

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, APRIL 12, 2021, 8:30 a.m.
REGULAR SESSION, TUESDAY, APRIL 13, 2021, 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 - March 22, 2021 & Regular Session - March 23, 2021

5. **Public Hearing**

- a. REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C To P-D,
Hahira Water & Lowndes Sewer, ~7.5 Acres

Documents:

[REZ-2021-04 UNION STATION UNION ROAD.PDF](#)

- b. REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A To R-A, Well
& Septic, ~5 Acres

Documents:

[REZ-2021-05 AMANDA PATCH, GA HWY 135.PDF](#)

6. **For Consideration**

- a. Acceptance Of Infrastructure For Creekside West Phase 6 & 7

Documents:

[ACCEPTANCE OF INFRASTRUCTURE FOR CREEKSIDE WEST PHASE 6
AND 7.PDF](#)

- b. Quit Claim Deeds For Abandoned Right Of Way For Dineshkumar Patel

Documents:

[QUIT CLAIM DEEDS FOR ABANDONED RIGHT OF WAY FOR
DINESHKUMAR PATEL.PDF](#)

- c. Resolution Creating Special District For Fire Protection Services

Documents:

RESOLUTION CREATING SPECIAL DISTRICT FOR FIRE PROTECTION SERVICES -.PDF

d. Commission Chambers Audio And Visual Upgrade

Documents:

[COMMISSION CHAMBERS AUDIO AND VISUAL UPGRADE.PDF](#)

e. Proposed Deannexation Of Property Of Uvalde Land Company, LLC

Documents:

[PROPOSED DEANNEXATION OF PROPERTY OF UVALDE LAND COMPANY, LLC.PDF](#)

7. **Bid**

a. Resurfacing Of Various County Roads

Documents:

[RESURFACING OF VARIOUS COUNTY ROADS.PDF](#)

b. North Lowndes Soccer Complex Phase II

Documents:

[NORTH LOWNDES SOCCER COMPLEX PHASE II.PDF](#)

c. A New 30,000 Gallon Draft Pit For Lowndes County Fire Rescue

Documents:

[A NEW 30,000 GALLON DRAFT PIT FOR LOWNDES COUNTY FIRE RESCUE.PDF](#)

d. A New Shooting Range Shelter For The Lowndes County Sheriff's Office

Documents:

[A NEW SHOOTING RANGE SHELTER FOR THE LCSO.PDF](#)

8. **Reports - County Manager**

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

10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 7.5 acres from C-H (Highway Commercial) and C-C (Crossroads Commercial) zonings to P-D (Planned Development) zoning, in order for a multi-family housing complex to be constructed.

The subject property is part of the Urban Service and Community Activity Center Character Area, with access to and from the property along Union Road, a major collector road. Per Comprehensive Plan guidance, P-D zoning is listed as permitted zoning within the character area.

The proposed site plan meets the ULDC standards and objectives for Planned Developments

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land-use patterns of the area, and the GLPC recommends Approval of the request by unanimous vote (9-0).

OPTIONS: 1. Approve

2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A,
Well & Septic, ~5 acres

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A, Well &
Septic, ~5 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided so the two existing homes on the parcel may be sold separately.

The subject property is part of the Rural Service and Agricultural Character Area, with access to and from the property from GA Hwy 135, a major collector road. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

This parcel was part of an estate settlement in March, 2020, that reconfigured and subdivided three larger tracts into eight smaller tracts.

The TRC reviewed the request and found it compliant with the Comprehensive plan and existing agricultural land use patterns of the area, and the GLPC recommended unanimously (9-0) for its approval.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Infrastructure for Creekside West Phase 6 & 7

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Adoption of Resolution accepting subdivision utilities for county maintenance

HISTORY, FACTS AND ISSUES: Creekside West Phase 6 & 7 are located on Hwy 122, west of I-75. Engineering and utility staff have made the final inspection of the project, and the work is substantially complete. All roads will remain private. Lots will be served by Lowndes County water and sewer. A punch list of construction items to be addressed has been provided to the contractor, and the final paperwork is in process at the time of agenda submittal (punch list corrections). The final plat will not be signed for recording until all paperwork is received. Attached is a letter requesting acceptance of infrastructure for this subdivision.

OPTIONS: 1. Adopt the Resolution
2. Board's Pleasure

RECOMMENDED ACTION: Adopt

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Quit Claim Deeds for Abandoned Right of Way for Dineshkumar Patel

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Approval and authorize the Chairman to sign the Quit Claim Deeds

HISTORY, FACTS AND ISSUES: Dineshkumar Patel owns property west of I-75 depicted as Tract 1 and outlined in red on the attached survey. Mr. Patel has asked the County to quitclaim to him a portion of the right-of-way of Baytree Road west of I-75 adjoining his property abandoned after the construction of I-75. It is depicted as Tract 3 and highlighted in orange on the attached survey. Mr. Patel has also asked the County to quitclaim to him a portion of the right-of-way of James Road north of St. Augustine Road adjoining his property also abandoned after the construction of I-75. It is depicted as Tract 2 and highlighted in yellow on the attached survey.

Prior to abandonment, the County's interest in land in each of these rights-of-way was an easement for the purpose of a county road. The adjoining property owners held the underlying fee simple title each to the centerline subject to the County's easements. The abandonments terminated the County's easements and vested full ownership in the adjoining property owners each to the centerline. The proposed quitclaim deeds will clarify and establish as a matter of public record that the County does not claim an interest in the subject portions of the abandoned rights-of-way.

As a matter of background, in 1965, the County quitclaimed a portion of abandoned right-of-way of Baytree Road (highlighted in blue) to the owner of the property to the north of the Patel property. Then, in 1990, the County quitclaimed a portion of abandoned right-of-way of Baytree Road (highlighted in green) and a portion of abandoned right-of-way of James Road (highlighted in pink) to the owner of the property to the east of the Patel property.

The Quitclaim Deeds Mr. Patel requests are attached.

OPTIONS: 1. Approve and authorize Chairman Slaughter to execute Quit Claim Deeds.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Resolution Creating Special District for Fire Protection Services

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Resolution Creating Special District for Fire Protection Services

HISTORY, FACTS AND ISSUES: This item is for the creation of a special district of the unincorporated area of Lowndes County for the provision of fire protection and emergency services within such district and for the levy and collection of fees, assessments, and taxes within such district to pay the cost of providing such services and to construct and maintain facilities.

OPTIONS: 1. Approve and authorize the Chairman to sign the attached Resolution.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Commission Chambers Audio and Visual Upgrade

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$110,147.78

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Approve proposal from S&L Integrated Systems, LLC. and authorize the Chairman to sign the proposal.

HISTORY, FACTS AND ISSUES: The Audio and Visual System in the Commission Chambers is no longer working properly, the equipment is obsolete, and repairs can no longer be made to keep the system running. Staff received proposals from two companies to complete the upgrade. The lowest proposal received is from S&L Integrated Systems, LLC. for \$110,147.78.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Proposed Deannexation of Property of Uvalde Land Company,
LLC

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: - 0 -

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Proposed Deannexation of Property of Uvalde Land Company, LLC

HISTORY, FACTS AND ISSUES: Uvalde Land Company, LLC acquired the property depicted on the attached plat of survey in March 2020. A portion of the platted property is in the unincorporated area. A portion is in the city limits of Valdosta.

Uvalde Land Company, LLC has proposed the portion of the platted property located within the city limits be deannexed from the city.

Deannexation of property from a city is governed by OCGA § 36-36-22. This Code section requires the adoption of a resolution by the governing authority of the county in which the property is located consenting to the deannexation.

A proposed Resolution of the Board of Commissioners consenting to the deannexation of the portion of the platted property located within the city limits is attached.

OPTIONS: 1. Approve and authorize the Chairman to sign the attached Resolution.
2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Resurfacing of Various County Roads

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$429,634.23

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Resurfacing of Various County Roads

HISTORY, FACTS AND ISSUES: Lowndes County solicited bids to resurface various county roads (See Attached List). The LMIG Grant provided by the Georgia DOT will pay \$1,107,500.64, while Lowndes County will be responsible for the remaining amount. The contractor will be responsible for rebuilding and grassing shoulders. Vendors present for the pre-bid meeting held on March 24, 2021, were H & H Paving, LLC, Reames and Son Construction and The Scruggs Company. The County received two bids which were received on April 6, 2021.

Reames & Son - Valdosta, Georgia \$1,570,293.35

The Scruggs Company - Valdosta, Georgia \$1,537,134.87

OPTIONS: 1. Award the bid to The Scruggs Company and authorize the Chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: North Lowndes Soccer Complex Phase II

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$1,811,758.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: North Lowndes Soccer Complex Phase II

HISTORY, FACTS AND ISSUES: North Lowndes Soccer Complex Phase II includes construction of a new maintenance building, construction of a new score box with grandstands, installation of all park furnishings such as lighting, bleachers, scoreboards, trash cans, etc.. and paving the parking area. These items were value engineered out of phase I of the project. Bids were accepted on March 30, 2021 and staff received the following bids:

Standard Contractors, Inc. - \$1,811,758.00 and 260 days

Kellerman Construction - \$1,821,049.00

Artesian Contracting Co. - \$2,553,301.60 and 300 days

Quillian Powell Construction - \$1,916,000.00 and 270 days

- OPTIONS: 1. Approve Standard Contractors, Inc. as the low bidder and authorize the chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$225,329.00

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue

HISTORY, FACTS AND ISSUES: The 30,000 gallon drafting pit will be constructed at Lowndes County Fire Rescue Station 10 Headquarters. The drafting pit will be used for annual pump testing, additional fire/rescue training, structural fire control and classes. Lowndes County does not currently have a drafting pit and currently the department uses the City of Valdosta's drafting pit. The drafting pit is part of the drill field masterplan for Fire/Rescue.

Staff received the below three bids:

Standard Contractors - \$225,329.00

Chuck Smith & Son Construction - \$249,000.00

Quillian Powell Construction - \$279,500.00

OPTIONS: 1. Approve Standard Contractors as the low bidder and authorize the chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: A New Shooting Range Shelter for the Lowndes County Sheriff's Office

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: A New Shooting Range Shelter for the Lowndes County Sheriff's Office

HISTORY, FACTS AND ISSUES: A new shelter for the Lowndes County Sheriff's Office (LCSO) Shooting Range was approved in Splost VIII. The project includes building a pre-engineered metal shelter over the lead pistol range and building a 8' cmu wall the length of the shelter to separate the lead range from the steel range. The LCSO uses the lead range for all training and qualifications. The contract includes all grading, foundations, and buildings installed.

Staff received the below six bids:

Kellerman Construction - \$304,252.00
Quillian Powell Construction - \$323,000.00
Chuck Smith & Son Construction - \$363,000.00
Artesian - \$404,682.00
Standard Contractors - \$484,814.00
Milton J Wood Co. - \$522,500.00

OPTIONS: 1. Approve Kellerman Construction as the low bidder and authorize the Chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: