

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, SEPTEMBER 10, 2018, 8:30 a.m.  
REGULAR SESSION, TUESDAY, SEPTEMBER 11, 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. **Presentation To Jason Davenport**
5. **911 CALEA Re-Accreditation Presentation**
6. **Minutes For Approval**
  - a. Work Session- August 13, 2018
  - b. Regular Session- August 14, 2018
  - c. Special Called Meeting- August 23, 2018
7. **Public Hearing**
  - a. REZ-2018-15 Misti Ray, 4810 Carter Ln., E-A To R-1, Well/Septic, ~4.05 Acres  
  
Option #1 Approval  
Documents:  
  
[REZONING CASE REZ-2018-15.PDF](#)
  - b. REZ-2018-16 Stovall, 6002 N. Oak St. Ext., C-G/Conditional To C-G/Conditional, Well & Other, ~5.84 Acres  
  
Option #1 Approval  
Documents:  
  
[REZONING CASE REZ-2018-16.PDF](#)
8. **For Consideration**
  - a. Approval Of Increase In Approval Limits  
  
Consideration of approval limits for budgeted items for the County Manager and Finance Director  
  
Documents:  
  
[APPROVAL OF INCREASE IN APPROVAL LIMITS.PDF](#)

9. **Bid**

- a. Traffic Signal Installation At N. Forrest St. Ext. And Knights Academy Rd.

Board's Pleasure

Documents:

[TRAFFIC SIGNAL INSTALLATION AT N. FORREST ST. EXT. AND KNIGHTS ACADEMY ROAD.PDF](#)

10. **Reports - County Manager**

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

12. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-15

DATE OF MEETING: September 11<sup>th</sup> 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-2018-15 Misti Ray, 4810 Carter Ln.  
E-A to R-1, Well/Septic, ~4.05 acres

**HISTORY, FACTS AND ISSUES:**

This request represents a change in zoning on an existing parcel from Estate Agricultural (E-A) to Low Density Residential (R-1). The general motivation in this case is to meet zoning requirements and to prepare the parcel for reconfiguration into two parcels. Pending zoning approval, the subject property is proposed to be reconfigured into a 1.0 acre lot including an existing house, and a ~3.05 acre lot to include a future house, both of which will possess road frontage on Carter Lane. Carter Lane is a county maintained, paved local road (750 to 1,500 vehicles per day). Concerning the Comprehensive Plan Future Development Map the subject property is depicted as a Rural Residential Character Area and within the Urban Service Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a permitted zoning within that Character Area. Factors for consideration include the following: 1) The precedent of R-1 zoning on the adjacent property to the north as well as other nearby properties including the Southwood Estates Subdivision to the northwest, 2) the presence of multiple water resources on the subject property (Medium Groundwater Recharge Area and Wetlands), and 3) The property owner's intent to subdivide the property in the future. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Other Comments with (Source)	None			

At their August regular GLPC meeting the GLPC recommended for approval of this request by a 6-0 vote. No one spoke either in favor or against the request.

Overall, Planning found this request consistent with the Comprehensive Plan and recommends approval.

**OPTIONS:**

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

**RECOMMENDED ACTION:** Option #1 Approval

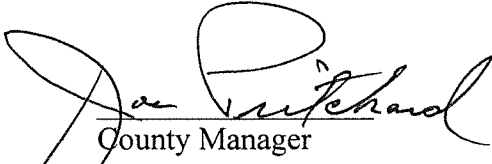
DIVISION: Planning

Contributing Staff: Molly Stevenson

Sharon Griffith

Trinni Amiot

VALOR



County Manager

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

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-16

DATE OF MEETING: September 11<sup>th</sup> 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-2018-16 Stovall, 6002 N. Oak St. Ext.  
C-G/Conditional to C-G/Conditional, Well & Other, ~5.84 acres

---

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an existing parcel from General Commercial (C-G/Conditional) with two conditions to General Commercial (C-G/Conditional) with one condition. The two current conditions are: 1) A portion of the northern property line of the subject property 292.35 feet in length and the northern portion of the western property line 250 feet in length, one of which is illustrated on the combination plat of the subject property prepared by Califf Surveying and Mapping, LLC., dated January 23, 2015, and recorded in Plat Cabinet B Page 1135, shall have an undisturbed buffer a minimum of thirty (30) feet in width without a fence or a minimum of fifteen (15) feet in width with the construction of a 6'-8' opaque fence. The proposed maintenance requirements shall comply with Section 4.07.00 of the (ULDC) Lowndes County Unified Land Development Code; and 2) No personal care homes (Family, Group, or Congregate). The applicant is seeking to have the second condition of No personal care homes (Family, Group, or Congregate) removed. The condition was imposed by the Lowndes County Board of Commissioners at their March 10, 2015 meeting, when a rezoning case from Medium Density Residential (R-21) to General Commercial (C-G) was presented for this property. This rezoning is being sought as a result of a potential buyer's interest in developing the property into an assisted living facility.

The subject property possesses road frontage on North Oak Street Extension which is a county maintained arterial road. Typical traffic flow capacity of an arterial road is in excess of 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. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as within a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The adjacent multi-family residential development largely to the north and northwest, 2) The adjacent non-residential development largely to the east and west, and 3) The adjacent commercial zoning to the east.

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
		Approval	Approval	
Other Comments with (Source)	Keep the Buffer condition in place – Planning and Zoning			

The GLPC heard this request at their August regular meeting and also recommended for its approval by a 6-0 vote. For reference, no one spoke either for or against the request at the GLPC public hearing.

Overall, Planning found this request consistent with the Comprehensive Plan and recommends approval of the request to remove the No personal care homes condition.

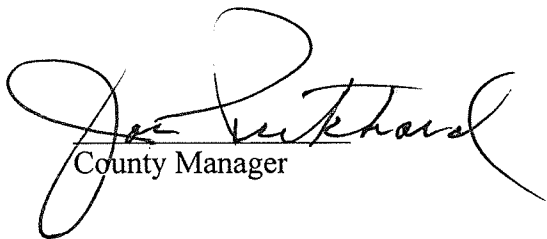
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approval

DIVISION: Planning

Contributing Staff: Molly Stevenson  
Sharon Griffith  
Trinni Amiot  
VALOR



County Manager

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

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Approval of Increase in Approval Limits

DATE OF MEETING: September 11, 2018

BUDGET IMPACT \$  
FUNDING SOURCE  
     Annual  
     Capital  
     N/A

Regular Meeting   
Work Session   
Recommendation   
Policy/Discussion   
Report   
Other

COUNTY ACTION REQUESTED ON: Approval of Increase in Approval Limits

---

HISTORY, FACTS AND ISSUES: Currently, the authority to approve purchases for the County is set at \$10,000.00 for the County Manager and \$8,000.00 for the Finance Director. Items exceeding those limits are required to be approved by the Board of Commissioners. Those limits were last evaluated around 2000 and have not been adjusted for inflation. Staff is requesting that the Board consider adjusting the approval limits to \$25,000.00 for the County Manager and \$20,000.00 for the Finance Director. This action would apply to items that are included in the approved budget.

OPTIONS: 1. Board's Pleasure

RECOMMENDED ACTION: 1. Board's Pleasure

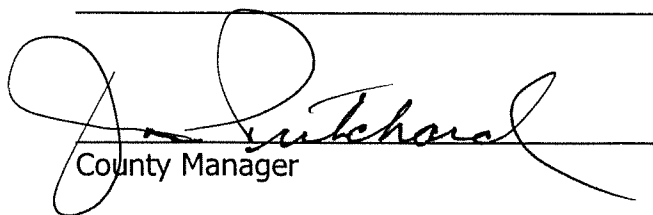
DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

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

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Traffic Signal Installation at N. Forrest St. Ext. and Knights Academy Rd.

DATE OF MEETING: September 11, 2018

BUDGET IMPACT: \$108,310.00

FUNDING SOURCE

- Annual                      (X) SPLOST VII  
 Capital  
 N/A

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

COUNTY ACTION REQUESTED ON: Traffic Signal Installation at N. Forrest St. Ext. and Knights Academy Rd.

HISTORY, FACTS AND ISSUES: The Lowndes County Engineering Department has requested bids for the installation of a traffic signal at the intersection of N. Forrest St. Ext. and Knights Academy Rd. A warrant study was recently conducted which indicated the need for a traffic signal based on traffic volume and vehicle accidents. The County received 2 bids.

Corbett Electrical Construction, Inc.    Lake Park, GA    \$108,310.00

Moye Electric Company, Inc.                      Dublin, GA            \$110,400.00

- OPTIONS: (1) Award bid to Corbett Electrical Construction  
(2) Award bid to Moye Electric Company  
(3) Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

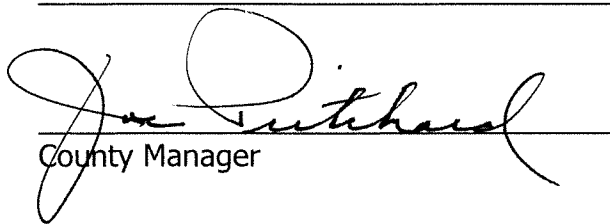
DEPARTMENT: Engineering

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

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

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