

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, AUGUST 10, 2020, 8:30 a.m.
REGULAR SESSION, TUESDAY, AUGUST 11, 2020, 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 - July 27, 2020 & Regular Session - July 28, 2020

5. **Public Hearing**

- a. REZ-2020-07 The Scruggs Company, 4621 Old US 41 N. R-1 To M-1, Well And Septic, 5.9 Acres

Documents:

[REZ-2020-07 THE SCRUGGS COMPANY, 4621 OLD US 41 N. R-1 TO M-1, WELL AND SEPTIC.PDF](#)

- b. REZ-2020-08 Copeland Property Tucker Road And Johnson Road South E-A To R-A, County Water And Septic, ~6.07 Acres

Documents:

[REZ-2020-08 COPELAND PROPERTY TUCKER ROAD AND JOHNSON ROAD SOUTH E-A TO R-A, COUNTY WATER AND SEPTIC.PDF](#)

- c. REZ-2020-09 Richard Hill, Old Clyattville Rd. E-A To R-A, Well And Septic, ~24.46 Acres

Documents:

[REZ-2020-09 RICHARD HILL, OLD CLYATTVILLE RD. E-A TO R-A, WELL AND SEPTIC.PDF](#)

- d. TWR-2020-01 Verizon Wireless, Old State Road 0258-003, E-A, New ~165' Monopole

Documents:

[TWR-2020-01 VERIZON WIRELESS, OLD STATE ROAD 0258-003, E-A.PDF](#)

6. **For Consideration**

a. Adoption Of Millage Rate

Documents:

[ADOPTION OF MILLAGE RATE.PDF](#)

7. **Bid**

a. Ridgecrest, Woodland And Glenview Paving & Drainage Project

Documents:

[RIDGECREST, WOODLAND AND GLENVIEW PAVING AND DRAINAGE PROJECT.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-2020-07 The Scruggs Company, 4621 Old US 41 N. R-1 to
M-1, Well and Septic, 5.9 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-07 The Scruggs Company, 4621 Old US 41 N.
R-1 to M-1, Well and Septic, 5.9 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on portions of the subject properties from Low Density Residential (R-1) to Light Manufacturing (M-1). The general motivation in this case is primarily to include the previously conveyed easement portion of map & parcel 0053 106 (north and west of Tract 2) that created a split-zoned parcel, and to prepare the requested portion of map & parcel 0053 108 for a possible combination with adjacent property of map & parcel 0053 106 in the future. The subject property possesses road frontage on Old US 41 N., which is a State maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Suburban Character Area and Urban Service Area. Per Comprehensive Plan guidance, M-1 zoning is not listed as a permitted zoning within a Suburban Character Area nor an Urban Service Area.

With this request the following factors are apparent: 1) the M-1 zoning of the majority of the northernmost parcel included in the request, 2) the existing business operating on the properties in this request, 3) the existing Georgia Southern & Florida Railroad buffer to the west, and 4) the depiction of the Future Development Map.

Overall, while staff finds this request inconsistent with the Comprehensive Plan Future Development Map, staff believes the continued operation of The Scruggs Company at this location and its impact on future growth in the area satisfy Goal 5 of the 2016 Comprehensive Plan, to “protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.”

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. Approval
2. Board's pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-08 Copeland Property Tucker Road and Johnson Road
South E-A to R-A, County Water and Septic, ~6.07 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-08 Copeland Property Tucker Road and Johnson Road South E-A to R-A, County Water and Septic, ~6.07 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to potentially subdivide the property and deed a portion to a family member. The subject property possesses road frontage on both Tucker Road and Johnson Road South, both County Local roads. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Transportation/Communication/Utilities Character Area. Per Comprehensive Plan guidance R-A zoning in this case, while not specifically called out, would be implied as a permitted zoning within a Transportation/Communication/Utilities Character Area as "Any other zoning district if compatible with surrounding zonings and uses...".

The GLPC heard the request at their regular July meeting and recommended Approval of the request by a unanimous vote (11-0). The TRC considered this request and had no objectionable comments.

In addition to the above information, the following factors should be considered: 1) The tied R-A zoned property to the southeast, across Johnson Road South, 2) In order for the parcel to remain in conformance with the ULDC after division, a change in zoning would be necessary as the newly created parcels will each be less than the minimum 5 acres required for E-A zoning, and 3) Any development of the property will require connection to the County Water System.

Typical traffic flow capacity of a county local road is <1500 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. 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-2020-09 Richard Hill, Old Clyattville Rd. E-A to R-A, Well
and Septic, ~24.46 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-09 Richard Hill, Old Clyattville Rd. E-A to R-A, Well and Septic, ~24.46 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to subdivide the property into approximately seven lots for single-family dwellings, varying in size from 2.75 acres to 4.5 acres. The subject property possesses road frontage on Old Clyattville Rd., a Major Collector road, which is included in the Vision2045: Valdosta-Lowndes Metropolitan Transportation Plan for widening, from 2 to 5 lanes in the years 2026-2029. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Suburban Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Suburban Character Area.

The GLPC heard the request at their regular July meeting and recommended Approval of the request by a unanimous vote (11-0). The TRC considered this request and had no objectionable comments.

In addition to the above information, the following factors should be considered: 1) The property was originally zoned R-A at onset of the ULDC, and changed to E-A at request of property owner in 2006, 2) The adjacent R-A zoned property at the southwest tip of the property, and 3) The R-A zoned property to the east, across Old Clyattville Road.

Typical traffic flow capacity of a major collector road is 3000 to 6000 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. 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: TWR-2020-01 Verizon Wireless, Old State Road 0258-003, E-A,
New ~165' Monopole

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TWR-2020-01 Verizon Wireless, Old State Road
0258-003, E-A, New ~165' Monopole

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to construct a new ~165' telecommunications monopole within a 455 acre wooded tract near Naylor, off Old State Road. The subject property is currently zoned Estate Agriculture (E-A) and is allowed to be used for the construction of a new telecommunications tower with GLPC review and LCBOC approval. For further reference, where towers are allowed per the various zoning districts, new towers require LCBOC approval while collocation on existing towers require only administrative approval. Additionally, if the proposed tower is determined to likely interfere with the use of aircraft traffic operations around the Valdosta Regional Airport (VLD) or Moody Air Force Base (MAFB) the application can be required to receive a letter of clearance from the aforementioned bodies. In this case, a letter of clearance is not required from either the Valdosta Regional Airport or MAFB.

The primary motivation for a new tower at the subject property is a gap in the existing coverage area. The subject property is in the Rural Service Area and depicted as Agricultural/Forestry on the Future Development Map. While the character areas comment generally on the preservation of rural areas, Goal 10 of the Comprehensive Plan cites the support of technological infrastructure.

The GLPC heard the request at their regular July meeting and recommended Approval of the request by a unanimous vote (11-0). The TRC considered this request and had no objectionable comments.

The applicant has requested relief from the landscaping requirements in favor of an undisturbed buffer given the site's remote location. Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

- 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: Adoption of Millage Rate

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: Adoption of Millage Rate

HISTORY, FACTS AND ISSUES: The Board of Commissioners is required to set the county-wide millage rate for 2020. A public hearing was held prior to this adoption as required. The county-wide millage should be set at 10.851 mills with the County receiving 8.601 mills, the Industrial Authority receiving 1.00 mill and the Parks and Recreation Authority receiving 1.25 mills. This represents a reduction of 0.087 mills.

OPTIONS: 1. Adoption of the county-wide millage rate of 10.851 mills

RECOMMENDED ACTION: Adopt

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Ridgecrest, Woodland and Glenview Paving & Drainage Project

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT: \$899,744.40

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Ridgecrest, Woodland and Glenview Paving & Drainage Project

HISTORY, FACTS AND ISSUES: Lowndes County solicited bids for Ridgecrest, Woodland and Glenview Grading, Drainage, Base and Paving. The project will consist of Grading, Drainage, Base and Paving of Ridgecrest and Woodland and the installation of a box culvert under Glenview Drive. Vendors present for the pre-bid meeting held on July 21, 2020, were James Warren & Associates, Southland Contractors, Reames & Son Construction, Rountree Construction, and The Scruggs Company. Three bids were received on August 4, 2020.

See attached Bid Tabulation Sheet

OPTIONS: 1. Accept bid proposal and authorize execution of contract documents to Reames & Son Construction.

2. Board's Pleasure.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: