

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, JUNE 8, 2020, 8:30 a.m.  
REGULAR SESSION, TUESDAY, JUNE 9, 2020, 5:30 p.m.  
327 N. Ashley Street - 2nd Floor

To comply with the guidelines of the Center for Disease Control (CDC) in regard to the Coronavirus (COVID19) pandemic and social distancing, face coverings (masks) are required for all meeting participants.

1. **Call To Order**

2. **Invocation**

3. **Pledge Of Allegiance To The Flag**

4. **Minutes For Approval**

- a. Regular Session - May 26, 2020

5. **Appointments**

- a. Valdosta/Lowndes County Zoning Board Of Appeals

Documents:

[VALDOSTA LOWNDES ZONING BOARD OF APPEALS.PDF](#)

- b. South Regional Joint Development Authority

Documents:

[SOUTH REGIONAL JOINT DEVELOPMENT AUTHORITY.PDF](#)

6. **Public Hearing**

- a. Rezoning Case REZ-2020-04 (Districts 2 & 4) Two Oaks Cottages, Mac Rd. R-A To P-D, County Water & Sewer, ~3.38 Acres

Documents:

[REZONING CASE REZ-2020-04 TWO OAKS COTTAGES.PDF](#)

- b. Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights Academy Rd. R-A To P-D, Well/Septic, ~36.926 Acres

Documents:

[REZONING CASE REZ-2020-05 JOSE LAGE, 4055 KNIGHTS ACADEMY](#)



## 7. **For Consideration**

### a. Blue Lake Lift Station Emergency Repair

Documents:

[BLUE LAKE LIFT STATION EMERGENCY REPAIR.PDF](#)

### b. Upgrades To Lowndes County Facilities Through A Comprehensive Project Contract

Documents:

[UPGRADES TO LOWNDES COUNTY FACILITIES THROUGH A COMPREHENSIVE PROJECT CONTRACT.PDF](#)

### c. Approve Condemning ROW And Drainage Easement For Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project

Documents:

[APPROVE CONDEMNING ROW AND DRAINAGE EASEMENT FOR CLYATTSTONE RD.-SIMPSON LN. TSPLOST PAVING 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: Valdosta/Lowndes County Zoning Board of Appeals

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing members

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HISTORY, FACTS AND ISSUES: The terms of Mrs. Gretchen Quarterman and Mrs. Victoria Copeland on the Zoning Board of Appeals expired on May 7, 2020. Mrs. Quarterman has submitted her resignation and Mrs. Copeland has expressed interest in being reappointed to the board.

OPTIONS: 1. Reappoint Mrs. Copeland and appoint a new member.  
2. Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: South Regional Joint Development Authority

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing members

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HISTORY, FACTS AND ISSUES: The terms of Ms. Andrea Schruijer and Commissioner Clay Griner on the South Regional Joint Development Authority expired on May 24, 2020. Both Ms. Schruijer and Commissioner Griner are interested in being reappointed.

OPTIONS: 1. Reappoint/appoint members  
2. Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-04 (Districts 2 & 4) Two Oaks Cottages,  
Mac Rd. R-A to P-D, County Water & Sewer, ~3.38 acres

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: 0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-04 Two Oaks Cottages, Mac Rd.  
R-A to P-D, County Water and Sewer, ~3.38 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation for the request is so the subject property can be developed at a greater density, not to exceed 25 residential lots. Access to and from the property is off Mac Road, a private road off Bemiss Road, and Case Pointe, a local county-maintained road. Mac Road is proposed to be improved and requested for acceptance of infrastructure by Lowndes County. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Neighborhood Activity Center Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The trend of P-D zoned subdivisions in the area which include the Glen Laurel Subdivision adjacent to the northwest, the Two Oaks Subdivision adjacent to the northeast, and the nearby Coventry, Coventry Villas and Barrington Planned Developments, 2) County water and sewer connectivity, 3) Current growth trends in the area, 4) Proximity to Moody Air Force Base, and 5) the easternmost portion of the parcel lies within the Bemiss Corridor.

Due to COVID-19 gathering restriction recommendations, the GLPC did not meet for its previously scheduled regular May meeting, and thus did not hear this case or provide a recommendation on the request. The TRC did consider the request and had no objectionable comments. Additionally, 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: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: 0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2020-05 (Districts 1 & 4) Jose Lage, 4055 Knights Academy Rd. R-A to P-D, Well/Septic, ~36.926 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation for the request is so the subject property can be developed and utilized as an Event Facility/Venue, primarily for weddings, family reunions, parties, etc... Access to and from the property is of Knights Academy Road, a Major Collector road (3,000 to 6,000 AADT). Concerning the Comprehensive Plan Future Development Map, the subject property lies within the Urban Service Area and is depicted as in a Suburban Character Area, in which P-D zoning is listed as a permitted zoning.

Aspects of this case worthy of consideration include: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) The planned update of the ULDC, and 4) The potential added traffic during events.

Due to COVID-19 gathering restriction recommendations, the GLPC did not meet for its previously scheduled regular May meeting, and thus did not hear this case nor provide a recommendation for the request. The TRC considered the request and is supportive of the following Staff-recommended conditions:

1. The property may be used only for:
  - a. Uses permitted in the Residential Agricultural (R-A) zoning district, and
  - b. An event facility where the operation of an event facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8am to 11pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the



property shall be subject to all standards applicable to properties in the R-A zoning district.

3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

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

RECOMMENDED ACTION: Option 2

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Blue Lake Lift Station Emergency Repair

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: \$71,789.00

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: Blue Lake Lift Station Emergency Repair

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HISTORY, FACTS AND ISSUES: The discharge pipes at Blue Lake lift station are leaking due to corrosion. Staff has deemed this an emergency due to the condition of the pipes and the pumps not operating at capacity. A bid was received from RPI Underground Inc. for \$71,789.00 to make the necessary repairs to bring the station back to designed capacity and operation. Staff recommends approval of Blue Lake lift station emergency repairs and authorize RPI Underground Inc to make the repairs for \$71,789.00.

OPTIONS: 1. Approve Blue Lake lift station emergency repairs and authorize RPI Underground Inc to make the repairs for \$71,789.00.  
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: Upgrades to Lowndes County Facilities through a  
Comprehensive Project Contract

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Upgrades to Lowndes County Facilities through a Comprehensive Project Contract

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HISTORY, FACTS AND ISSUES: The Upgrades to Lowndes County Facilities through a Comprehensive Project Contract is a project that staff and Administration have been researching and planning for two years. The project is an opportunity to reduce Lowndes County's energy and operation costs, while at the same time modernizing county facilities. The project must be self funded through energy savings over no more than a 15 year program. Staff has met with or talked to several companies regarding energy solutions for county facilities. Lowndes County advertised for Request for Qualifications for the project starting April 17, 2020, with a due date of May 22, 2020, at 2:00pm. The RFQ package was requested from 27 companies and only one question was submitted. Staff received one submitted RFQ and that was from ABM Building Solutions, LLC. Staff has reviewed the submittal and ABM meets all the requirements of the RFQ. Staff's recommendation is to select ABM Building Solutions, LLC, as the contractor for the project and to approve a Letter of Intent which is in your packet. The LOI states that Lowndes County would like to move forward with a Final Facility Survey and Engineering Analysis. Once the survey and analysis are complete, staff will be able to present the findings to decide to move forward with a contract with ABM. If ABM is able to show the program does meet all the criteria as set forth in the RFQ and Lowndes County does not move forward with a contract, Lowndes County will pay ABM \$50,240.00 for their work on the survey, analysis and final proposal.

OPTIONS: 1. Approve ABM Building Solutions as the contractor and approve the Letter of Intent as presented.

1. Boards Pleasure.

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager  
McLeod

DEPARTMENT HEAD: Joseph Pritchard, Chad

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Approve Condemning ROW and Drainage Easement for  
Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project

Work Session/Regular Session

DATE OF MEETING: June 9, 2020

BUDGET IMPACT: \$1,208.80

FUNDING SOURCE:

- ( ) Annual
- ( ) Capital
- ( ) N/A
- ( ) SPLOST
- (X) TSPLOST \$1,208.80

COUNTY ACTION REQUESTED ON: Condemning ROW and Drainage Easement for Clyattstone Rd.-Simpson Ln.  
TSPLOST Paving Project

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HISTORY, FACTS AND ISSUES: The County needs 0.147+/- acres of right-of-way and 0.017+/- acres for a drainage easement for the Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project and for other public purposes from a property along Simpson Lane owned by various persons, as described in the attached Declaration of Taking and Order. The County has acquired part ownership of the property through voluntary sales. The Commission now needs to condemn the subject property to obtain its remaining ownership by adopting the attached Resolution approving this condemnation and the attached Declaration of Taking and Order.

- OPTIONS: 1. Approve the attached Resolution regarding condemnation of 0.147+/- acres of right-of-way and 0.017+/- acres for a drainage easement for the Clyattstone Rd.-Simpson Ln. TSPLOST Paving Project and for other public purposes, and the attached Declaration of Taking and Order.
2. Redirect

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: