

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, SEPTEMBER 13, 2021, 8:30 a.m.
REGULAR SESSION, TUESDAY, SEPTEMBER 14, 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. **Code Enforcement Appreciation**
5. **VLPR Adopted Master Plan Presentation By Dr. David Barth (Work Session)**
6. **Minutes For Approval**
 - a. Work Session - August 23, 2021 & Regular Session - August 24, 2021
7. **Public Hearing**
 - a. REZ-2021-14 LAR Properties Of Lake Park 5359 Mill Store Road, Lake Park P-D To C-H

Documents:
[REZ-2021-14 LAR PROPERTIES OF LAKE PARK 5359 MILL STORE ROAD, LAKE PARK P-D TO C-H.PDF](#)
8. **For Consideration**
 - a. Beer & Wine License - Falguniben Chaudhary Of Aarush 420 Corp., DBA Barrett's Food Mart - 6685 Bemiss Rd., Valdosta, GA

Documents:
[BEER AND WINE LICENSE - FALGUNIBEN CHAUDHARY OF AARUSH 420 CORP.PDF](#)
 - b. Agreement For Automatic Aid In Fire And Emergency Services Between Lowndes County And Moody Air Force Base

Documents:
[AGREEMENT FOR AUTOMATIC AID IN FIRE AND EMERGENCY SERVICES BETWEEN LOWNDES COUNTY AND MOODY AIR FORCE BASE.PDF](#)
 - c. Lowndes County Historic Courthouse Early Demolition And Abatement GMP (Guaranteed Maximum Price)

Documents:

[LOWNDES COUNTY HISTORIC COURTHOUSE EARLY DEMOLITION AND ABATEMENT GMP \(GUARANTEED MAXIMUM PRICE\).PDF](#)

d. **GMASS Commercial Contract**

Documents:

[GMASS COMMERCIAL CONTRACT.PDF](#)

9. **Reports - County Manager**
10. **Citizens Wishing To Be Heard-Please State Your Name And Address**
11. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-14 LAR Properties of Lake Park 5359 Mill Store Road,
Lake Park P-D to C-H

DATE OF MEETING: September 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-14 LAR Properties of Lake Park 5359 Mill Store Road, Lake Park P-D to C-H

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Planned Development (P-D) zoning to Highway Commercial (C-H) zoning. The general motivation, in this case, is to obtain a single commercial zoning on the subject property for expansion of an existing commercial (recreational vehicle sales) operation.

The property was rezoned in 2002 from C-H to R-C (Residential Cluster) in order to create the Hidden Oaks subdivision, which became an approved subdivision plat in 2005. In 2006, a Vested Rights case and a Rezoning case were approved to overcome a discrepancy between the recorded plat from 2005 and the rezoning case from 2002 that caused a portion of the subject property to change from C-H to P-D. Phase 2 of the Hidden Oaks subdivision never materialized, thus resulting in the split zoning.

Access to and from the subject property is proposed to be from Mill Store Rd, a minor collector in the Lowndes County Thoroughfare Plan, with a predicted 1,500 to 3,000 annual average daily traffic (AADT) count. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Urban Service Area and depicted as a Regional Activity Center Character Area. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning within a Regional Activity Center Character Area. Aspects of this case worthy of consideration include the following: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The residential zoning to the east, and 4. The adjacent C-H zoning.

The TRC considered the request and recommended/noted the need to maintain a permanent easement to access the County Utilities in the northernmost corner of the property. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land-use patterns of the area.

The GLPC considered the request at their August meeting and recommended approval of the request via a unanimous vote of (7-0).

- OPTIONS: 1. Approve
2. Approve with Conditions

3. Table

4. Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Beer & Wine License - Falguniben Chaudhary of Aarush 420 Corp., DBA Barrett's Food Mart - 6685 Bemiss Rd., Valdosta, GA

DATE OF MEETING: September 14, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer & Wine License - Falguniben Chaudhary of Aarush 420 Corp., DBA Barrett's Food Mart - 6685 Bemiss Rd., Valdosta, GA

HISTORY, FACTS AND ISSUES: Falguniben Chaudhary of Aarush 420 Corp., DBA Barrett's Food Mart - 6685 Bemiss Rd., Valdosta, GA, is requesting a license for the sale of beer & wine for consumption off premise. This is due to a change of ownership. The ordinance 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. Approve the Beer & Wine License
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Agreement for Automatic Aid in Fire and Emergency Services
between Lowndes County and Moody Air Force Base

DATE OF MEETING: September 14, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Agreement for Automatic Aid in Fire and Emergency Services between
Lowndes County and Moody Air Force Base

HISTORY, FACTS AND ISSUES: Lowndes County Fire Rescue and Moody Air Force Base have been working to prepare an agreement for automatic aid. Approval of the agreement will provide for automatic aid aimed at enhancing fire protection capabilities in unincorporated Lowndes County, while providing structural firefighting training and experience to airmen at Moody Air Force Base. The operational details of dispatch/response have been coordinated and approved by Fire Chiefs representing both departments.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Historic Courthouse Early Demolition and Abatement GMP (Guaranteed Maximum Price)

DATE OF MEETING: September 14, 2021

Work Session/Regular Session

BUDGET IMPACT: \$411,125.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Lowndes County Historic Courthouse Early Demolition and Abatement GMP

HISTORY, FACTS AND ISSUES: Lowndes County Staff, the Architect (Gladwin Vaughn Architecture), and the Construction Manager (Allstate Construction and Cauthan Construction Joint Venture, LLC.) decided to move forward with an early demo and abatement project instead of including this work in the construction phase. This project will help in identifying many other unforeseen items that can be addressed in the construction documents before they are complete and ready for public bids. The project will also allow for the abatement of all the environmental items that need to be removed. The project will allow for more accurate bids for the construction phase and the project team feels it will allow for a more successful project.

OPTIONS: 1. Approve the GMP for Early Demolition and Abatement and authorize the Chairman to sign the GMP 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: GMASS Commercial Contract

DATE OF MEETING: September 14, 2021

Work Session/Regular Session

BUDGET IMPACT: \$108,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: GMASS COMMERCIAL CONTRACT

HISTORY, FACTS AND ISSUES: The two positions that handle all of the assessment work for Commercial property are vacated due to retirement and relocation. There are no current staff members with the necessary qualification and subject matter expertise to take over the Commercial property assessment duties. The Lowndes County Board of Assessors has approved a contract between the Board of Assessors and GMASS to perform the duties related to the assessment of Commercial property required to submit a Commercial property digest for the Assessors' Office. The contract for services is for three years but can sign on a year by year basis. The cost for the service will be \$108,000.00, for 2022, 2023 & 2024.

OPTIONS: 1. Approve the contract between the Board of Assessors and GMASS
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Board of Assessors

DEPARTMENT HEAD: Lisa Bryant

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: