTY ACTION REQUESTED ON: Georgia DOT Transportation Investment Act of 2010 Project Agreement (TIA) for Clyattstone Road/Simpson Lane Paving

HISTORY, FACTS AND ISSUES:

The Georgia Department of Transportation has reviewed and approved the TIA Local Government Application for the Lowndes County Clyattstone Road/Simpson Lane paving and drainage project. This agenda item is to authorize the Chairman through the resolution to execute the Local Agreement between the Georgia Department of Transportation and Lowndes County.

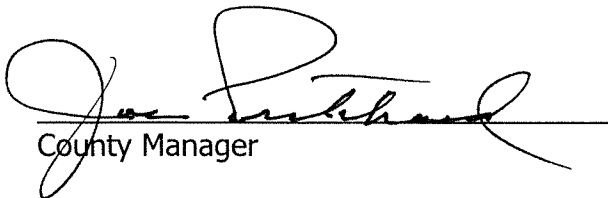
OPTIONS: 1. Authorize Chairman to sign the resolution
2. Board's Pleasure

RECOMMENDED ACTION:

DEPARTMENT: Engineering

County Engineer: Michael B. Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Georgia Department of Transportation - Transportation Investment Act of 2010
Project Agreement (TIA) for the Hickory Grove Bridge Replacement

DATE OF MEETING: March 12, 2019

BUDGET IMPACT: \$0

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

() Annual () Splost VII
() Capital
(X) N/A

COUNTY ACTION REQUESTED ON: Georgia DOT Transportation Investment Act of 2010 Project
Agreement (TIA) for the Hickory Grove Bridge Replacement

HISTORY, FACTS AND ISSUES:

The Georgia Department of Transportation has reviewed and approved the TIA Local Government Application for the Lowndes County the Hickory Grove Bridge Replacement project. This agenda item is to authorize the Chairman through the resolution to execute the Local Agreement between the Georgia Department of Transportation and Lowndes County.

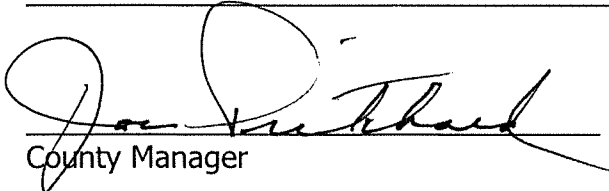
OPTIONS: 1. Authorize Chairman to sign the resolution
 2. Board's Pleasure

RECOMMENDED ACTION:

DEPARTMENT: Engineering

County Engineer: Michael B. Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: GMASS Rural Land Maintenance Contract

DATE OF MEETING: March 12, 2019

BUDGET IMPACT \$5,500

FUNDING SOURCE

- Annual
- Capital
- N/A

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

COUNTY ACTION REQUESTED ON: GMASS Contract

HISTORY, FACTS AND ISSUES: The Lowndes County Board of Assessors has approved a contract between the Board of Assessors and GMASS to perform maintenance updates to the Rural Land schedules for the 2019 Digest.

OPTIONS: 1. Approve Contract between Board of Assessors and GMASS
2. Board's Pleasure.

RECOMMENDED ACTION: Approve Contract between Board of Assessors and GMASS

DEPARTMENT: Board of Assessors

Department Head: Silas Hrobar

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Purchase of Real Property at 910 N. Patterson St.

DATE OF MEETING: March 12, 2019

BUDGET IMPACT: \$750,000

FUNDING SOURCE

- Annual \$750,000
- Capital
- N/A

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

COUNTY ACTION REQUESTED ON: Purchase of Real Property at 910 N. Patterson St.

HISTORY, FACTS AND ISSUES: The County wishes to purchase the real property ("Property") formerly utilized by the Coleman Talley law firm at 910 N. Patterson St. from Coleman Talley's affiliate, Law Firm Properties, LLC, pursuant to the attached Commercial Purchase & Sale Agreement (the "Purchase Agreement"). Once acquired, the Property will be utilized by the Public Defender. The Agreement has been executed. The Commission needs to authorize and approve the County's purchase of the Property and approve, adopt, and ratify the Chairman's execution and delivery of the Agreement.

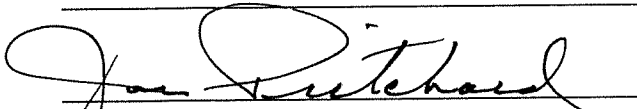
- OPTIONS: 1. Authorize and approve the County's purchase of the Property and approve, adopt, and ratify the Chairman's execution and delivery of the Agreement.
2. Redirect

RECOMMENDED ACTION: Authorize and approve the County's purchase of the Property and approve, adopt, and ratify the Chairman's execution and delivery of the Agreement.

DEPARTMENT: County Manager

Department Head: Joe Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTYBOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: First Amendment to the Row Crop Lease Agreement

DATE OF MEETING: March 12, 2019

BUDGET IMPACT:
FUNDING SOURCE

- Annual SPLOST VII
 Capital
 N/A

- Regular Meeting
Work Session
Recommendation
Policy/Discussion
Report
Other

COUNTY ACTION REQUESTED ON: First Amendment to the Row Crop Lease Agreement

HISTORY, FACTS, AND ISSUES: Lowndes County (Lessor) entered into a lease agreement with Swilly Farms (Lessee) on April 23, 2013 to lease 219 acres of row cropland at the LAS. Lowndes County has made the decision to remove 71 acres from the row crop lease, the Lessor and Lessee have agreed to an amendment to the lease agreement. Staff recommends the amendment to lease agreement be approved and authorize the Chairman to sign.

OPTIONS: 1. Approve first amendment to the row crop lease agreement and authorize the Chairman to sign.

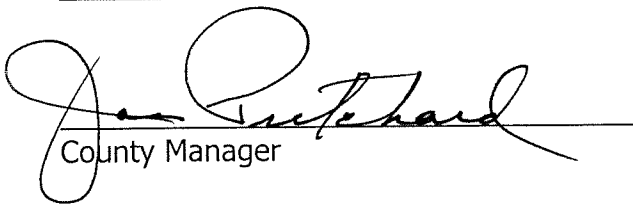
2. Board's Pleasure

RECOMMENDED ACTION: Approve first amendment to the row crop lease agreement and authorize the Chairman to sign.

DEPARTMENT: Utilities

Department Head: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Water and Sewer Service Areas in Lake Park and Vicinity
DATE OF MEETING: March 12, 2019

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: Water and Sewer Service Areas within and in the Vicinity of Lake Park

HISTORY, FACTS AND ISSUES: Lake Park initiated a review of Lake Park and County water and sewer service areas within and in the vicinity of Lake Park.

Attached is a proposed agreement approving the water and sewer service areas on the maps dated March 1, 2019, attached to the agreement. These maps incorporate extraterritorial extensions by Lake Park and the County.

Lake Park and County staff agree on the water and sewer service areas on these maps.

OPTIONS:

1. Approve and authorize Chairman Slaughter to sign the attached Agreement
2. Redirect

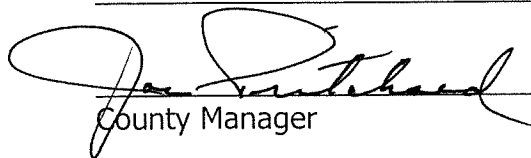
RECOMMENDED ACTION:

Approve and authorize Chairman Slaughter to sign the attached Agreement

DEPARTMENT: Utilities

Department Head: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: North Lowndes Spring Creek Utility Inter-connection Project Phase II

DATE OF MEETING: March 12, 2019

BUDGET IMPACT: \$3,889,825.23

FUNDING SOURCE:

- Annual SPLOST VII
 Capital
 N/A

- Regular Meeting
Work Session
Recommendation
Policy/Discussion
Report

COUNTY ACTION REQUESTED ON: North Lowndes Spring Creek Utility Inter-connection Project
Phase II

HISTORY, FACTS AND ISSUES: The Lowndes County Utilities Department requested bids for the North Lowndes Spring Creek Utility Inter-connection Project phase II. This project will consist of installing a 16" water main to connect the North Lowndes water system to the Spring Creek Water system and will include the relocation of a booster pump station to ensure adequate flow and pressure to the Bemiss area. Attached is a copy of the bid tabulation sheet, notice of award and associated contract.

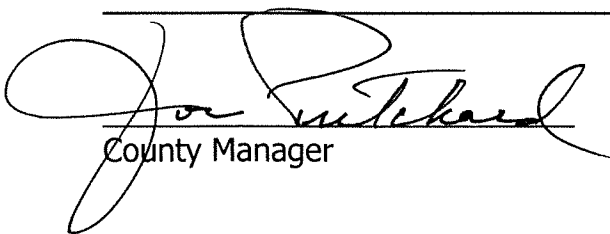
OPTIONS: 1. Board's Pleasure.

RECOMMENDED ACTION: Board's Pleasure.

DEPARTMENT: Utilities

Department Head: Steve Stalvey

Administrative Comments and Recommendation:


County Manager

Action by Board _____