

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, JULY 10, 2023, 8:30 a.m.  
REGULAR SESSION, TUESDAY, JULY 11, 2023, 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 - June 26, 2023 & Regular Session - June 27, 2023

5. **Appointments**

- a. South Georgia Regional Library Board

Documents:

[SOUTH GEORGIA REGIONAL LIBRARY BOARD -5.PDF](#)

6. **Public Hearing**

- a. TXT-2023-01 ULDC Text Amendments

Documents:

[TXT-2023-01 ULDC TEXT AMENDMENTS.PDF](#)

- b. REZ-2023-09 – South GA Boat And RV Storage, ~22 Acres, 6153 Inner Perimeter, From I-S To C-H, Well & Septic

Documents:

[REZ-2023-09 SOUTH GA BOAT AND RV STORAGE.PDF](#)

7. **For Consideration**

- a. Alapaha Plantation Cerafiltec Pilot Study Proposal

Documents:

[ALAPAHA PLANTATION CERAFILTEC PILOT STUDY PROPOSAL.PDF](#)

- b. Purchase Of 412-416 North Lee Street Property

Documents:

PURCHASE OF 412-416 NORTH LEE STREET PROPERTY.PDF

c. ACCG IRMA Property & Liability Insurance Program Renewal

Documents:

ACCG IRMA PROPERTY AND LIABILITY INSURANCE PROGRAM  
RENEWAL -.PDF

8. **Bid**
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: South Georgia Regional Library Board

DATE OF MEETING: July 11, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Appointing/Reappointing Members

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HISTORY, FACTS AND ISSUES: The terms of Mr. DeWayne Johnson, Dr. Beverley Richardson-Blake, Mr. Thomas Lovett, and Dr. George Gaumont have expired. Mr. Johnson, Dr. Richardson-Blake, Mr. Lovett, and Mr. Gaumont have all expressed a desire to serve another three-year term. Mr. Gary Wisenbaker has served two three year terms leaving a vacant seat. Ms. Catherine Ammons and Ms. Sarah Fitzgerald have both expressed a desire to be appointed to the Board.

OPTIONS: 1. Appoint/reappoint members.  
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: TXT-2023-01 ULDC Text Amendments

DATE OF MEETING: July 11, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TXT-2023-01 ULDC Text Amendments

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HISTORY, FACTS AND ISSUES: ULDC Text Amendment TXT-2023-01 includes general amendments to the Code regarding variance requirements, definitions and procedures found in International, Federal and State statutes, the measurement of time, enforcement regulations, the keeping of chickens in different zoning districts, day care definitions and regulations, updates required by changes in state law (OCGA) and administrative and/or clerical changes. To help organize these amendments, they have been grouped together and organized by number. Short versions of the proposed amendments are included as a part of this case in the strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups is also attached. The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, the Planning Staff recommends approval of Amendments one through seven .

During the GLPC meeting, one citizen spoke in opposition, claiming that the general public had not been adequately notified of the proposed amendments. The GLPC questioned staff about the notice before motioning to Recommend Approval, but the motion failed (3-4). A second motion was made to Recommend Tabling for 30 days, and the motion carried (5-2).

OPTIONS: 1) Approve  
2) Table  
3) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-09 – South GA Boat and RV Storage, ~22 acres, 6153 Inner Perimeter, from I-S to C-H, Well & Septic

DATE OF MEETING: July 11, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-09 – South GA Boat and RV Storage, ~22 acres, 6153 Inner Perimeter, from I-S to C-H, Well & Septic

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HISTORY, FACTS AND ISSUES: This case represents a request to rezone approximately 22 acres from its current I-S (Intensive Services) zoning district to C-H (Highway Commercial) for semi-speculative commercial purposes.

In 2009, the property was rezoned from E-A to I-S for a biomass fuel plant, with four (4) conditions, with Condition 2 specifying the only use of the subject property be “[for] a forty (40) megawatt biomass electric generating plant.”

The subject property is accessed off Inner Perimeter Road, a State Arterial Road and part of the Inner Perimeter Road Corridor Overlay, situated within the Urban Service Area as well as the Transportation/Utilities character area. The property will be served by individual well and septic system for any offices constructed.

Per the applicant’s letter, “if approved, the site will be used to construct an RV and boat storage facility initially on only five acres of the property,” and “all phases of development intend to follow the ULDC regulations.”

The TRC reviewed the request and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use. The Planning Commission heard the request and public input on June 26th, and voted unanimously to recommend Approval (7-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Alapaha Plantation Cerafiltec Pilot Study Proposal

DATE OF MEETING: July 11, 2023

Work Session/Regular Session

BUDGET IMPACT: \$10,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Alapaha Plantation Cerafiltec Pilot Study Proposal

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HISTORY, FACTS AND ISSUES: Cerafiltec US, LLC has proposed to supply a ceramic flat membrane pilot unit at the Alapaha Plantation water treatment plant. This will be a 90 day pilot study with an optional 30 day extension. The purpose of the pilot study is to determine the feasibility of removing organics and lowering the disinfection by-products to acceptable EPD levels. The cost for the pilot study is \$10,000.00 for 90 days, and an additional \$3,500.00 if we add the extra 30 days. Staff recommends approval and authorize the Chairman to sign the proposal with Cerafiltec US, LLC.

OPTIONS: (1.) Approve  
(2.) Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Purchase of 412-416 North Lee Street Property

DATE OF MEETING: July 11, 2023

Work Session/Regular Session

BUDGET IMPACT: \$75,000

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Purchase of 412-416 North Lee Street Property

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HISTORY, FACTS AND ISSUES:

The County has the opportunity to purchase property located at 412-416 North Lee Street, in Valdosta, from Shirley D. Joseph. The property is depicted on the attached aerial photograph. The property has been appraised for \$75,000. Ms. Joseph has offered to sell the property to the County for \$75,000. Staff proposes the County agree to pay 2023 property taxes. The acquisition will improve the utility of the County's property to the north, west, and south.

- OPTIONS: 1. Approve the purchase of the depicted property for \$75,000, with the County to agree to pay 2023 property taxes.  
2. Redirect

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

N/A



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: ACCG IRMA Property & Liability Insurance Program Renewal

DATE OF MEETING: July 11, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: \$1,066,238

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Insurance renewal for Property, Automobile, Machinery and General Liability for Public Officials and Law Enforcement.

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HISTORY, FACTS AND ISSUES: Lowndes County has participated in the ACCG-IRMA Insurance Program (a non-profit, Georgia County government-owned fund) since 7/1/1994 (29 years). During this renewal process, the ACCG-IRMA Board voted to "pause" the dividend disbursement process in order to address rising claims costs, lackluster investment returns and to ensure the fund maintains a positive surplus position. Historically, dividend disbursements have been applied to our renewal in order to help offset premiums (renewal). In order to counteract the impacts mentioned, the ACCG has provided multiple proposals, which are as follows:

**Proposal #1** - Continue with existing deductible - \$2,500 deductible with \$5,000 deductible on POL & LEL, Premium - \$1,212,786

**Proposal #2** - Optional proposal - \$15,000 deductible, Premium - \$1,066,238

**Proposal #3** - Optional proposal - \$25,000 deductible, Premium - \$996,417

The ACCG has also suggested additional ways for the County to save on contributions to the program. With the higher deductibles, the County could remove auto physical damage coverage (comprehensive and collision coverage) on its older, lesser valued vehicles where auto physical damage claims would likely be within the deductible anyway.

OPTIONS: 1. Renew Property and Liability Insurance Coverage with the ACCG at the \$15,000.00 deductible level per occurrence on all lines. (Includes Law Enforcement Liability (LEL) and Public Officials Liability (POL)).

2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Kevin Beals

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Board's Pleasure