



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, APRIL 12, 2021, 8:30 AM
REGULAR SESSION, TUESDAY, APRIL 13, 2021, 5:30 PM
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 - March 22, 2021 & Regular Session - March 23, 2021

Recommended Action: Approve

Documents:

5. Public Hearing

- a. REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

Recommended Action: Board's Pleasure

Documents:

- b. REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A, Well & Septic, ~5 acres

Recommended Action: Board's Pleasure

Documents:

6. For Consideration

- a. Acceptance of Infrastructure for Creekside West Phase 6 & 7

Recommended Action: Adopt

Documents:

- b. Quit Claim Deeds for Abandoned Right of Way for Dineshkumar Patel

Recommended Action: Approve

Documents:

- c. Resolution Creating Special District for Fire Protection Services

Recommended Action: Board's Pleasure

Documents:

- d. Commission Chambers Audio and Visual Upgrade

Recommended Action: Approve

Documents:

- e. Proposed Deannexation of Property of Uvalde Land Company, LLC
Recommended Action: Board's Pleasure
Documents:

7. Bid

- a. Resurfacing of Various County Roads
Recommended Action: Approve
Documents:
- b. North Lowndes Soccer Complex Phase II
Recommended Action: Approve
Documents:
- c. A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue
Recommended Action: Approve
Documents:
- d. A New Shooting Range Shelter for the Lowndes County Sheriff's Office
Recommended Action: Approve
Documents:

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: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-04 Union Station Union Road (0028 028A) C-H/C-C to P-D, Hahira Water & Lowndes Sewer, ~7.5 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 7.5 acres from C-H (Highway Commercial) and C-C (Crossroads Commercial) zonings to P-D (Planned Development) zoning, in order for a multi-family housing complex to be constructed.

The subject property is part of the Urban Service and Community Activity Center Character Area, with access to and from the property along Union Road, a major collector road. Per Comprehensive Plan guidance, P-D zoning is listed as permitted zoning within the character area.

The proposed site plan meets the ULDC standards and objectives for Planned Developments

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land-use patterns of the area, and the GLPC recommends Approval of the request by unanimous vote (9-0).

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

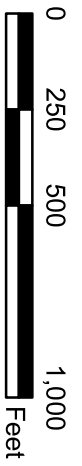
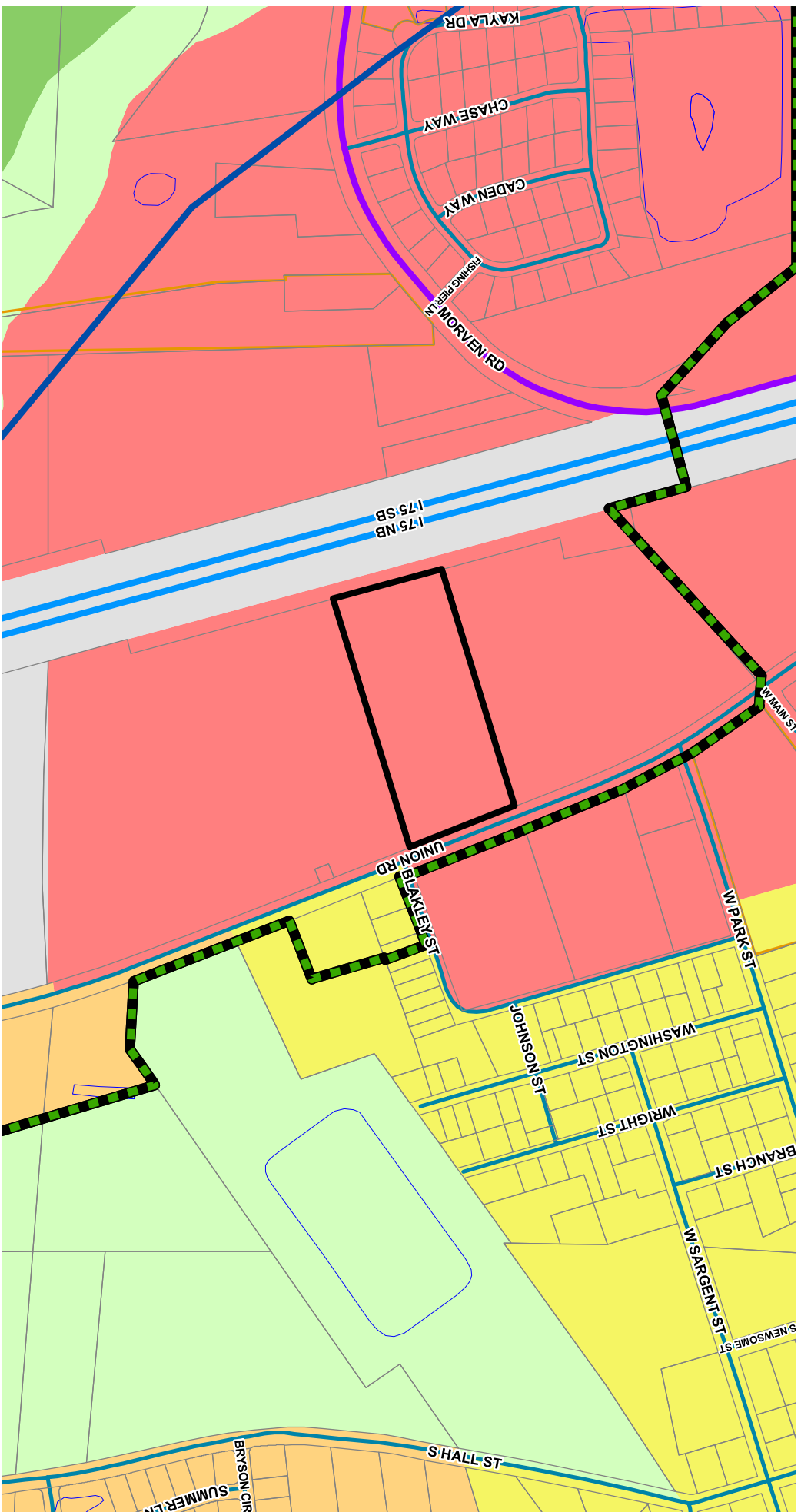
RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

UNION STATION Rezoning Request



















- Roads**
- 1, INTERSTATE
 - 3, OTHER PRINCIPAL ARTERIAL
 - 4, MINOR ARTERIAL
 - 5, MAJOR COLLECTOR
 - 6, MINOR COLLECTOR
 - 7, LOCAL
 - Railroads
- Functional Classification**
- Urban Service Area
 - City Limits
 - Parcels
 - Open Water
- Poly**
- Atisub
 - Agriculture / Forestry
 - Community Activity Center
 - Downtown
 - Established Residential
 - Industrial Activity Center
 - Industrial Area
 - Institutional Activity Center
 - Linear Greenspace/Trails
 - Mill Town
- Other**
- Moody Activity Zone
 - Neighborhood Activity Center
 - Park/Recreation/Conservation
 - Public / Institutional
 - Regional Activity Center
 - Reinvention Neighborhood Village
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transitional Neighborhood
 - Transportation/Communication/Utilities

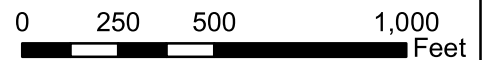
REZ-2021-04

WRPDO Site Map

Legend

- | | |
|--|--|
|  Poly |  Open Water |
|  Roads |  Valdosta Airport |
|  Railroads |  Wetlands |
|  Park |  100 Yr Flood |
|  City Limits |  Hydrology |
|  Crashzone |  Drastic |
|  Crashzone West |  Recharge Areas |
|  Urban Service Area |  Parcels |

UNION STATION Rezoning Request

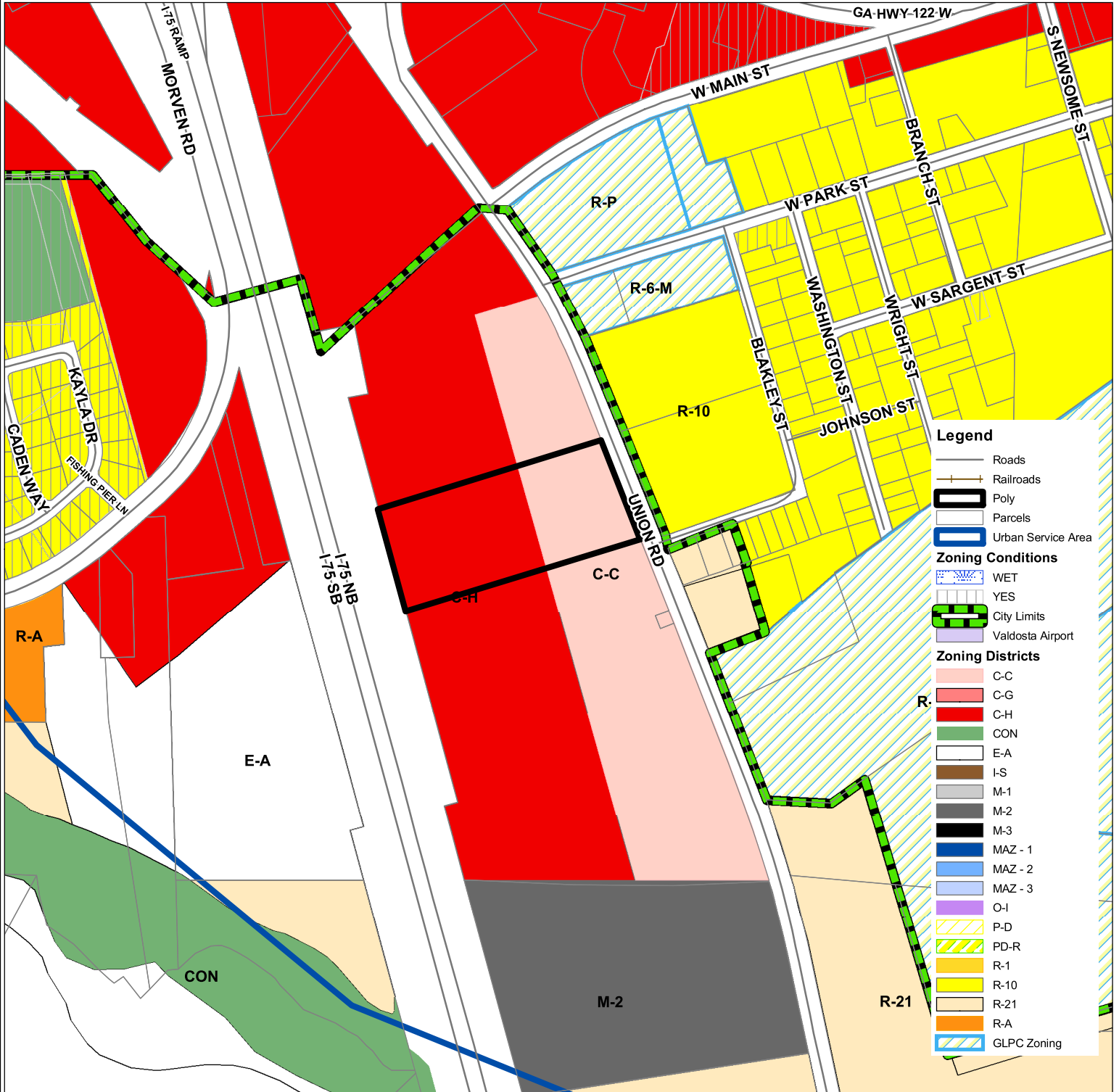


REZ-2021-04

Zoning Location Map

UNION STATION
Rezoning Request

CURRENT ZONING: C-H
PROPOSED ZONING: P-D





March 15, 2021

Valdosta/Lowndes County Planning & Zoning
327 N Ashley Street
Valdosta GA 31601

RE: Letter of Intent
Union Station Apartments, parcel # 0028 028A

To Whom It May Concern:

We are applying to rezone 7.5 acres of parcel # 0028 028A from CC and CH to PD. We plan to develop a 64-unit apartment complex. The development will be very similar to Gateway Pines in Hahira, which is only 1 mile away and was developed in 2011. We have a waiting list at this property and our preliminary market survey indicates that there is a significant demand for more units in this location.

Furnished community spaces will provide amenities such as a computer center and fitness area to enhance resident's lives. Monthly activities will create a sense of community. The development's design will incorporate energy efficient features and the project will receive EarthCraft Multifamily green building certification.

Please feel free to contact us if you have any questions.

Sincerely,

Houston Brown
Vice President

A handwritten signature in black ink, appearing to read "Houston Brown", written over a horizontal line.



FRONT ELEVATION - BUILDING A

1" = 20'



FRONT ELEVATION - BUILDING B

1" = 20'



FRONT ELEVATION - CLUBHOUSE

1" = 20'

UNION STATION

Union Road, Lowndes County, Georgia

Building Elevations

| REVISIONS | |
|--------------|---------|
| MM/DD/YY | REMARKS |
| 1 03/20/2021 | ... |
| 2 -/-/- | ... |
| 3 -/-/- | ... |
| 4 -/-/- | ... |
| 5 -/-/- | ... |

A OO

ONE BEDROOM FLOORPLAN - 935 sqft



TWO BEDROOM FLOORPLAN - 1,183 sqft

UNION STATION

UNIT FLOORPLANS

Union Road, Lowndes County, Georgia

| REVISIONS | |
|--------------|---------|
| MM/DD/YY | REMARKS |
| 1 03/20/2021 | ... |
| 2 | ... |
| 3 | ... |
| 4 | ... |
| 5 | ... |

| | |
|----------|-----------|
| A | 01 |
|----------|-----------|



UNION STATION

UNIT FLOORPLANS

Union Road, Lowndes County, Georgia

| REVISIONS | |
|--------------|---------|
| MM/DD/YY | REMARKS |
| 1 03/20/2021 | ... |
| 2 -/-/- | ... |
| 3 -/-/- | ... |
| 4 -/-/- | ... |
| 5 -/-/- | ... |

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A,
Well & Septic, ~5 acres

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-05 Amanda Patch, GA Hwy 135 (0247 034) E-A to R-A, Well &
Septic, ~5 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided so the two existing homes on the parcel may be sold separately.

The subject property is part of the Rural Service and Agricultural Character Area, with access to and from the property from GA Hwy 135, a major collector road. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

This parcel was part of an estate settlement in March, 2020, that reconfigured and subdivided three larger tracts into eight smaller tracts.

The TRC reviewed the request and found it compliant with the Comprehensive plan and existing agricultural land use patterns of the area, and the GLPC recommended unanimously (9-0) for its approval.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Southeastern Surveying, Inc.

601 N. St. Augustine Road

Valdosta, Georgia 31601

229-259-9455 • (fax) 229-259-9926 • (e-mail) bherring@sesurveying.com

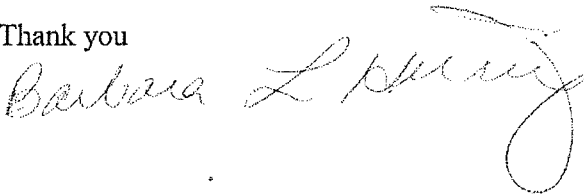
February 19, 2021

Lowndes County
Planning and Zoning Department
327 N. Ashley St.
Valdosta, GA 31601

To whom it may concern:

I would like to rezone Tax Map 0247, Parcel 034 from E-A to R-A. I plan to divide the property so the existing homes may be sold separately.

Thank you

A handwritten signature in cursive script, appearing to read "Barbara L. Perry". The signature is written in dark ink and is positioned to the right of the typed text "Thank you".

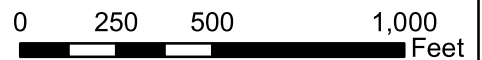
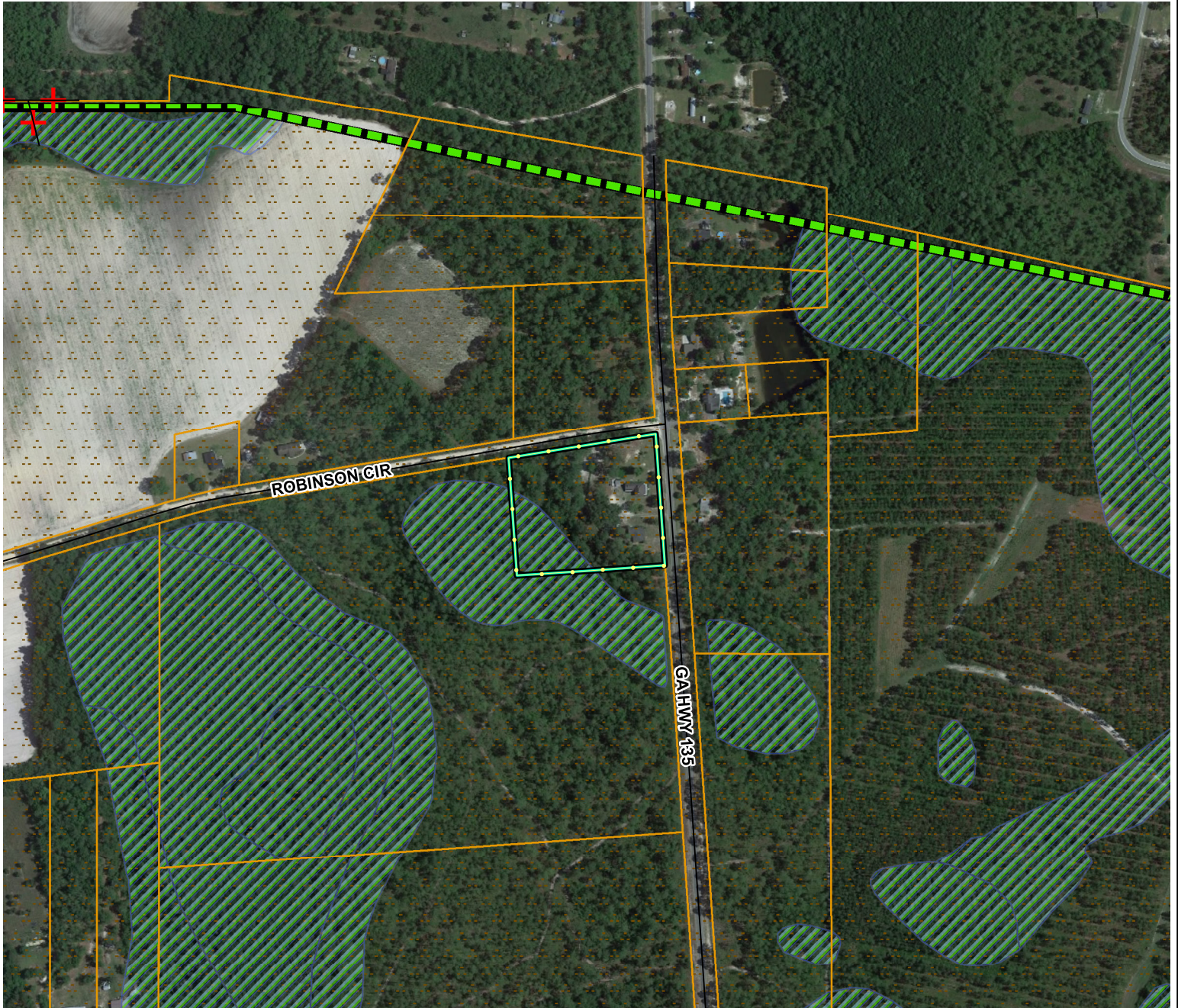
REZ-2021-05

WRPDO Site Map

Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

AMANDA PATCH Rezoning Request



REZ-2021-05

Zoning Location Map

AMANDA PATCH
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-A



Legend

- Roads
- Railroads
- Parcels
- Urban Service Area

Zoning Conditions

- WET
- YES
- City Limits
- Valdosta Airport

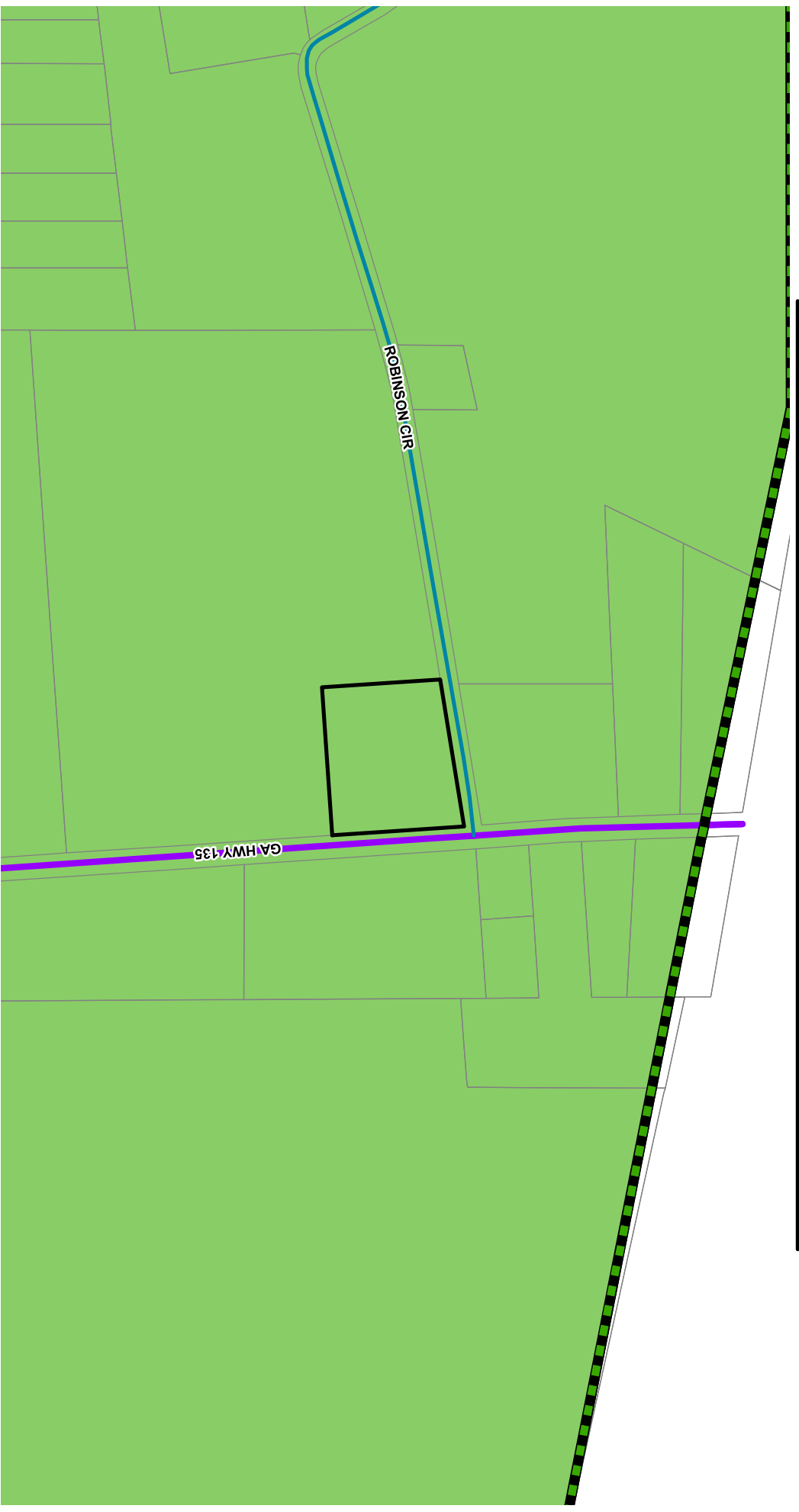
Zoning Districts

- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning

E-A



AMANDA PATCH Rezoning Request



- Roads**
- Functional Classification**
- 1, INTERSTATE
 - 3, OTHER PRINCIPAL ARTERIAL
 - 4, MINOR ARTERIAL
 - 5, MAJOR COLLECTOR
 - 6, MINOR COLLECTOR
 - 7, LOCAL
 - Railroads
- Urban Service Area**
- City Limits
 - Open Water
- Land Use Zones**
- Agriculture / Forestry
 - Community Activity Center
 - Downtown
 - Established Residential
 - Industrial Activity Center
 - Industrial Area
 - Institutional Activity Center
 - Linear Greenspace/Trails
 - Mill Town
 - Mood/ Activity Zone
 - Neighborhood Activity Center
 - Park/Recreation/Conservation
 - Public / Institutional
 - Regional Activity Center
 - Reinvention Neighborhood Village
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transitional Neighborhood
 - Transportation/Communication/Utilities

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Infrastructure for Creekside West Phase 6 & 7

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adoption of Resolution accepting subdivision utilities for county maintenance

HISTORY, FACTS AND ISSUES: Creekside West Phase 6 & 7 are located on Hwy 122, west of I-75. Engineering and utility staff have made the final inspection of the project, and the work is substantially complete. All roads will remain private. Lots will be served by Lowndes County water and sewer. A punch list of construction items to be addressed has been provided to the contractor, and the final paperwork is in process at the time of agenda submittal (punch list corrections). The final plat will not be signed for recording until all paperwork is received. Attached is a letter requesting acceptance of infrastructure for this subdivision.

OPTIONS: 1. Adopt the Resolution
2. Board's Pleasure

RECOMMENDED ACTION: Adopt

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RESOLUTION

WHEREAS, the developer, Young Tillman, has completed improvements on Creekside West Phase 6 & 7; and

WHEREAS, Young Tillman, has provided the necessary maintenance bond and certification that the improvements were built according to plans and specifications;

WHEREAS, the engineering division has inspected the improvements;

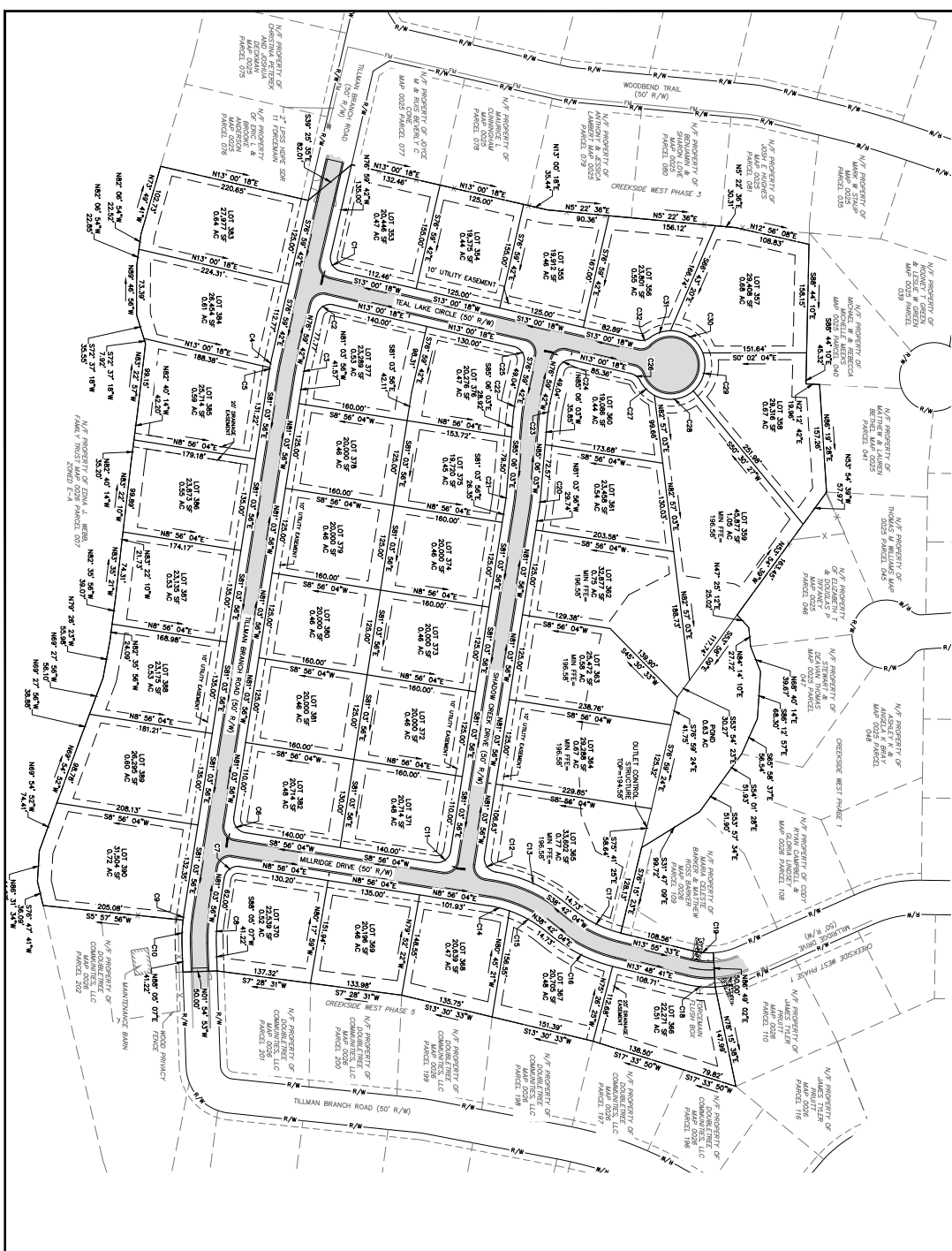
WHEREAS, Young Tillman has provided a written request for Lowndes County to accept the water and sewer infrastructure only as County maintained;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Lowndes County has agreed to accept this infrastructure as county maintained on this date as shown:

ATTEST: _____
County Clerk

DATE: _____

Copy: Rachel Strom, RDC
Geannie McMullen, Tax Assessor
Robin Cumbus, LCPW
Danny Weeks, E-911
Rick Mefford, Building Inspections
Trinni Amiot, Planning
Appropriate Post Office



SITE INFORMATION

DEVELOPER: DOUBLE TREE COMMUNITIES, LLC
 PARCEL: 001
 LAND DISTRICT: 12
 LAND LOT: 135
 TOTAL R/W ACRES: 43.89 AC
 TOTAL ACRES: 32.34 AC
 TOTAL LOTS: 38 LOTS
 TOTAL LOTS PLANTED INCLUDING PHASE 6-7: 219 (OF 258 TOTAL LOTS)
 FRONT: 20' FROM R/W
 SIDE: 10'
 CORNER: 16'
 DISTANCE: 10' FROM R/W
 SYSTEMS AND CONCRETE COUNTY WATER

1. ALL PRIVACY FENCE PANELS SHALL BE INSTALLED A
2. HIGHWATER ELEVATIONS FOR LOTS 359-362-365
3. TWO FAMILY DWELLINGS (DUPLEXES) ARE NOT
4. ALLOWED. CHIMNEYS PERMITTED AND/OR VENTED, BUT RE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY (R-10) STANDARDS.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
|---------|---------|---------|-----------------|--------------|
| C1 | 31.42' | 20.00' | S88° 00' 18" W | 28.28' |
| C2 | 31.42' | 20.00' | N31° 59' 42" W | 28.28' |
| C3 | 12.43' | 175.00' | N79° 01' 49" W | 12.43' |
| C4 | 12.43' | 225.00' | S79° 33' 09" E | 12.23' |
| C5 | 3.75' | 225.00' | S80° 35' 16" E | 3.75' |
| C6 | 31.42' | 20.00' | S53° 56' 04" W | 28.28' |
| C7 | 31.42' | 20.00' | N36° 03' 56" W | 28.28' |
| C8 | 33.14' | 175.00' | N86° 29' 25" W | 33.09' |
| C9 | 7.93' | 225.00' | S82° 04' 31" E | 7.93' |
| C10 | 34.67' | 225.00' | S87° 30' 00" E | 34.64' |
| C11 | 31.42' | 20.00' | S54° 03' 56" E | 28.28' |
| C12 | 31.18' | 20.00' | S54° 16' 14" W | 28.12' |
| C13 | 114.31' | 220.00' | S54° 09' 14" W | 113.03' |
| C14 | 31.37' | 175.00' | N4° 03' 33" E | 31.26' |
| C15 | 59.61' | 175.00' | N28° 56' 33" E | 59.32' |
| C16 | 97.74' | 225.00' | N26° 15' 23" E | 96.97' |
| C17 | 76.02' | 175.00' | S6° 15' 23" W | 75.42' |
| C18 | 44.46' | 150.00' | N5° 18' 50" E | 44.32' |
| C19 | 29.84' | 101.23' | N4° 56' 38" E | 29.73' |
| C20 | 22.89' | 300.00' | N53° 05' 00" W | 22.88' |
| C21 | 19.37' | 275.00' | S83° 05' 00" E | 19.36' |
| C22 | 31.85' | 225.00' | S81° 02' 52" W | 31.80' |
| C23 | 24.76' | 175.00' | N81° 02' 52" W | 24.74' |
| C24 | 31.42' | 20.00' | N31° 59' 42" W | 28.28' |
| C25 | 31.42' | 20.00' | N38° 00' 18" E | 28.28' |
| C26 | 17.45' | 20.00' | N38° 00' 09" E | 16.90' |
| C27 | 30.37' | 50.00' | N45° 35' 48" E | 29.91' |
| C28 | 60.65' | 50.00' | N6° 33' 24" W | 57.00' |
| C29 | 60.65' | 50.00' | N76° 03' 25" W | 57.00' |
| C30 | 32.07' | 50.00' | S34° 26' 33" W | 31.47' |
| C31 | 32.07' | 50.00' | S18° 38' 53" E | 31.47' |
| C32 | 17.45' | 20.00' | S11° 59' 32" E | 16.90' |

GRAPHIC SCALE

(IN FEET)

1 INCH = 80 FEET

DOUBLE TREE COMMUNITIES, LLC

CREEKSIDE WEST

PHASE 6-7

LAND LOT 135 OF THE 12TH LAND DISTRICT
 LOWNDEN COUNTY - STATE OF GEORGIA

JOB NO. 0172-16

DESIGNED BY: DGA

CHECKED BY: MCM

SUBMITTAL DATE: 04-22-20

DATE: 04-22-20

SCALE: 1"=80'

DATE: 04-22-20

DATE: 04-22-20

DATE: 04-22-20

LOT LAYOUT

OSMCC LEVEL II CERT. #49262

LEA

LOWNDEN COUNTY, GEORGIA

614 CORNER 11TH STREET
 FLORENCE, GEORGIA 30501
 Phone: 252-333-8800
 Fax: 252-333-1142
 Email: info@lea.com



March 23, 2021

Mr. Michael Fletcher, PE
Lowndes County Engineer
327 North Patterson Street, 2nd Floor
Valdosta, GA 31601

Subject: Request for Utility Infrastructure Acceptance for Creekside West Phase 6-7

Dear Mr. Fletcher:

On behalf of our client, Doubletree Communities, LLC, LEA, PC respectfully requests final acceptance from Lowndes County for the Water and Sewer Infrastructure at Creekside West Phase 6-7.

Thank you for your consideration concerning this request. Please call should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Dale Arrowood". The signature is written in a cursive style with a large initial "D".

Dale Arrowood, CPESC
Senior Civil Designer

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Quit Claim Deeds for Abandoned Right of Way for Dineshkumar Patel

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval and authorize the Chairman to sign the Quit Claim Deeds

HISTORY, FACTS AND ISSUES: Dineshkumar Patel owns property west of I-75 depicted as Tract 1 and outlined in red on the attached survey. Mr. Patel has asked the County to quitclaim to him a portion of the right-of-way of Baytree Road west of I-75 adjoining his property abandoned after the construction of I-75. It is depicted as Tract 3 and highlighted in orange on the attached survey. Mr. Patel has also asked the County to quitclaim to him a portion of the right-of-way of James Road north of St. Augustine Road adjoining his property also abandoned after the construction of I-75. It is depicted as Tract 2 and highlighted in yellow on the attached survey.

Prior to abandonment, the County's interest in land in each of these rights-of-way was an easement for the purpose of a county road. The adjoining property owners held the underlying fee simple title each to the centerline subject to the County's easements. The abandonments terminated the County's easements and vested full ownership in the adjoining property owners each to the centerline. The proposed quitclaim deeds will clarify and establish as a matter of public record that the County does not claim an interest in the subject portions of the abandoned rights-of-way.

As a matter of background, in 1965, the County quitclaimed a portion of abandoned right-of-way of Baytree Road (highlighted in blue) to the owner of the property to the north of the Patel property. Then, in 1990, the County quitclaimed a portion of abandoned right-of-way of Baytree Road (highlighted in green) and a portion of abandoned right-of-way of James Road (highlighted in pink) to the owner of the property to the east of the Patel property.

The Quitclaim Deeds Mr. Patel requests are attached.

- OPTIONS: 1. Approve and authorize Chairman Slaughter to execute Quit Claim Deeds.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

After Recording Return to:
Dover Miller Karras Langdale & Brantley, P.C.
P.O. Box 729
Valdosta, Georgia 31603

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF LOWNDES

THIS INDENTURE, made the ____ day of _____, 2021, between THE LOWNDES COUNTY BOARD OF COMMISSIONERS, a political subdivision of the State of Georgia, as party of the first part, hereinafter called Grantor, and DINESHKUMAR PATEL, of the County of Berrien, State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, administrators and assigns and the singular or plural number and proper gender where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 15 of the 12th Land District of Lowndes County, Georgia and being more particularly described as TRACT 2, containing 0.08 acre, more or less, as depicted upon that certain map or plat of survey titled "HOWARD RAY CONSTRUCTION COMPANY, INC." prepared by Hand Land Surveying Company; Weston J. Hand, GRLS No.: 2965, dated January 20, 2020, as recorded in Plat Cabinet C, page 632 in the Lowndes County, Georgia deed records; said recorded plat is by reference incorporated herein for all purposes in aid of description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, improvements and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever so that neither Grantor nor anyone claiming under Grantor shall have, claim or demand any right, title or interest in said property.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed, and delivered
in the presence of:

LOWNDES COUNTY BOARD OF
COMMISSIONERS

Witness

By: _____ (Seal)
Chairman, Board of Commissioners

Notary Public

Attest: _____
Clerk

After Recording Return to:
Dover Miller Karras Langdale & Brantley, P.C.
P.O. Box 729
Valdosta, Georgia 31603

QUIT-CLAIM DEED

STATE OF GEORGIA,
COUNTY OF LOWNDES

THIS INDENTURE, made the ____ day of _____, 2021, between THE LOWNDES COUNTY BOARD OF COMMISSIONERS, a political subdivision of the State of Georgia, as party of the first part, hereinafter called Grantor, and DINESHKUMAR PATEL, of the County of Berrien, State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, administrators and assigns and the singular or plural number and proper gender where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 15 of the 12th Land District of Lowndes County, Georgia and being more particularly described as TRACT 3, containing 0.253 acre, more or less, as depicted upon that certain map or plat of survey titled "HOWARD RAY CONSTRUCTION COMPANY, INC." prepared by Hand Land Surveying Company; Weston J. Hand, GRLS No.: 2965, dated January 20, 2020, as recorded in Plat Cabinet C, page 632 in the Lowndes County, Georgia deed records; said recorded plat is by reference incorporated herein for all purposes in aid of description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, improvements and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever so that neither Grantor nor anyone claiming under Grantor shall have, claim or demand any right, title or interest in said property.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed, and delivered
in the presence of:

LOWNDES COUNTY BOARD OF
COMMISSIONERS

Witness

By: _____ (Seal)
Chairman, Board of Commissioners

Notary Public

Attest: _____
Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Resolution Creating Special District for Fire Protection Services

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Resolution Creating Special District for Fire Protection Services

HISTORY, FACTS AND ISSUES: This item is for the creation of a special district of the unincorporated area of Lowndes County for the provision of fire protection and emergency services within such district and for the levy and collection of fees, assessments, and taxes within such district to pay the cost of providing such services and to construct and maintain facilities.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

A RESOLUTION

To create a special district of the unincorporated area of Lowndes County for the provision of fire protection and emergency services within such district and for the levy and collection of fees, assessments, and taxes within such district to pay the cost of providing such services and to construct and maintain facilities therefor.

WHEREAS, Article IX, Section II, Paragraph VI of the Georgia Constitution provides (a) special districts may be created for the provision of local government services within such districts, (b) fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor, and (c) such special districts may be created and fees, assessments, or taxes may be levied and collected therein by county resolution;

NOW THEREFORE, BE IT RESOLVED, AND IT IS HEREBY RESOLVED, by the Board of Commissioners of Lowndes County, pursuant to the authority granted by Article IX, Section II, Paragraph VI of the Georgia Constitution, as follows.

1.

The Board of Commissioners of Lowndes County hereby creates a special district of the unincorporated area of the County for the provision of fire protection and emergency services within such district.

2.

The Board of Commissioners of Lowndes County shall levy and collect fees, assessments, and taxes within such district to pay, wholly or partially, the cost of providing such services within such district and to construct and maintain facilities therefor.

3.

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith shall be, and the same are, hereby repealed.

4.

This Resolution shall be effective for the Board of Commissioners' Fiscal Year 2022 and each fiscal year thereafter until repealed.

SO RESOLVED, this ____ day of April, 2021.

BOARD OF COMMISSIONERS
OF LOWNDES COUNTY

County Seal

By: _____
Bill Slaughter, Chairman

Attest: _____
Belinda C. Lovern, Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Commission Chambers Audio and Visual Upgrade

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$110,147.78

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approve proposal from S&L Integrated Systems, LLC. and authorize the Chairman to sign the proposal.

HISTORY, FACTS AND ISSUES: The Audio and Visual System in the Commission Chambers is no longer working properly, the equipment is obsolete, and repairs can no longer be made to keep the system running. Staff received proposals from two companies to complete the upgrade. The lowest proposal received is from S&L Integrated Systems, LLC. for \$110,147.78.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**Lowndes County Board of
Commissioners**

327 North Ashley Street
Valdosta, GA 31601 USA

**Lowndes County Board of
Commissioners Meeting Room
Audio and Video Upgrades**

Presented To: Aaron Kostyu

Proposal #: 8524

Printed on 4/1/2021

S&L Integrated

AUDIO VIDEO LIGHTING

WHY S&L INTEGRATED?



Providing Tools for Communication

Audio, video, lighting and control systems need to work flawlessly, making our client's daily operations more efficient.



Design and Development

Understanding the client's vision is the key to designing and installing user-friendly communications solutions. We are committed to helping our clients improve efficiency, increase productivity and lower operating costs.



Experience and Innovation

Our team members have multiple industry certifications. We are motivated to innovate and excel in the AVL industry. We are always evaluating current processes and investing in new techniques and training.



Listening to Needs

We have the knowledge and experience to meet our clients needs and provide a solution that is effective and easy to use.



Working Within a Budget

We have partnerships with manufactures and distributors that enable us to provide superior products and services that fit any budget.



Training and Support

We provide training as a service to our clients, including educating staff and volunteers how to successfully operate their system.

Our support team is ready to assist clients should issues arise.

SERVICES



Consulting

Listening and providing feedback. Empowering our clients with valuable information.



Design

Knowledge and innovation are keys to good design. Our engineers have the experience and training to develop a suitable solution.



Build

Putting together robust systems and making sure they perform properly prior to installation.



Installation

Coordinating and communicating with our client to meet deadlines and expectations.



Training

Providing our clients with the skills and knowledge to operate complex systems.



Maintenance

Your peace of mind is important to us. We provide troubleshooting, programming support, and repairs.

The information in this document is confidential property of S&L Integrated Systems, LLC.

PROJECT WORK FLOW



The information in this document is confidential property of S&L Integrated Systems, LLC.

Client Care™

Extended Service Agreement from S&L Integrated

Keeping your system operating efficiently is important to your organization. Providing you with peace of mind is our goal.

ClientCare™ is offered as a value added service from S&L Integrated. This one year extended service agreement is focused on providing a flexible level of service based on your needs. Our goal is to eliminate your headaches and to ensure your equipment is operating properly.

| FEATURES | STANDARD | PREMIER | UNLIMITED |
|---|----------|--------------|--------------|
| Priority Help Desk | ✓ | ✓ | ✓ |
| Service Labor Discounts | ✓ | ✓ | ✓ |
| Manufacturer Warranty Support | ✓ | ✓ | ✓ |
| Remote Diagnose & Repair (If applicable) | | ✓ | ✓ |
| Equipment Replacement Discounts | | ✓ | ✓ |
| Preventative Maintenance | | One per year | One per year |
| Diagnose & Repair Service Calls | | One per year | Unlimited |

ClientCare™ Add-On Features

You can customize **ClientCare™** by adding any of these additional features. Just pay for what you need.

- ✚ Preventative Maintenance Visit
- ✚ Critical Event Coverage
- ✚ Diagnose and Repair Service Calls
- ✚ Emergency Response
- ✚ After Hours, Nights, Weekend Support
- ✚ Remote Diagnose & Repair



Remote Support



Discounts



On-Site Service



After Hours, Nights
& Weekends

Lowndes County Board of Commissioners Meeting Room Audio and Video Upgrades

Scope of Work

Summary:

Lowndes County Board of Commissioners is looking for a technology upgrade in the existing Commission Meeting Room located in the Judicial and Administrative Complex at 327 N. Ashley Street, Valdosta, GA 31601. The existing Video system has failed and replacements components are no longer available for repair. After meeting with the County Manager and Sr. Project Manager it was determined that we would look at a replacement of the existing system to simply operation and provide a turn-key solution for the Audio and Video Systems. We propose the following System functionalities and improvements.

Audio:

Retain the existing Main speaker system and microphones. These have been tested and confirmed to work and provide suitable performance for the room. These are high quality components that have shown no signs of wear or failure. We propose replacing the main amplifier as this has experienced problems and repair is no longer an option. We recommend replacing the Dais speakers with new RDL active speakers that have individual volume control. The existing Dais speakers are working but do not provide adequate performance. Also, due to the existing wiring and the need for several multi-channel amplifiers for the existing speakers we have determined it to be more cost-effective to replace them. The existing digital signal processor (DSP) unit will be replaced with a new QSC Core processor and 16x16 expansion device. This will process audio from all of the microphones as well as the Clerk's computer output for audio sharing during meetings.

Video:

We will retain the existing Rear Projection system since it seems to perform well and has been recently serviced with new lamps and filters. We will provide a decoder to allow the projector to receive HD signal from the new AV over IP video routing system. We will replace all of the existing ELO touch monitors at the Dais and Department head positions with 24" monitors (non-touch) using Wearson fold/tilt mounts. It has been determined that annotation capabilities are no longer needed. Therefore, non-touch displays will work well for the Commissioners and Department heads to view the content shared during meetings. We will leave the existing Wolf-vision document camera in place but will NOT connect this to the video system as it was described that this system is not used or needed. Video input will only come from the Clerk's computer since any Agenda items must be submitted for approval prior to Board meetings. No DVD, VCR or Cable inputs are provided as this was deemed unnecessary by the client. Video signal from the Clerk's computer will be routed to all displays (including projector) so that the same image is shown on all screens at the same time. No matrix switching is needed to show different content on different outputs simultaneously. A video feed (with Audio) will be maintained to the existing overflow room. We will re-use the existing Display in the overflow room as the client has expressed it works fine.

Cameras:

We will remove the five (5) existing cameras and replace with two (2) cameras to simplify the Video/Camera system. It was determined that a single front camera (wide shot of Podium) and a single Rear camera (PTZ) would be sufficient for room coverage. Camera control and switching will be handled by the 24" touch panel at the IT desk located beside the Clerk.

Recording:

The existing Crestron CaptureHD is end-of-life and will no longer work with the new Audio and Video systems. The Crestron approved replacement is the Epiphan Pearl 2. This device is IT friendly and network security compliant. Captured video can be recorded, streamed anywhere or automatically uploaded to any CDN, CMS or local server. Recording will be a capture of the room presentation and does not provide individual recording of the input sources and/or cameras for post-production editing.

Control:

A new 15" ELO touch panel will replace the existing HP all-in-one computer and will serve as the primary Control panel for the camera system. This will include: Camera preview, switching and PTZ control. This will also be used to trigger recording through the Epiphan Pearl 2. A smaller 10" touch panel is provided at the same location for Presentation and Audio control, including microphone and volume adjustment as needed.

Client Care:

A critical component of any AV system is proper maintenance. We have included our Standard Client Care package with annual preventative maintenance for three (3) years. This includes the necessary hardware for remote support through VPN access. While this service is optional, we strongly encourage keeping this plan to ensure that the system runs at optimal performance and is maintained on a regular basis.

Lowndes County Board of Commissioners Meeting Room Audio and Video Upgrades

| MFG | PART DESCRIPTION | QTY | UNIT PRICE | EXT. PRICE |
|---------------------|--|--------|------------|-------------|
| Crestron | DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder | 13.00 | \$1800.00 | \$23,400.00 |
| LUXUL | AV SERIES 26-Pt/24 PoE+ GbE Mgd Switch | 1.00 | \$840.66 | \$840.66 |
| Marshall | Compact 10x Camera | 1.00 | \$975.00 | \$975.00 |
| Marshall | 1/4"-20 Wall Mount for CVM-7, CVM-11 & CVM-13 | 1.00 | \$14.30 | \$14.30 |
| Marshall | 1/4"-20 Articulate Arm - 11-inch | 1.00 | \$40.04 | \$40.04 |
| Marshall | UHD60 PTZ 30x Optical Zoom 8.5MP (1/1.8") Camera (6.5~202mm) | 1.00 | \$3699.00 | \$3,699.00 |
| Marshall | Wall Mount for CV730/630/620/612 cams - Black | 1.00 | \$199.00 | \$199.00 |
| Crestron | 4-Series? Control System | 1.00 | \$1000.00 | \$1,000.00 |
| Crestron | Digital Graphics Engine 100 | 1.00 | \$1430.00 | \$1,430.00 |
| Crestron | 1:4 HDMI® Distribution Amplifier w/4K60 4:4:4 & HDR Support | 5.00 | \$393.25 | \$1,966.25 |
| Crestron | 10.1 in. Tabletop Touch Screen, Black Smooth | 1.00 | \$3000.00 | \$3,000.00 |
| QSC | Unified Core with 24 local audio I/O channels, 128x128 total network I/O channels with 8x8 Software- | 1.00 | \$2860.00 | \$2,860.00 |
| QSC | 16x16 Channel Mic/Line I/O Dante/AES67 Interface, 1RU. | 1.00 | \$3610.75 | \$3,610.75 |
| Crown | 2x300W Power Amplifier | 1.00 | \$965.25 | \$965.25 |
| Radio Design Labs | Decora-Style Active Loudspeaker - Black - User Level Adjust | 15.00 | \$231.90 | \$3,478.50 |
| Radio Design Labs | 24 Vdc Switching Power Supply, North American AC Plug, 500 mA, dc Plug | 15.00 | \$29.70 | \$445.50 |
| FSR | 1 Gang Desktop Mounting Bracket w/ 2 1 Space IPS Openings | 15.00 | \$85.71 | \$1,285.65 |
| Elo Touch Solutions | 1502L, PCAP, USB, 0-BEZ, ANTI-GLARE, BLK | 1.00 | \$626.45 | \$626.45 |
| LG | 24" class IPS HDR FHD Monitor | 15.00 | \$161.49 | \$2,422.35 |
| Wearson | Wearson Adjustable LCD Monitor Stand 10-27 inch Mount Folding VESA Monitor Desk Stand with VESA Hole | 15.00 | \$79.98 | \$1,199.70 |
| Epiphan | Epiphan ESP1151 Pearl-2 Rackmount 6-Source Live Event Video Production Switching / Streaming / Recor | 1.00 | \$6975.00 | \$6,975.00 |
| Snap AV | WattBox® 800 Series IP Power Conditioner 12 Individually Controlled & Metered Outlets | 1.00 | \$599.93 | \$599.93 |
| Snap AV | 3 Outlet Compact IP Controllable Power Conditioner with Auto Reboot | 4.00 | \$238.84 | \$955.36 |
| Ubiquiti | Ubiquiti Edgerouter Lite ERLITE-3 Desktop Router (Black) | 1.00 | \$174.65 | \$174.65 |
| S&L Integrated | cu3e Remote Monitoring Hardware | 1.00 | \$223.92 | \$223.92 |
| Lowell | Rack Rail-21U, Tapped 10-32, 1pr | 1.00 | \$74.85 | \$74.85 |
| | Hardware, Cables, Wire | 1.00 | \$5127.14 | \$5,127.14 |
| | Freight | 1.00 | \$1441.18 | \$1,441.18 |
| | Installation | 160.00 | \$95.00 | \$15,200.00 |
| | Programming | 48.00 | \$135.00 | \$6,480.00 |
| | Design | 16.00 | \$135.00 | \$2,160.00 |
| | Commissioning | 16.00 | \$95.00 | \$1,520.00 |
| | Project Management | 12.00 | \$95.00 | \$1,140.00 |

| MFG | PART DESCRIPTION | QTY | UNIT PRICE | EXT. PRICE |
|-----|--|------|------------|-------------|
| | Travel Time | 1.00 | \$3882.35 | \$3,882.35 |
| | Training | 2.00 | \$125.00 | \$250.00 |
| | Client Care - Includes one (1) annual Preventative Maintenance service for three (3) years | 1.00 | \$10485.00 | \$10,485.00 |

Lowndes County Board of Commissioners Meeting Room Audio and Video Upgrades

Quote Summary

| | |
|------------------------|--------------|
| Purchased Equipment: | \$78,074.25 |
| Installation Services: | \$30,632.35 |
| Shipping and Handling: | \$1,441.18 |
| Client Care: | \$0.00 |
| | |
| Subtotal: | \$110,147.78 |
| Tax: | \$0.00 |
| Total: | \$110,147.78 |

