

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, FEBRUARY 24, 2020, 8:30 a.m.  
REGULAR SESSION, TUESDAY, FEBRUARY 25, 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 - February 10, 2020
- b. Regular Session - February 10, 2020

5. **Public Hearing**

- a. Rezoning Case REZ-2020-01 Nancy G. Hobby, 2626 Loch Laurel Rd. R-1 To E-A, Well & Septic, ~10.0 Acres (Districts 3 And 5)

Documents:

[REZONING CASE REZ-2020-01.PDF](#)

- b. Rezoning Case REZ-2020-02 SKT Investments, LLC, Lester Rd. E-A To R-A, Well & Septic, ~10.55 Acres (Districts 3 And 5)

Documents:

[REZONING CASE REZ-2020-02.PDF](#)

6. **For Consideration**

- a. Microsoft Server 2019 Data Center License

Documents:

[MICROSOFT SERVER 2019 DATACENTER LICENSE.PDF](#)

- b. Request To Accept Hamm Estates Dr. Into The County Road Inventory For Maintenance

Documents:

[REQUEST TO ACCEPT HAMM ESTATES DR. INTO THE COUNTY ROAD INVENTORY FOR MAINTENANCE.PDF](#)

- c. Approval Of Clyattstone Rd.-Simpson Ln. ROW Purchases

Documents:

[APPROVAL OF CLYATTSTONE RD. SIMPSON LN ROW PURCHASES.PDF](#)

d. Approval Of Clyattstone Rd. -Simpson Ln. ROW Acquisition

Documents:

[APPROVAL OF CLYATTSTONE RD. SIMPSON LN. ROW ACQUISITION.PDF](#)

e. 2020 Administrative Services Agreement With Allied Benefit Systems, Inc.

Documents:

[2020 ADMINISTRATIVE SERVICES AGREEMENT WITH ALLIED BENEFIT SYSTEMS.PDF](#)

f. Deannexation Of Ganas Property By Lake Park

Documents:

[DEANNEXATION OF GANAS PROPERTY BY LAKE PARK.PDF](#)

7. **Bid**

a. Bid For Repairs To Knights Academy Road

Documents:

[BID FOR REPAIRS TO KNIGHTS ACADEMY ROAD.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: Rezoning Case REZ-2020-01 Nancy G. Hobby, 2626 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~10.0 acres (Districts 3 and 5)

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-01 Nancy G. Hobby, 2626 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~10.0 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to preserve the land as farmland. The subject property possesses road frontage on Loch Laurel Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Urban Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance, E-A zoning is listed as a permitted zoning classification within a Rural Residential Character Area.

In addition to the information above, the following factors should be considered: 1) The existing rural character of the property, 2) The adjacent E-A zoned property to the south, and 3) The Description of a Rural Character Area and Development Strategy as found on page 128 of the Comprehensive Plan.

At its January meeting, the Greater Lowndes Planning Commission voted unanimously (10-0) to recommend approval of the request.

The TRC considered the request and had no objectionable comments, and Staff finds the request consistent with the Comprehensive Plan.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-02 SKT Investments, LLC, Lester Rd. E-A to R-A, Well & Septic, ~10.55 acres (Districts 3 and 5)

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-02 SKT Investments, LLC, Lester Rd. E-A to R-A, Well & Septic, ~10.55 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural). The general motivation is for the applicant to potentially subdivide and place up to 8 single-family dwellings on the property. The subject property possesses road frontage on Lester Road, a county-maintained residential local road with ditches. This portion of Lester Road is approximately 1/2 mile south of Inner Perimeter Road and not part on the portion of Lester Road currently being paved. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as within the Urban Service Area and in a Rural Residential Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning classification within a Rural Residential Character Area.

In addition to the information above, the following factor should be considered: The adjacent R-A zoned properties to the south.

At its January regular meeting, the Greater Lowndes Planning Commission considered the case and voted unanimously (10-0) to recommend approval of the request. Additionally, the TRC considered the request and had no objectionable comments. However, the Health Department stressed that well and septic installation for any and all dwellings will be subject to health department requirements. Staff finds the request consistent with the Comprehensive Plan.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Microsoft Server 2019 Datacenter License

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: \$24,613.44

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Microsoft Server 2019 Datacenter License

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HISTORY, FACTS AND ISSUES: Requested is the purchase of Microsoft 2019 Datacenter license to replace the end-of-life versions currently in the data-center. This purchase will upgrade over 40 virtual servers.

- OPTIONS: 1. Approve  
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Request to Accept Hamm Estates Dr. into the County Road  
Inventory for Maintenance

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Private Dirt Road Acceptance for Maintenance

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HISTORY, FACTS AND ISSUES: Lowndes County received a petition from residents of Hamm Estates Drive requesting the County to accept Hamm Estates Dr., a private dirt road, into the County Road Inventory for maintenance.

