

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 12, 2018, 8:30 a.m.
REGULAR SESSION, TUESDAY, MARCH 13, 2018, 5:30 p.m.
327 N. Ashley Street - 2nd Floor

1. **Call To Order**
2. **Invocation**
3. **Pledge Of Allegiance To The Flag**
4. **Chris Hamilton- CEO, Valdosta- Lowndes County Conference Center And Tourism Authority (Work Session)**
5. **Minutes For Approval**
 - a. Work Session- February 26, 2018
 - b. Regular Session- February 27, 2018
6. **Public Hearing**
 - a. REZ-2018-04 Lyons, 1350 Old Clyattville Rd, R-A To C-H, Well And Septic, 8.05 Acres

GLPC Recommendation: Approval
TRC Recommendation: Various

Documents:

REZONING CASE REZ-2018-04.PDF
 - b. REZ-2018-05 Killeen, 1228 S Main St, R-A To M-1, 27.5 Acres

GLPC Recommendation: Approval with 1 Condition (Paving)
TRC Recommendation: Various

Documents:

REZONING CASE REZ-2018-05.PDF
 - c. REZ-2018-07 Branham Project, 2480 Copeland Rd, R-1 To R-10 Water/Sewer, 18.04 Acres

GLPC Recommendation: Approval with 4 Conditions
TRC Recommendation: Various

Documents:

7. For Consideration

a. Transportation Safety Improvements Agreement

Execute Agreement

Documents:

TRANSPORTATION SAFETY IMPROVEMENTS AGREEMENT.PDF

b. Ordinance Amending 2015 Solid Waste Disposal Ordinance

Approval of ordinance

Documents:

ORDINANCE AMENDING 2015 SOLID WASTE DISPOSAL ORDINANCE.PDF

c. Water Meter And Register Replacement

Approval of water meter and register replacement

Documents:

WATER METER AND REGISTER REPLACEMENT.PDF

d. Beer License- Marilyn Lewis Of Palak Corporation DBA Bigfoot #908 -
1255 Lakes Blvd., Lake Park, GA

Approval of Beer License

Documents:

BEER LICENSE- MARILYN LEWIS OF PALAK CORPORATION DBA
BIGFOOT 908 LAKES BLVD, LAKE PARK, GA.PDF

8. Bid

a. Portable 65 KW Generator

Bids solicited for a 65 KW portable generator to service smaller lift stations that do not have backup generators. Staff recommends awarding bid to Cowart Electric for \$49,750.00

Documents:

PORTABLE 65 KW GENERATOR.PDF

9. Reports - County Manager

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

11. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-04

DATE OF MEETING: March 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

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

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

ACTION REQUESTED ON:

REZ-2018-04 Lyons, 1350 Old Clyattville Rd
R-A to C-H, Well and Septic, 8.05 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on an 8.05 acre property from Residential Agricultural (R-A) zoning to Highway Commercial (C-H) zoning. The main motivation for the request is for speculative commercial marketing/development purposes. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on St. Augustine Rd, Old Clyattville Rd, and Myddleton Rd. St. Augustine Rd is classified as an arterial road, Old Clyattville Rd is classified as a major collector road, and Myddleton Rd is classified as a local road. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within a Community Activity Center Character Area and the Urban Service Area. Per Comprehensive Plan guidance, C-H and C-G zoning are listed as permitted zonings within a Community Activity Center Character Area. Other factors worth considering for this zoning case are as follows: the subject property is within the Airport Overlay, the allowable uses in C-H vs. C-G zoning, the existing zoning pattern, the character area map, and the nearby existing residential uses. The TRC reviewed this application and recommended/noted the following:

| Division with Recommendation | Planning | Zoning | Engineering | Utilities |
|--------------------------------------|--|----------------------|----------------------|-----------|
| | Approval with 1 Condition | Approval | Approval | Approval |
| | Health Approval | Fire/Rescue Approval | Inspections Approval | |
| Recommended Conditions with (Source) | 1. The western section of the subject property fronting St. Augustine and Old Clyattville (~6 acres) shall be rezoned to C-H zoning. The remaining eastern section of the subject property (~2 acres) fronting Old Clyattville and Myddleton shall be rezoned to C-G. (Planning) | | | |
| Other Comments with (Source) | Planning found this request overall consistent with the Comprehensive Plan. | | | |

Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a major collector road is 3,000 to 6,000 AADT and an arterial road is >6,000 AADT. Per GDOT definition the 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.


At the February regular GLPC meeting no one spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request with no conditions by an 8-0 vote.

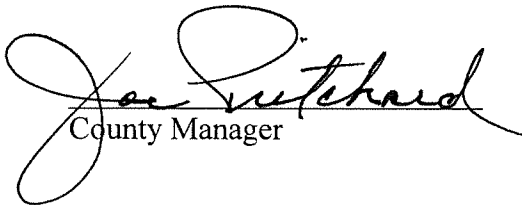
OPTIONS:

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

RECOMMENDED ACTION: GLPC Recommendation: Option #1 Approval
TRC Recommendation: Various (Please See Table Above)

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-05

DATE OF MEETING: March 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-05 Killeen, 1228 S Main St
R-A to M-1, 27.5 acres

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to rezone ~27.5 acres of split zoned property into Light Manufacturing (M-1) zoning. The current zoning and approximate acreage is as follows: Residential Agricultural (R-A) ~26 acres and M-1 – 1.5 Acres. The general motivation in the case appears to be for speculative marketing of the subject property. Thus far, since the current property owner has purchased the subject property in June of 2017 the majority of work performed has been related to cleaning up, leveling, and constructing earthen berms along the northern and eastern borders. The subject property fronts South Main St (City of Lake Park Maintained Paved Major Collector¹) and Wisenbaker Rd (County Maintained Unimproved Local Road²). The Future Development Map depicts this area as within the Rural Residential Character Area and within the Urban Service Area. M-1 zoning is not listed as a permitted zoning within a Rural Residential Character Area. The following factors are worth considering in this case: the existing M-1 zoning on the subject property, the existing adjacent M-1 zoning, the nearby existing residences, the construction of earthen berms along the northern and eastern borders of the subject property, the presence of and connection requirements to the County water and sewer in the area, and the potential scale of manufacturing that could be developed on the subject property³.

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a major collector road is 3,000 to 6,000 AADT. Per GDOT definition the 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.

² Typical traffic flow capacity of a county local road is 750 to 1,500 AADT.

³ ~27.5 acres of manufacturing zoning is similar in size to the entire Lake Park Outlets footprint (~23.3 acres), almost three times the size of the adjacent Colonial Bag development across the street (~9.7 acres), or about 2/3 the size of the Estes Express Lines distribution center to the south (~42 acres).

The TRC reviewed this application and recommended/noted the following:

| Division with Recommendation | Planning | Zoning | Engineering | Utilities |
|--------------------------------------|---|---------------------------|---------------------------|-----------|
| | Approval with 1 Condition | Approval with 1 Condition | Approval with 1 Condition | Approval |
| | Board of Health | Fire/Rescue | Inspections | |
| | Approval | Approval | Approval | |
| Recommended Conditions with (Source) | <p>1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main St. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Wisenbaker Road from the developments easternmost entrance to South Main St. (Engineering)</p> <p>2. An additional ~10 acres of M-1 zoning shall be approved for the western section of the subject property adjacent to the northern manufacturing mill property (Tax Map 0225 017). The remaining 16 acres of the subject property shall remain zoned R-A. (Planning & Zoning)</p> | | | |
| Other Comments with (Source) | <p>The recommended condition from the Planning Division regarding split zoning is to try to balance the existing M-1 zoning, the nearby existing residences in the area, and the consistency with the Comprehensive Plan. Even with the condition, the request is inconsistent with the Character Area Map but overall consistent with the Goals and Policies of the Comprehensive Plan.</p> | | | |

At the February regular GLPC meeting the applicant’s attorney spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request with 1 condition (Condition #1 Engineering/Paving) by an 8-0 vote. It should be noted that the original GLPC and Staff recommended paving condition (Condition #1) was modified before the LCBOC meeting to try and accommodate the property owner’s concerns about the proposed paving condition (Existing Driveway/Agricultural Use).

OPTIONS:

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

RECOMMENDED ACTION:

GLPC Recommendation: Option #2 Approval with Condition #1
 TRC Recommendation: Various Please See Table Above

DIVISION: Planning

Contributing Staff: Jason Davenport *JL*
Trinni Amiot
Sharon Griffith
VALOR

Jon Hitchard
County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-07

DATE OF MEETING: March 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-07 Branham Project, 2480 Copeland Rd
R-1 to R-10 Water/Sewer, 18.04 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an ~18 acre property from Low Density Residential (R-1) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the subject property to be developed at a greater residential density i.e. ~¼ acre lots instead of 1 acre lots. The subject property possesses road frontage on Copeland Rd and Lester Rd. Copeland Rd is a county-maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 and 6,000 Annual Average Daily Traffic (AADT). Lester Rd is a county-maintained unimproved local road. Typical traffic flow capacity of a local road is less than 750 AADT. Per GDOT definition the 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. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area. Per Comprehensive Plan guidance R-10 zoning is listed as a permitted zoning within that area. With this request the following factors should be considered: the previous successful rezoning to R-1 (REZ-2007-16), the previous denials of R-21 zoning¹, the recent delivery of water and sewer to this area, the nearby existing school campus (Lowndes Middle School), the adjacent undeveloped Lowndes County Board of Education owned property, the existing R-10 zoning (South, East, and West), the proposed buffers by the developer along the western and southern border of the subject property (Fencing and Landscaping), and the findings of “. . . no significant impact . . .” within the January 2017 traffic study. Ultimately, Planning found this request overall consistent with the Comprehensive Plan.

¹ REZ-2015-17 and REZ-2016-23 were both previously denied by the LCBOC (October 13th 2015; 3-0-1 vote and January 10th 2016; 4-0-1 vote (Both Abstentions Commissioner Marshall)). Within both of those cases, the TRC recommended for approval with conditions (Frontage and Paving). The GLPC recommended for denial in the 2015 case by a 5-1 vote (Hall) and voted for approval in the 2016 case by a 6-2 vote (Raker and Willis). Previous public hearings included both those speaking for and against the case. Those speaking against the case have provided petitions with multiple signatures. Between both public hearings opposition to the case seemed to focus on the proposed increase in density, adding to the traffic congestion in the area associated with Lowndes Middle School, and other effects of additional population in the area e.g. noise, decreased privacy, etc.

The TRC reviewed this application and recommended the following:

| Division with Recommendation | Planning | Zoning | Engineering | Utilities |
|--|---|-------------|----------------------------|-----------|
| | Approval with 2 Conditions | Approval | Approval with 2 Conditions | Approval |
| | Board of Health | Fire/Rescue | Inspections | |
| | Approval | Approval | Approval | |
| TRC Recommended Conditions with (Source) | <ol style="list-style-type: none"> 1. All lots, including the existing residence, shall front interior roads. (Engineering) 2. If there are any proposed entrances off of Lester Road then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the developments southernmost entrance to Copeland Road. (Engineering) 3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities, and construction costs for those improvements. (Planning) 4. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'. (Planning) | | | |

At the February regular GLPC meeting the applicant's engineer spoke in favor of the case and four area residents spoke against it. Ultimately, the GLPC recommended for approval of the request with 4 conditions (As Stated) by a 6-1 vote. Commissioner Willis voted against the motion. As echoed in the historic footnote at the bottom of page 1 the discussion dominantly focused on similar issues. Comments in favor focused on a detailed explanation of the capacity and existing traffic conditions in the area, the letter of intent, the site plan, a proposed variance to request relief from the driveway stubout to Mr. Guest's property, the likely increase in property values, the clarification that an opaque or solid fence is intended on the site plan, and responses to the submitted petition. Those opposing the case spoke about the submitted petition (Attached²), traffic, privacy, potential trespassing, density, and the future plans of Mr. Guest's R-10 zoning (No Subdivision Development). The GLPC discussed a few of these points and focused on traffic and the potential growth of Lowndes Middle School or another school across the street.

For future reference, the TRC did want the applicant to be aware of the following: Please expect the County Engineer to require a non-encroachable buffer strip for all applicable lots (ULDC – 4.04.03(E)), Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) Lots (ULDC – 6.01.02 (F), 2, a), please plan on an internal pedestrian easement/access to the detention/common space area, and the subject property is within the drastic groundwater recharge area and the Valdosta Airport (VLD) Overlay.

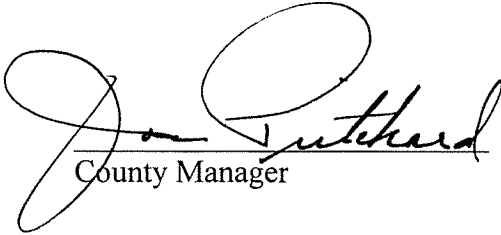
² The maps associated with the attached petition were not available for the GLPC meeting.

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

RECOMMENDED ACTION: GLPC Recommendation: Option #2 Approval with 4 Conditions
TRC Recommendation: Various (Please See Table Above)

DIVISION: Planning

Contributing Staff: Jason Davenport JR
Trinni Amiot
Sharon Griffith
VALOR



Jon Suteward
County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Transportation Safety Improvements Agreement

DATE OF MEETING: March 13, 2018

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT: N/A

Recommendation ()

Policy/Discussion ()

Report ()

FUNDING SOURCE:

Annual SPLOST VII

Capital

N/A

COUNTY ACTION REQUESTED ON: Agreement Execution

HISTORY, FACTS AND ISSUES: This agreement is between Lowndes County and DOT for the Transportation Safety Improvements made in conjunction with the at-grade railroad crossing closure at Dasher-Johnson Road. The amount of the contract is \$45.85 for reimbursement of costs associated with Lowndes County installing road closed signs. This agenda item is to authorize the signature and execution of the agreement.

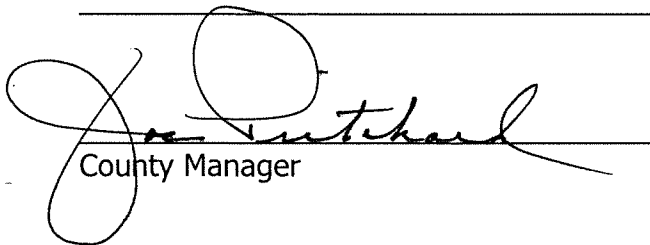
OPTIONS: 1. Execute Agreement
2. Board's Pleasure

RECOMMENDED ACTION: Execute Agreement

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: Ordinance Amending 2015 Solid Waste Disposal Ordinance
DATE OF MEETING: March 13, 2018

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

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

COUNTY ACTION REQUESTED ON: Ordinance Amending 2015 Solid Waste Disposal Ordinance

HISTORY, FACTS AND ISSUES:

The attached proposed Ordinance Amending the 2015 Lowndes County Solid Waste Disposal Ordinance amends Section 3.14 of the 2015 Solid Waste Disposal Ordinance to make clear any approval by the County Manager of a solid waste disposal facility other than the Evergreen Landfill shall expire upon termination by the County Manager or at the end of the franchisee's then current franchise.

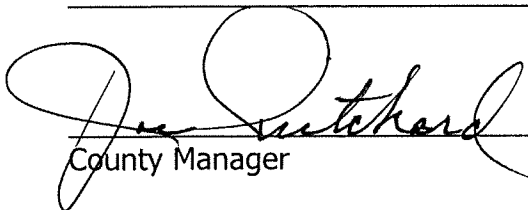
OPTIONS: 1. Approve
 2. Redirect

RECOMMENDED ACTION: Approve Ordinance Amending the 2015 Lowndes County Solid Waste Ordinance as presented

DEPARTMENT: County Manager

Department Head: Joe Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Water Meter and Register Replacement

DATE OF MEETING: March 13, 2018

BUDGET IMPACT: \$17,500.00

FUNDING SOURCE

- | | |
|---|--|
| <input type="checkbox"/> Annual | <input type="checkbox"/> SPLOST VII |
| <input checked="" type="checkbox"/> Capital | <input type="checkbox"/> Jail Construction Funds |
| <input type="checkbox"/> N/A | |

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

COUNTY ACTION REQUESTED ON: Water Meter and Register Replacement for the Utilities Department

HISTORY, FACTS, AND ISSUES: Several of our older meters and registers in the Utilities Department are in need of replacement. Average life of the radio read registers is 10 years and several hundred of our registers have exceeded this. The Utilities Department would like to begin replacing older meters and registers at a cost not to exceed \$17,500.00 per month. This amount should have us replacing around 100 registers and or meters per month. These meters would be purchased through Consolidated Pipe & Supply sole source vendor for Master Meter in Georgia.

- OPTIONS: 1. Purchase meters and registers from Consolidated Pipe & Supply
2. Board's Pleasure.

RECOMMENDED ACTION: Purchase meters and registers from Consolidated Pipe & Supply.

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: Beer License – Marilyn Lewis of Palak Corporation DBA Bigfoot #908 – 1255 Lakes Blvd., Lake Park, GA

DATE OF MEETING: March 13, 2018

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

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

COUNTY ACTION REQUESTED ON: Beer License – Marilyn Lewis of Palak Corporation DBA Bigfoot #908 – 1255 Lakes Blvd., Lake Park, GA

HISTORY, FACTS AND ISSUES: Marilyn Lewis of Palak Corporation DBA Bigfoot #908 – 1255 Lakes Blvd., Lake Park, Georgia is requesting a license for the sale of beer for consumption off premises. This is due to a change in ownership and to bring this business into compliance. The ordinances and guidelines for approval of the license have been met. All forms are attached and upon approval by the Board the license will be granted.

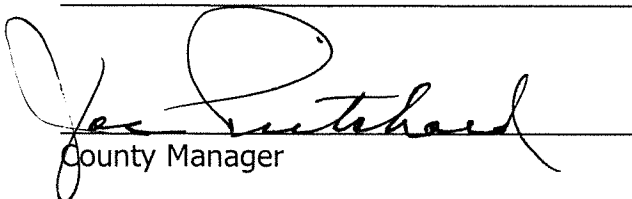
OPTIONS: 1. Approval of the Beer License
 2. Board's Pleasure

RECOMMENDED ACTION: 2. Board's Pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTYBOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Portable 65 KW Generator

DATE OF MEETING: March 13, 2018

BUDGET IMPACT: \$49,750.00

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: Portable 65 KW Generator for the Utilities Department

HISTORY, FACTS, AND ISSUES: Lowndes County solicited bids for the Utilities Department to purchase a portable 65 KW generator. This will be used to service our smaller lift stations that do not currently have backup generators. The county received two bids that met specifications.

| | |
|----------------------------------|-------------|
| Cowart Electric, Valdosta, Ga. | \$49,750.00 |
| Yancey Power Systems Albany, GA. | \$49,853.00 |

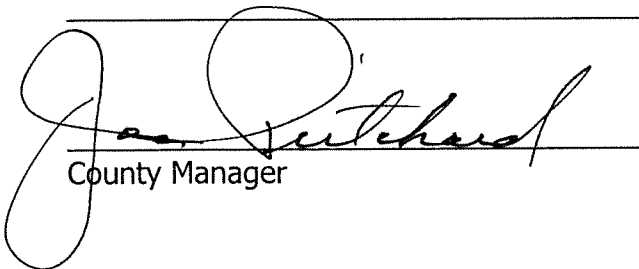
OPTIONS: 1. Award the bid to Cowart Electric.
2. Board's Pleasure.

RECOMMENDED ACTION: Award the bid to Cowart Electric.

DEPARTMENT: Finance

Department Head: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____