Acceptance

Payment Terms

Payment shall be remitted as follows unless pre-authorized by S&L: 50% Deposit at the time of proposal acceptance; 40% Due when installation begins; 10% Due at project completion

Lowndes County Board of

CLIENT: **Commissioners**

DATE: _____

BY: _____

PRINT: _____

COMPANY: **S&L Integrated Systems, LLC**

DATE: _____

BY: _____

PRINT: _____

Terms and Conditions

Prices are based upon total purchase as a package. Sales tax quoted is for estimating purposes only. Actual sales tax will be calculated at time of invoicing. There is a minimum 15% restocking fee with original packaging on any returns. The general project description is contained in the Scope of Work (SOW). S&L shall install the specified systems as described in the SOW. No additional work shall be performed outside of the SOW, except where a proposal or change order has been issued by S&L and signed by the customer. Technicians are not authorized to agree to any work outside of the approved SOW and S&L is not bound by any statements or arrangements that are not approved in writing by both parties. All work must be authorized through the Project Manager or Account Executive only. Any required completion dates of this SOW is subject to the Client's timely acceptance of this proposal and manufacturer lead times. Customer agrees to pay S&L for the services rendered in accordance with the SOW and any authorized Change Orders. Payment shall be remitted in accordance to agreed upon terms. Progress payments will be made according to the payment schedule if one has been defined in the proposal. Final billing from S&L shall be submitted to Customer after completion of the SOW. Complete and Final payments made under this Agreement shall be conclusive evidence of the satisfactory performance of the SOW and acceptance of work and materials



phone: 229.378.8866
fax: 229.378.8099

info@slintegrated.com
www.slintegrated.com

7 Midway, Road
Thomasville, GA 31757

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Proposed Deannexation of Property of Uvalde Land Company,
LLC

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: - 0 -

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Proposed Deannexation of Property of Uvalde Land Company, LLC

HISTORY, FACTS AND ISSUES: Uvalde Land Company, LLC acquired the property depicted on the attached plat of survey in March 2020. A portion of the platted property is in the unincorporated area. A portion is in the city limits of Valdosta.

Uvalde Land Company, LLC has proposed the portion of the platted property located within the city limits be deannexed from the city.

Deannexation of property from a city is governed by OCGA § 36-36-22. This Code section requires the adoption of a resolution by the governing authority of the county in which the property is located consenting to the deannexation.

A proposed Resolution of the Board of Commissioners consenting to the deannexation of the portion of the platted property located within the city limits is attached.

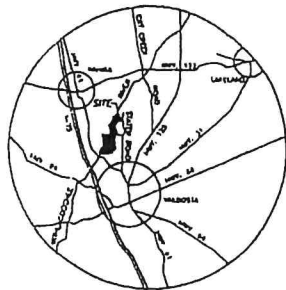
OPTIONS: 1. Approve and authorize the Chairman to sign the attached Resolution.
2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

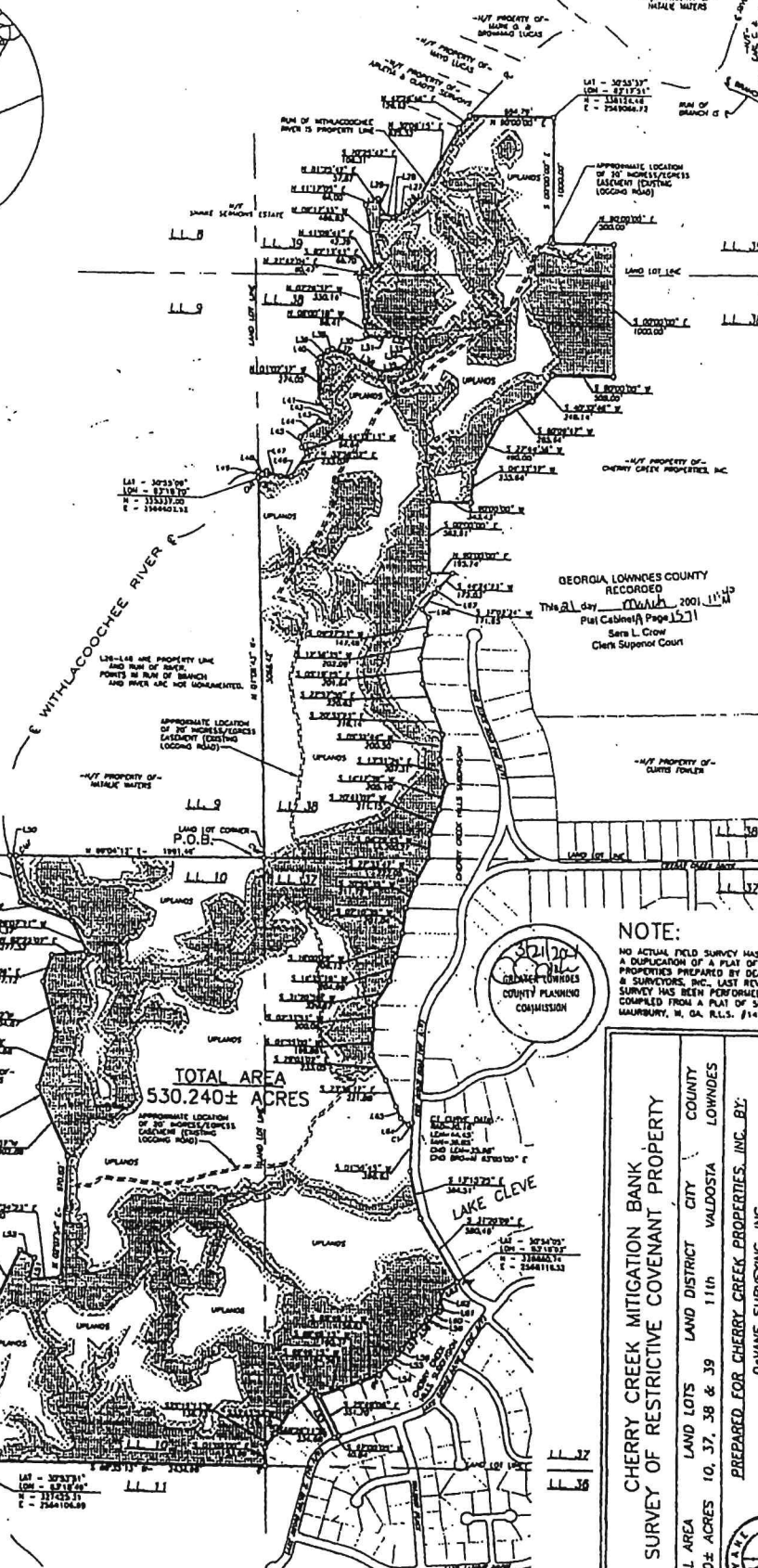


VICINITY MAP
NOT TO SCALE

LINE DATA

LINE L1 THROUGH L25 ARE NOT APPLICABLE TO THE SUBJECT PROPERTY AND ARE NOT SHOWN IN THE FOLLOWING TABLE.

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L26 | N 41°37'10" | 175.74' |
| L27 | N 89°37'49" | 82.40' |
| L28 | N 7°38'24" | 20.98' |
| L29 | S 1°21'09" | 111.89' |
| L30 | S 72°34'07" | 31.89' |
| L31 | S 72°28'17" | 84.71' |
| L32 | N 81°37'01" | 170.09' |
| L33 | N 10°50'21" | 124.41' |
| L34 | S 79°19'44" | 100.82' |
| L35 | S 78°48'13" | 206.81' |
| L36 | S 83°04'11" | 113.62' |
| L37 | S 83°04'11" | 250.43' |
| L38 | N 72°28'55" | 189.02' |
| L39 | N 70°37'09" | 40.21' |
| L40 | N 49°38'05" | 78.64' |
| L41 | N 22°33'44" | 48.27' |
| L42 | N 87°33'25" | 112.64' |
| L43 | N 08°28'53" | 34.34' |
| L44 | S 89°41'26" | 198.02' |
| L45 | S 31°00'49" | 96.38' |
| L46 | S 89°33'26" | 86.05' |
| L47 | S 71°34'26" | 119.03' |
| L48 | N 82°23'00" | 83.63' |
| L49 | N 01°06'43" | 49.16' |
| L50 | N 89°58'15" | 50.00' |
| L51 | S 12°46'11" | 174.63' |
| L52 | S 82°16'13" | 128.99' |
| L53 | N 22°49'04" | 209.23' |
| L54 | S 02°18'00" | 133.23' |
| L55 | S 49°18'15" | 87.38' |
| L56 | S 39°58'10" | 36.11' |
| L57 | S 39°58'10" | 133.50' |
| L58 | S 72°23'22" | 133.49' |
| L59 | S 87°25'56" | 112.72' |
| L60 | S 56°05'23" | 122.38' |
| L61 | S 02°48'08" | 34.07' |
| L62 | S 01°46'04" | 133.72' |
| L63 | S 30°33'28" | 167.00' |
| L64 | S 33°04'15" | 80.00' |
| L65 | S 22°20'04" | 101.40' |
| L66 | S 40°23'01" | 111.87' |
| L67 | S 34°24'20" | 87.34' |



TOTAL AREA
530.240± ACRES

REFERENCE

THESE BEARINGS HEREON HAVE BEEN CALCULATED FROM AN ACTUAL FIELD SURVEY AND ARE BASED UPON THE RE-SUBDIVISION PLAT OF CHERRY CREEK HILLS SUBDIVISION SECTION 10, FOUND IN PLAT BOOK 36, PAGE 284 AND OTHER MATERIAL OF RECORD, LOWNDOS COUNTY, GA.

THE WETLAND BUFFERS SHOWN ARE INTENDED TO BE 30' IN WIDTH AS INDICATED BY MAPS FOR PERMITTING PURPOSES, ON FILE, PREPARED BY CARL SALFARO WITH CREATIVE ENVIRONMENTAL SOLUTIONS, INC., DATED MAY 2000.

THE PLATTED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED BY LOWNDOS COUNTY TAX ASSESSORS AS TAX MAP 10143, PARCEL 001 AND TAX MAP 72, PARCEL 31 WHICH CAN BE FOUND DESCRIBED IN DEED BOOK 1153, PAGE 36 AND PLAT BOOK 36, PAGES 32-33 OF RECORD IN THE OFFICE OF THE CLERK OF COURT, LOWNDOS COUNTY, GEORGIA.

THIS PROPERTY IS IN ZONE "1" AND IS NOT SUBJECT TO AN SPECIAL FLOOD HAZARD, REFERENCE TO F.E.M.A. COMMUNITY MAP PARCEL NO. 130488 0010 B, DATED JUNE 1, 1982.

TOTAL AREA OF JURISDICTIONAL WETLANDS = 201.0 ACRES
TOTAL AREA OF WETLAND BUFFERS = 87.1 ACRES
TOTAL AREA OF UPLANDS = 232.14 ACRES

WETLANDS, WETLAND BUFFERS AND/OR STREAMSIDE LANDS ARE SUBJECT TO THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT UNDER PERMIT NUMBER 80000000 AND ARE PROTECTED BY A RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.

LEGEND

| |
|-------------------------|
| CONCRETE MONUMENT FOUND |
| IRON PIPE FOUND |
| WETLAND WETLANDS |
| WETLAND BUFFERS |
| UPLANDS |

NOTE:

NO ACTUAL FIELD SURVEY HAS BEEN PERFORMED. THE PARENT BOUNDARY IS A DUPLICATION OF A PLAT OF BOUNDARY SURVEY OF CHERRY CREEK HILLS PROPERTIES PREPARED BY DEAN B. DAVANE, GA. RLS 2820, DEAN B. DAVANE & SURVEYORS, INC., LAST REVISED 21 APRIL 1999. NO ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED. JURISDICTIONAL WETLANDS SHOWN HAVE BEEN COMPILED FROM A PLAT OF SURVEY ON FILE, PREPARED BY RITCHIE W. MAURBURY, W. GA. RLS. #1493, DATED 8-11-99.

CHERRY CREEK MITIGATION BANK SURVEY OF RESTRICTIVE COVENANT PROPERTY

TOTAL AREA 530.240± ACRES LAND LOTS 10, 37, 38 & 39 LAND DISTRICT 11th VALDOSTA LOWNDOS COUNTY

PREPARED FOR CHERRY CREEK PROPERTIES, INC. BY:
DAVANE SURVEYING, INC.
DEAN B. DAVANE Co. RLS #2620
700 N. TOULDES ST. VALDOSTA, GA. 31601
TEL: (229) 253-8080 FAX: (229) 249-8027

FIELD SURVEY: MARCH 1998
DATE COMPLETED: 20 FEBRUARY 2001
PROJECT: ALL
DRAWINGS: 0102A-100
0102A-100-BCD
0102A-100-CCD

GRAPHIC SCALE: 1 INCH = 600 FEET
LEGEND: SEE 202
REGISTRATION NO.: 16-517856 B.C.

DEAN B. DAVANE
GA. RLS #2620

RESOLUTION CONSENTING TO DEANNEXATION

WHEREAS, OCGA § 36-36-22 grants governing bodies of municipal corporations authority to deannex an area of the existing corporate limits thereof upon application of the owner of the land proposed to be deannexed and a resolution of the governing authority of the county in which the property is located consenting to the deannexation; and

WHEREAS, a portion of the property of Uvalde Land Company, LLC depicted on the plat of survey attached hereto as Exhibit 1 is located within of the corporate limits of the City of Valdosta; and

WHEREAS, Uvalde Land Company, LLC desires to deannex that portion of the property of Uvalde Land Company, LLC depicted on the plat of survey attached hereto as Exhibit 1 located within of the corporate limits of the City of Valdosta;

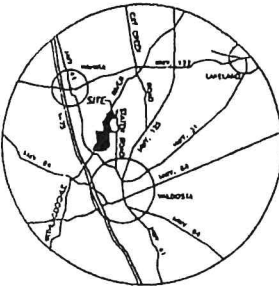
NOW THEREFORE, pursuant to OCGA § 36-36-22, the Board of Commissioners of Lowndes County, Georgia, does hereby resolve to, and does hereby, consent to the deannexation by the City of Valdosta of that portion of the property of Uvalde Land Company, LLC depicted on the plat of survey attached hereto as Exhibit 1 located within of the corporate limits of the City of Valdosta.

IT IS SO RESOLVED, this ____ day of April, 2021.

BOARD OF COMMISSIONERS OF LOWNDES COUNTY

By: _____
Bill Slaughter, Chairman

Attest: _____
Belinda C. Cantrell, Clerk

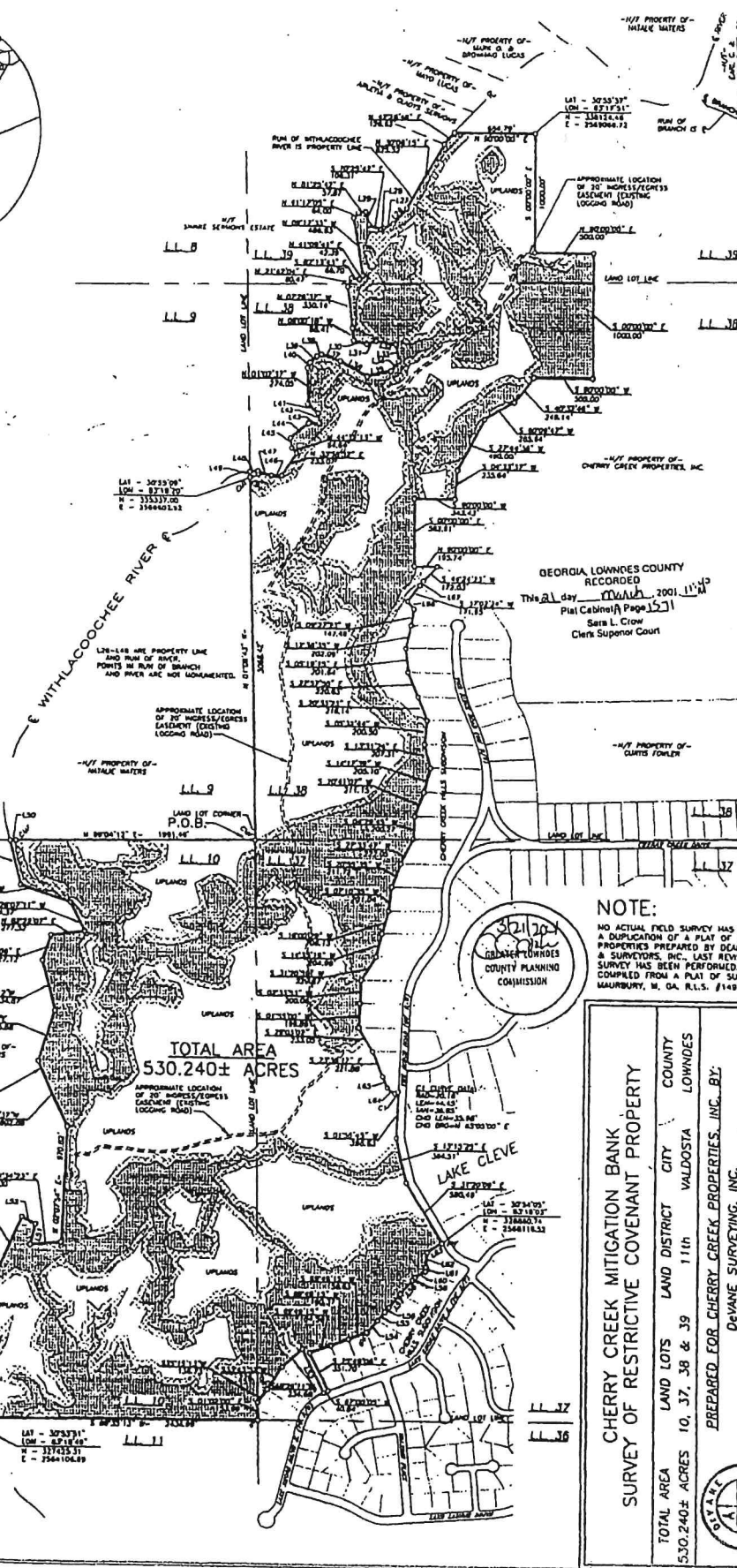


VICINITY MAP
NOT TO SCALE

LINE DATA

Lines L1 through L25 are not applicable to the subject property and are not shown in the following table.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L26 | N 41°37'10" E | 175.74 |
| L27 | N 65°37'40" E | 92.40 |
| L28 | N 71°39'22" E | 20.88 |
| L29 | S 14°21'00" E | 113.84 |
| L30 | N 73°34'02" W | 111.88 |
| L31 | S 81°31'19" W | 84.21 |
| L32 | S 81°31'19" W | 170.03 |
| L33 | N 10°50'21" W | 134.41 |
| L34 | N 39°18'41" E | 100.87 |
| L35 | N 70°47'48" E | 206.74 |
| L36 | S 87°04'11" E | 111.88 |
| L37 | S 77°28'50" E | 120.07 |
| L38 | N 70°37'09" E | 185.82 |
| L39 | N 49°36'05" E | 78.88 |
| L40 | N 23°32'44" E | 48.35 |
| L41 | N 49°31'35" W | 112.64 |
| L42 | N 08°28'53" W | 84.34 |
| L43 | S 89°11'34" E | 90.38 |
| L44 | S 31°00'48" E | 189.02 |
| L45 | N 08°30'24" W | 88.95 |
| L46 | S 89°33'04" E | 84.83 |
| L47 | S 71°58'38" E | 119.03 |
| L48 | N 82°23'00" E | 85.93 |
| L49 | N 01°04'43" W | 49.18 |
| L50 | N 89°04'12" E | 50.00 |
| L51 | S 12°48'11" W | 174.83 |
| L52 | S 62°34'43" E | 178.95 |
| L53 | N 23°49'09" W | 403.23 |
| L54 | S 10°31'00" W | 132.21 |
| L55 | S 10°31'00" W | 87.38 |
| L56 | S 29°58'14" W | 38.41 |
| L57 | S 10°02'10" W | 123.09 |
| L58 | S 29°57'22" W | 132.18 |
| L59 | S 31°23'41" W | 32.34 |
| L60 | S 30°00'31" W | 98.32 |
| L61 | S 04°48'08" W | 36.07 |
| L62 | S 04°48'08" W | 142.04 |
| L63 | S 04°48'08" W | 142.04 |
| L64 | S 33°02'13" E | 80.00 |
| L65 | S 23°50'08" E | 101.90 |
| L66 | S 02°21'01" E | 83.87 |
| L67 | S 38°28'20" W | 87.84 |



REFERENCE

THESE BEARINGS HEREON HAVE BEEN CALCULATED FROM AN ACTUAL FIELD SURVEY AND ARE BASED UPON THE RE-SUBDIVISION PLAT OF CHERRY CREEK HILLS SUBDIVISION, SECTION 10, FOUND IN PLAT BOOK 36, PAGE 284 AND OTHER WATERWAY RECORDS, LOWNDOS COUNTY, GA.

THE WETLAND BUFFERS SHOWN ARE INTENDED TO BE 50' IN WIDTH AS INDICATED BY SHADING FOR PERMITTING PURPOSES, ON FILE, PREPARED BY CARL SALAFRIO WITH CREATIVE ENVIRONMENTAL SOLUTIONS, INC., DATED MAY 2000.

THE PLATTED PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED BY LOWNDOS COUNTY TAX ASSESSORS AS TAX MAP 1043, PARCEL 001 AND TAX MAP 72, PARCEL 31 WHICH CAN BE FOUND DESCRIBED IN DEED BOOK 1153, PAGE 30 AND PLAT BOOK 36, PAGES 52-55 OF RECORD IN THE OFFICE OF THE CLERK OF COURT, LOWNDOS COUNTY, GEORGIA.

THIS PROPERTY IS IN ZONE "R1" AND IS NOT SUBJECT TO ANY SPECIAL FLOOD HAZARDS, REFER TO F.E.M.A. COMMUNITY MAP PARCEL No. 130489 0010 B, DATED JUNE 1, 1982.

TOTAL AREA OF JURISDICTIONAL WETLANDS = 2010 ACRES
TOTAL AREA OF WETLAND BUFFERS = 97.1 ACRES
TOTAL AREA OF UPLANDS = 232.14 ACRES

WETLANDS, WETLAND BUFFERS AND/OR STREAMSIDE LANDS ARE SUBJECT TO THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT UNDER PERMIT NUMBER 99001030 AND ARE PROTECTED BY A RECORDED DECLARATION OF COVENANTS AND RESTRICTIONS.

LEGEND

- CONCRETE FOUND
- IRON REBAR FOUND
- IRON PIPE FOUND
- WETLANDS
- WETLAND BUFFERS
- UPLANDS

NOTE:

NO ACTUAL FIELD SURVEY HAS BEEN PERFORMED. THE PARENT BOUNDARY IS A DUPLICATION OF A PLAT OF BOUNDARY SURVEY OF CHERRY CREEK HILLS PROPERTIES PREPARED BY DEAN B. DEVANE, GA RLS 2820, DEVANE ENGINEERS & SURVEYORS, INC. LAST REVISED 21 APRIL 1989. NO ADDITIONAL FIELD SURVEY HAS BEEN PERFORMED. JURISDICTIONAL WETLANDS SHOWN HAVE BEEN COMPILED FROM A PLAT OF SURVEY ON FILE, PREPARED BY KITCHY W. MAURBURY, M. GA. R.L.S. #1493, DATED 8-11-88.

TOTAL AREA
530.240± ACRES

CHERRY CREEK MITIGATION BANK
SURVEY OF RESTRICTIVE COVENANT PROPERTY

TOTAL AREA 530.240± ACRES LAND LOTS 10, 37, 38 & 39 LAND DISTRICT 11th CITY VALDOSTA COUNTY LOWNDOS

PREPARED FOR CHERRY CREEK PROPERTIES, INC. BY:
DEVANE SURVEYING, INC.
DEAN B. DEVANE G.S. RLS #2620
700 N. TOOMBS ST. VALDOSTA, GA. 31601
TEL: (229) 253-8080 FAX: (229) 249-8027

FIELD SURVEY: MARCH 1998
DATE COMPLETED: 20 FEBRUARY 2001
PROJECT NO.: 010284-000
DRAWING: 010284M-000

GRAPHIC SCALE: 1 INCH = 600 FEET
EQUIVALENT USED: 100000000 100000000 100000000

DEAN B. DEVANE G.S. RLS #2620

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Resurfacing of Various County Roads

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$429,634.23

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Resurfacing of Various County Roads

HISTORY, FACTS AND ISSUES: Lowndes County solicited bids to resurface various county roads (See Attached List). The LMIG Grant provided by the Georgia DOT will pay \$1,107,500.64, while Lowndes County will be responsible for the remaining amount. The contractor will be responsible for rebuilding and grassing shoulders. Vendors present for the pre-bid meeting held on March 24, 2021, were H & H Paving, LLC, Reames and Son Construction and The Scruggs Company. The County received two bids which were received on April 6, 2021.

Reames & Son - Valdosta, Georgia \$1,570,293.35

The Scruggs Company - Valdosta, Georgia \$1,537,134.87

OPTIONS: 1. Award the bid to The Scruggs Company and authorize the Chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

2021 LMIG Resurfacing List

| Road Name | Beginning | Ending | Length (Miles) | Description of Work |
|--------------------|------------------|---------------|---------------------------|--------------------------------|
| Norman Hall Road | CR 777 | DEAD END | 0.45 | Resurfacing |
| Norman Hall Spur | CR 695 | DEAD END | 0.1 | Resurfacing |
| Glenn Road | Cr 106 | S.R. 94 | 2.23 | Resurfacing |
| Lake Alapaha Blvd | U.S. 84 | CR 1128 | 0.96 | Resurfacing |
| McMullen Drive | CR 98 | CR 1 | 0.48 | Resurfacing |
| Old Clyattville Rd | City Of Valdosta | CR 785 | 1.2 | Resurfacing |
| Robin Lane | CR 139 | CR 904 | 0.28 | Resurfacing |
| Gaines Lane | CR 94 | DEAD END | 0.54 | Resurfacing |
| Jones Drive | CR 440 | DEAD END | 0.29 | Resurfacing |
| Chappell Drive | CR 777 | Dead End | 0.69 | Resurfacing |
| Elam Road | DEAD END | DEAD END | 0.2 | Resurfacing |
| Dana Circle | S.R. 122 | CR 57 | 0.44 | Resurfacing |
| Smith Street | CR 529 | DEAD END | 0.22 | Resurfacing |
| Joanna Drive | CR 805 | DEAD END | 0.33 | Resurfacing |

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: North Lowndes Soccer Complex Phase II

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$1,811,758.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: North Lowndes Soccer Complex Phase II

HISTORY, FACTS AND ISSUES: North Lowndes Soccer Complex Phase II includes construction of a new maintenance building, construction of a new score box with grandstands, installation of all park furnishings such as lighting, bleachers, scoreboards, trash cans, etc.. and paving the parking area. These items were value engineered out of phase I of the project. Bids were accepted on March 30, 2021 and staff received the following bids:

Standard Contractors, Inc. - \$1,811,758.00 and 260 days

Kellerman Construction - \$1,821,049.00

Artesian Contracting Co. - \$2,553,301.60 and 300 days

Quillian Powell Construction - \$1,916,000.00 and 270 days

- OPTIONS: 1. Approve Standard Contractors, Inc. as the low bidder and authorize the chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



BID TABULATION

Bid Number: 07117-5 **Time:** 2:00 PM
Date of Opening: 3/30/2021
Bid Name: North Lowndes Park Soccer Complex Phase II

| Company Name | Unit Price Allowance | Contingency | TOTAL BASE BID | ALTERNATE 1 | TOTAL BID (TOTAL BASE BID + ALT. 1): | Days to Complete | Acknowledge Addenda? (1&2) | Bid Bond? | Georgia Licensed Contractor? | Proof of Insurance? | Immigration Reform Affidavit | PreAward Oath? |
|------------------------------|----------------------|-------------|---------------------|------------------|--------------------------------------|------------------|----------------------------|-----------|------------------------------|---------------------|------------------------------|----------------|
| 1 Standard Contractors, Inc. | 6,250.00 | 82,332.00 | 1,746,244.00 | 65,514.00 | 1,811,758.00 | 260 | X | X | X | X | X | X |
| 2 Kellerman Construction | 4,250.00 | 84,147.00 | 1,767,049.00 | 54,000.00 | 1,821,049.00 | | X | X | X | X | X | X |
| 3 Artesian Contracting Co | 5,800.00 | 118,509.60 | 2,488,701.60 | 59,300.00 | 2,553,301.60 | 300 | X | X | X | X | X | X |
| 4 Quillian Powell | 3,000.00 | 93,200.00 | 1,856,000.00 | 60,000.00 | 1,916,000.00 | 270 | X | X | X | X | X | X |
| 5 | | | | | - | | | | | | | |
| 6 | | | | | - | | | | | | | |

Bid results are posted for information only. Bid tabulations are subject to change. Bid tabulations are summaries of the results of bids submitted by vendors who responded to the bids and/or quotes listed. Totals listed on the bid tabulation are for comparison only. Bids will be evaluated for completeness and compliance with specifications by the County. The tabulations do not represent a notice of award but only of the bids received.

Vendors shall not take any action until the award decision is posted and contract/purchase order has been issued. Viewer is advised that Award of any contract/purchase order is subject to review and approval of the County. No award decision has been made at this time.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$225,329.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: A New 30,000 Gallon Draft Pit for Lowndes County Fire Rescue

HISTORY, FACTS AND ISSUES: The 30,000 gallon drafting pit will be constructed at Lowndes County Fire Rescue Station 10 Headquarters. The drafting pit will be used for annual pump testing, additional fire/rescue training, structural fire control and classes. Lowndes County does not currently have a drafting pit and currently the department uses the City of Valdosta's drafting pit. The drafting pit is part of the drill field masterplan for Fire/Rescue.

Staff received the below three bids:

Standard Contractors - \$225,329.00

Chuck Smith & Son Construction - \$249,000.00

Quillian Powell Construction - \$279,500.00

OPTIONS: 1. Approve Standard Contractors as the low bidder and authorize the chairman to sign the 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: A New Shooting Range Shelter for the Lowndes County Sheriff's Office

DATE OF MEETING: April 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: A New Shooting Range Shelter for the Lowndes County Sheriff's Office

HISTORY, FACTS AND ISSUES: A new shelter for the Lowndes County Sheriff's Office (LCSO) Shooting Range was approved in Splost VIII. The project includes building a pre-engineered metal shelter over the lead pistol range and building a 8' cmu wall the length of the shelter to separate the lead range from the steel range. The LCSO uses the lead range for all training and qualifications. The contract includes all grading, foundations, and buildings installed.

Staff received the below six bids:

Kellerman Construction - \$304,252.00
Quillian Powell Construction - \$323,000.00
Chuck Smith & Son Construction - \$363,000.00
Artesian - \$404,682.00
Standard Contractors - \$484,814.00
Milton J Wood Co. - \$522,500.00

OPTIONS: 1. Approve Kellerman Construction as the low bidder and authorize the Chairman to sign the contract.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

BID TABULATION

PROJECT: New Shooting Range Shelter for Lowndes County Board of Commissioners

| CONTRACTOR | BASE BID | ACKNOWLEDGE ADDENDUMS | | | | BID BOND |
|--------------------|--|-----------------------|---|---|---|----------|
| | | 1 | 2 | 3 | 4 | |
| Milton J. Wood Co. | 522,500 465,175 | ✓ | ✓ | | | yes |
| Standard | 838,814 Add \$14 (354,000) Total | ✓ | ✓ | | | yes |
| Kelleherman | 304,252 Add 400,260 | ✓ | ✓ | | | yes |
| Mattos Siam | 204,682 Add 147,267,377 | ✓ | ✓ | | | yes |
| Quillion Powell | 323,000 Add 465,000 | ✓ | ✓ | | | yes |
| Chuck Smith & Son | 363,000 Add 330,000 | ✓ | ✓ | | | yes |
| | | | | | | |
| | | | | | | |
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