For reference, in 1995, Lowndes County was approved for a State Aid Grant through the Georgia Department of Transportation to pave Hamm Estates Dr. Lowndes County began the process of acquiring the necessary right of way for the project but ran into opposition from the property owners. In April, 1998, the Lowndes County Board of Commissioners voted to abandon the road paving project because the necessary right of way could not be acquired. As a result, in June, 1998, Hamm Estates Dr. was abandoned and turned back into a private road.

Attached, in addition to a copy of the submitted petition, is a copy of the signed Resolution Regarding Dedications of Private Roads to Become County Roads, adopted by the Lowndes County Board of Commissioners at its October 22, 2019 regular meeting.

OPTIONS: 1. Accept Hamm Estates Dr. into the County Road Inventory for maintenance  
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Approval of Clyattstone Rd.-Simpson Ln. ROW Purchases

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: \$43,245.50

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of Clyattstone Rd.-Simpson Ln. ROW Purchases

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HISTORY, FACTS AND ISSUES: The County has negotiated the purchase of Right of Way property numbers 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 30, 31, 32, 34, 35, and 36 for the Clyattstone Road-Simpson Lane TSPLOST project. The ROW Deeds set forth the respective grantors, identities of the properties, and purchase prices and terms of the acquisition for each property. The Commission is required to approve each of these acquisitions in a public vote.

- OPTIONS: 1. Approve the acquisition from the respective grantors of the identified properties for the purchase prices and terms of the acquisition for each property, as set forth in the ROW Deeds.  
2. Redirect

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Approval of Clyattstone Rd.-Simpson Ln. ROW Acquisition

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: \$11,535.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of Clyattstone Rd.-Simpson Ln. ROW

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HISTORY, FACTS AND ISSUES: The County has negotiated the purchase of Right of Way property number 7 for the Clyattstone Road - Simpson Lane TSPLOST project from Allen and Sally Woods. The County will acquire property 7 in exchange for \$11,535.00 plus 0.084 acres of no longer needed County ROW along Clyattstone Rd. that abuts the Woods' property. The Commission is required to approve this exchange and deeds in a public vote.

OPTIONS: 1. Approve the exchange with the Woods of the identified properties as set forth in the deeds, and authorize the Chairman to execute the deed from the County to the Woods.

2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2020 Administrative Services Agreement with Allied Benefit Systems, Inc.

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: \$290,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approve 2020 Administrative Services Agreement with Allied Benefit Systems, Inc.

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HISTORY, FACTS AND ISSUES: The Lowndes County Health Benefit Plan is a self-funded program that is administered through Allied Benefit Systems, Inc. using the Blue Cross Blue Shield of Georgia provider network. Administration responsibilities include the processing of all health insurance claims, pre-certification and case management services. Allied Benefit Systems, Inc. has provided these services to Lowndes County since January of 2018.

- OPTIONS: 1. Approve 2020 Administrative Services Agreement with Allied Benefit Systems, Inc. and Authorize the Chairman to Sign Contract Documents.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Kevin Beals

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Deannexation of Ganas Property by Lake Park

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Resolution Consenting to Deannexation

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HISTORY, FACTS AND ISSUES: Jerry Ganas owns Tract 1 (0.653 acres) depicted on the Plat attached to the attached proposed Resolution. This Tract is in the Lake Park city limits. The property across Old US 41, the adjoining property to the northwest, and Long Pond are in the unincorporated area. The property to the southeast is in the city limits of Lake Park.

OCGA § 36-36-22 grants cities authority to deannex an area of the existing corporate limits upon the written and signed application of the owner of the land.

Mr. Ganas has filed an application with Lake Park to deannex Tract 1.

For a city to deannex an area, OCGA § 36-36-22 requires the adoption of a Resolution of the county in which the property is located consenting to the deannexation.

The attached proposed Resolution consents to the deannexation of Tract 1 depicted on the attached Plat.

If the County consents, Lake Park will then act on Mr. Ganas' application.

- OPTIONS:
1. Adopt the proposed Resolution Consenting to Deannexation
  2. Decline to adopt the proposed Resolution Consenting to Deannexation

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Trinni Amiot

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Bid for Repairs to Knights Academy Road

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: \$50,433.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Culvert Apron Repairs - Knights Academy Road

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HISTORY, FACTS AND ISSUES: Lowndes County has solicited bids for emergency repairs needed on Knights Academy Road for Culvert Aprons.

Three (3) bids were submitted. They are:

Doug Wright Concrete Service Valdosta, GA \$60,000.00  
Rountree Construction Valdosta, GA \$50,433.00  
Southland Contractors Valdosta, GA \$81,190.00

OPTIONS: 1. Accept bid from Rountree Construction to make the Culvert Apron Repairs on Knights Academy Road in the amount of \$50,433.00  
2. Board's Pleasure

RECOMMENDED ACTION: Accept

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: