



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, FEBRUARY 13, 2023, 8:30 AM
REGULAR SESSION, TUESDAY, FEBRUARY 14, 2023, 5:30 PM
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. Presentations

- a. GFOA Distinguished Budget Presentation Award

Recommended Action:

Documents:

5. Minutes For Approval

- a. Work Session - January 23, 2023 & Regular Session - January 24, 2023

Recommended Action: Approve

Documents:

6. Public Hearing

- a. REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-1, Well & Septic ~10 acres

Recommended Action: Approve

Documents:

7. For Consideration

- a. Wild Adventures Request for Project Approval for Georgia's Tourism Development Act Program

Recommended Action: Board's Pleasure

Documents:

- b. Purchase of 215 Webster Street Property

Recommended Action: Option 1

Documents:

- c. Assistance to Firefighters Grant Micro Grant for SCBA Air Cylinders

Recommended Action: Approve

Documents:

- d. Peterson Road Sewer Main Open Cut

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: GFOA Distinguished Budget Presentation Award

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON:

HISTORY, FACTS AND ISSUES: The Government Finance Officers Association (GFOA) is pleased to announce that Lowndes County has received GFOA's Distinguished Budget Presentation Award for its budget. The award represents a significant achievement and reflects a commitment to meeting the highest principles of governmental budgeting. In order to receive the award, a government has to satisfy nationally recognized guidelines for effective budget presentation. These guidelines assess how well an entity's budget serves as a policy document, a financial plan, an operations guide and a communications device. Budgets must be rated proficient in all four categories and in fourteen mandatory criteria within those categories to receive the award. There are over 1,700 participants in the award program throughout the United States and Canada. Lowndes County has received this award for seventeen consecutive years.

OPTIONS:

RECOMMENDED ACTION:

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-1, Well & Septic
~10 acres

DATE OF MEETING: February 14, 2023

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-02 Thomas Property, Madison Hwy, R-1 to R-1, Well & Septic
~10 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 10 acres from R-1 (Low Density Residential) zoning to R-A (Residential Agricultural) zoning, in order for the property to be utilized for agricultural purposes, including the raising of livestock.

Historically, this parcel was zoned A-U (Agricultural Use) prior to the ULDC adoption in 2006. The property abuts R-1 zoning to the north and east, and M-3 (High Intensity Industrial) to the south and west. It should be noted that the Valdosta Southern Railroad abuts the property along its western boundary. The subject property is in the Urban Service Area and a Suburban Character Area, with access to and from the property off Madison Highway, a state maintained minor arterial road. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended zoning within that character area.

For reference, M-3 zoning provides for industrial uses that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development. To help with the dynamics associated with the M-3 zoning and the nearby paper mill complex, staff has made efforts to reach out to their representatives about this case.

The TRC considered the request and had no objectionable comments. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area, and believes that rezoning from a residential to an agricultural district provides added protection to the M-3 district from potential incompatible future development. The Planning Commission heard the request at their January meeting, and recommended Approval (5-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

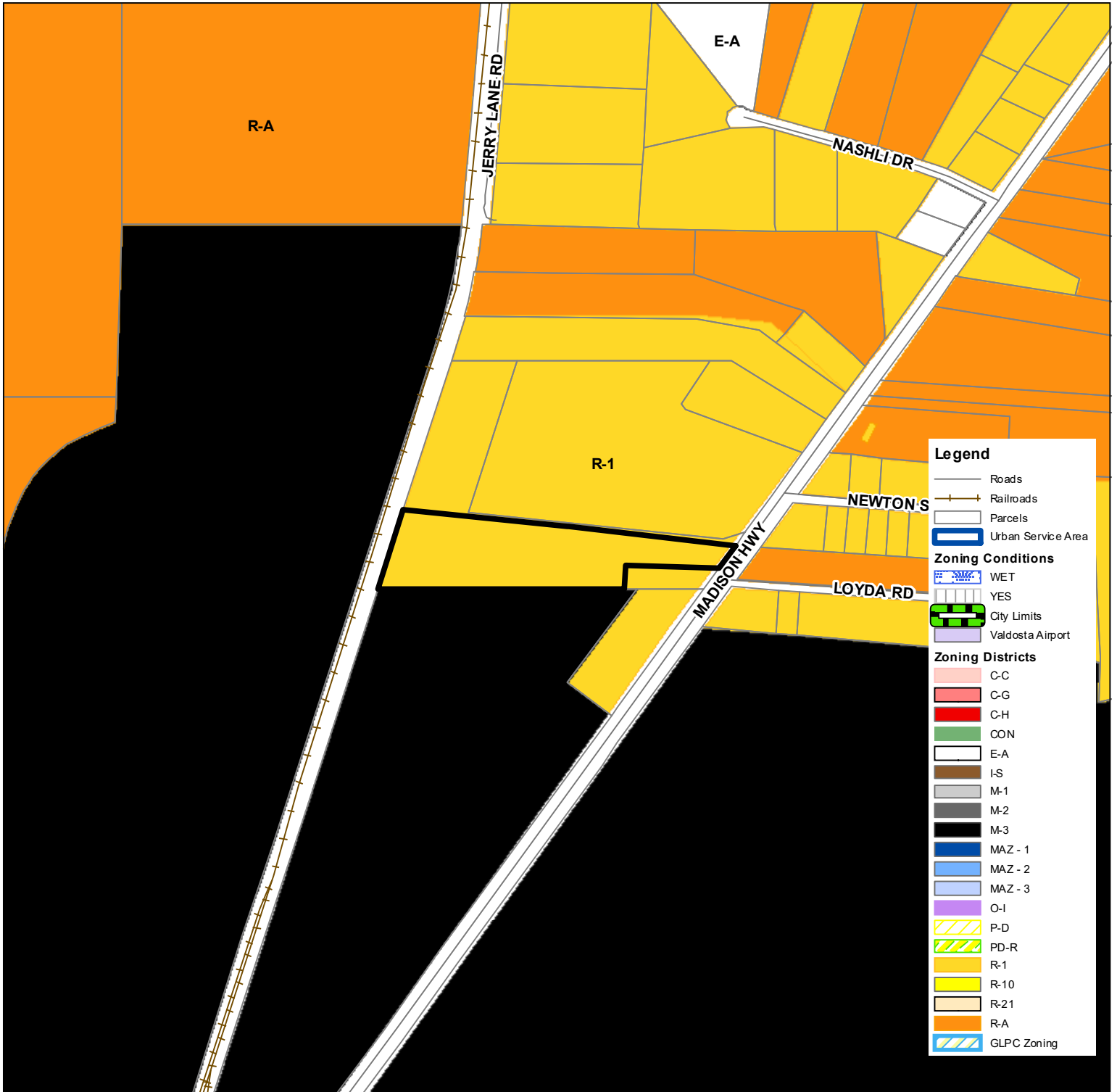
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2023-02

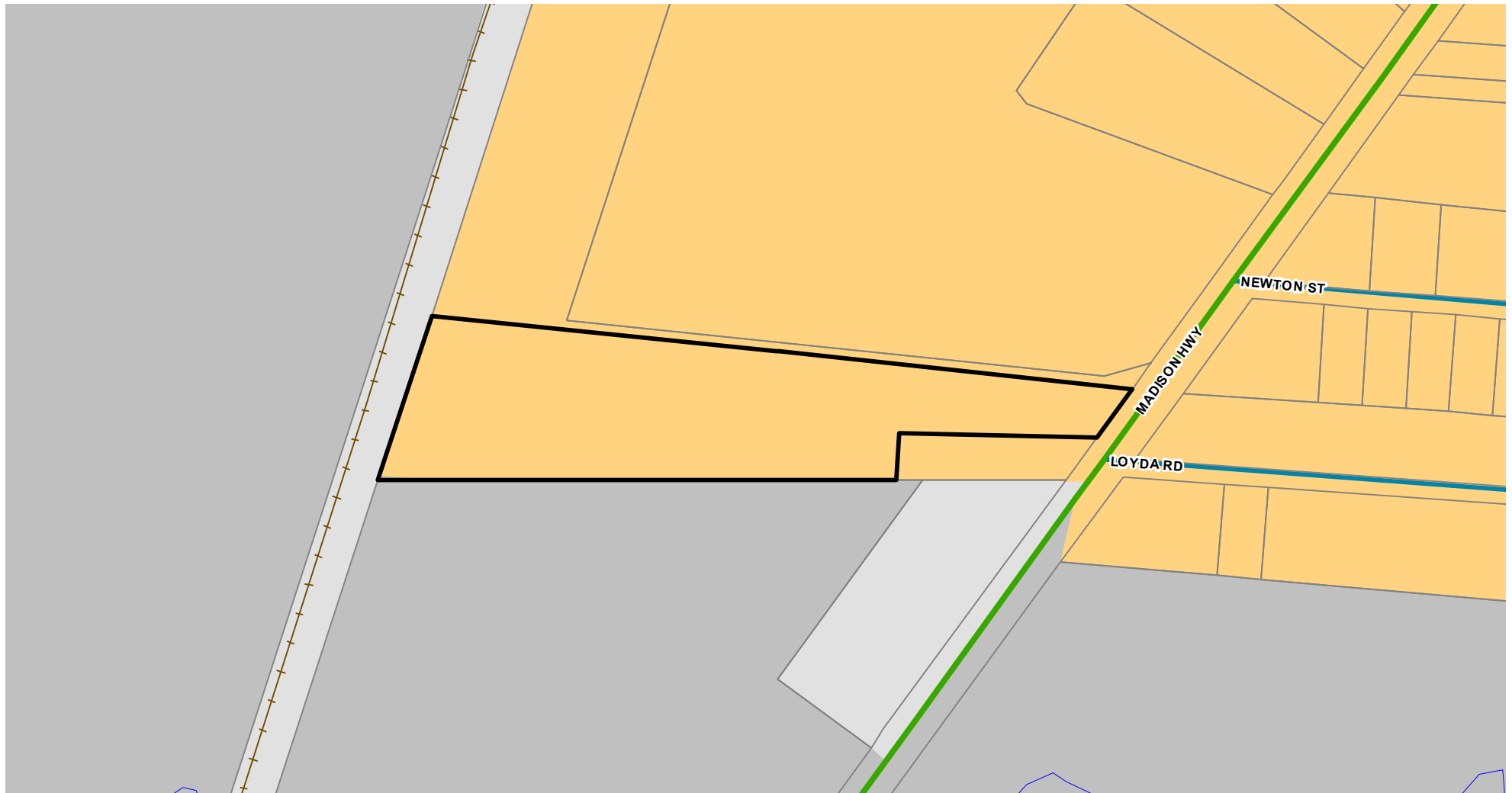
Zoning Location Map

Thomas Property
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: R-A



Thomas Property 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
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

VALOR

Without Endorsement Regional Geographic Information System
 VALOR is a service at <https://www.valorgis.com/>

sgic SOUTHERN GEORGIA REGIONAL COMMISSION

REZ-2023-02

WRPDO Site Map

Legend

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

Thomas Property Rezoning Request



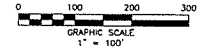
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RODNEY GENE TENERY, JR., RLS/RP DATE _____

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNMENT AUTHORITIES ARE NOT PRESENT.

RESERVED FOR THE CLERK OF SUPERIOR COURT

SOUTH (MAG. S. GA. WEST ZONE)



LEGEND

● I.P.F. = IRIS IN PLATED
 ○ I.P.F. = IRIS NOT PLATED
 ● I.P.F. = IRIS NOT PLATED
 ○ I.P.F. = IRIS NOT PLATED
 ● I.P.F. = IRIS NOT PLATED
 ○ I.P.F. = IRIS NOT PLATED
 ● I.P.F. = IRIS NOT PLATED
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 ○ I.P.F. = IRIS NOT PLATED
 ● I.P.F. = IRIS NOT PLATED
 ○ I.P.F. = IRIS NOT PLATED
 ● I.P.F. = IRIS NOT PLATED
 ○ I.P.F. = IRIS NOT PLATED

○ SURVEY EQUIPMENT USED
 ○ LEICA 1203 TOTAL STATION 3 SEC.
 ○ GEOMAX ZOOM 80 TOTAL STATION 5 SEC.
 ○ GEOMAX TOPCON TOTAL STATION 5 SEC.
 ○ 200' STEEL MESH TAPE
 ○ CST. AUTO LEVEL
 ○ TDS RANGER DATA COLLECTOR W/
 SURVEY PRO SOFTWARE
 ○ CARLSON SURVIVOR II COLLECTOR W/
 CARLSON CE 2 SOFTWARE
 ○ CHAMPION PRO GNSS RECEIVER
 ○ SCPECTER DATA COLLECTOR W/
 CARLSON CE 2 SOFTWARE
 ○ CHAMPION PRO GNSS RECEIVER

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE.

RODNEY GENE TENERY, JR.
 PROFESSIONAL ENGINEER
 LEVEL 4 CERTIFIED DESIGN PROFESSIONAL
 ADNEY GENE TENERY, JR. CERTIFICATION #3328
 I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIVE ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEODESIC DATA COMMITTEE PART 5 NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY TO 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 242,224 FEET HORIZONTAL AND ONE INCH AS SHOWN IN THE LEGEND OF THIS PLAT FILE.
 GA CERTIFICATE OF AUTHORIZATION NO. L.S.F. 926
 GA BUSINESS LICENSE NO. 2354

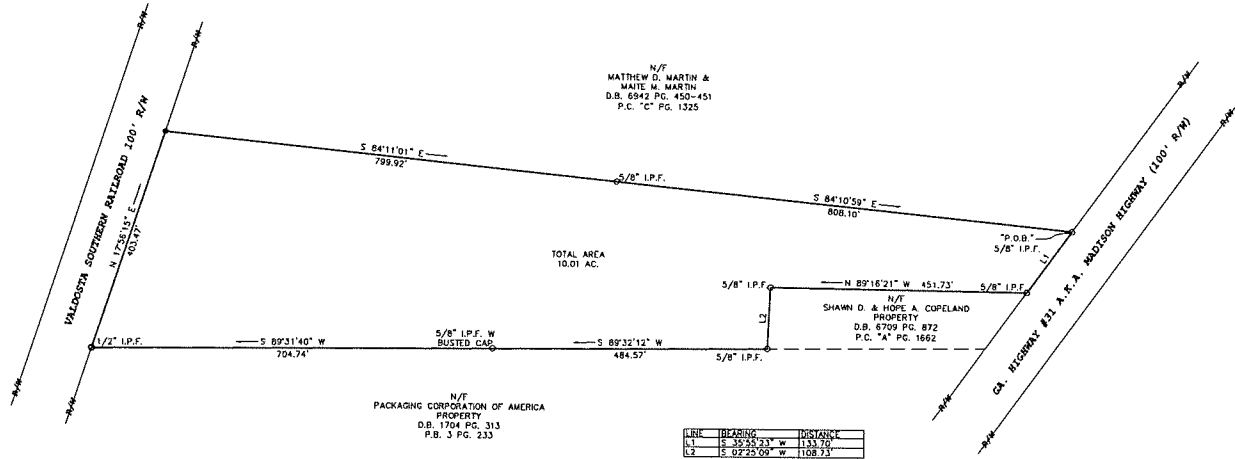
**** PRELIMINARY ****

GPS NOTES:

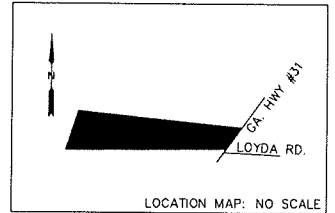
1. GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
2. THE TYPE OF GPS EQUIPMENT USED: CHAMPION PRO RECEIVER DUAL FREQUENCY RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
3. THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
4. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEODESIC DATA COMMITTEE PART 5 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

GENERAL NOTES:

1. NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
2. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0325E, DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
3. THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 6943 AT PAGE 530 SHOWING WAYLON THOMAS & DEED BOOK 6592 AT PAGE 920 SHOWING WAYLON THOMAS AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. WAYLON THOMAS.



LINE	BEARING	DISTANCE
L1	S 35°22'03" W	133.76
L2	S 02°25'09" W	108.73



SURVEY FOR:
 WAYLON THOMAS
 LOCATED IN LAND LOT 68
 OF THE 16TH LAND DISTRICT
 OF LOWWES COUNTY, GEORGIA.

**** PRELIMINARY ****

DATE OF FIELD SURVEY:
 12 / 08 / 2022
 DATE OF PLAT:
 ?? / ?? / ??



Prime Consulting Solutions
 Land Surveying, Land Planning,
 Mapping & Consulting Forestry Solutions
 2521 U.S. HIGHWAY 84 EAST
 VALDOSTA, GA 31606
 PH. 229-244-9735
 FAX 229-244-9781
 E.MAIL: horrie13@primeconsulting.net
 JOB ID: #1-142418

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Wild Adventures Request for Project Approval for Georgia's Tourism Development Act Program

DATE OF MEETING: February 14, 2023

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Wild Adventures request for approval to participate in the Georgia Tourism Development Act Program

HISTORY, FACTS AND ISSUES: The Georgia Tourism Development Act (O.C.G.A. § 48-8-270 et seq) as amended by HB 318 during the 2013 Session, provides a state sales and use tax incentive program for tourism development projects to induce the creation or expansion of tourism attractions within this state in order to relieve unemployment by preserving and creating jobs that would not exist if not for the sales and use tax refund offered by the State and local government. The project must be approved by the Commissioner of Community Affairs, the Commissioner of Economic Development and the local government.

The incentive for developers of approved new or expanding tourism projects over \$1 million in costs is the ability to recover over a period of ten years, the lesser of the total amount of the increased sales and use taxes over previous uses or up to 2.5% of the project's development costs. For new or expanded tourism attractions, eligible project activities include, but are not limited to real estate acquisition, the construction and equipping of the tourism attraction and the installation of various facilities and infrastructure to support the attraction. Renovation costs for existing attractions are ineligible.

Wild Adventures is requesting approval from Lowndes County to apply for participation in the Georgia Tourism Development Act Program for the purpose of developing a campground, the Safari Campground Resort. The application process will not incur any expense on behalf of Lowndes County.

Staff has reviewed the request and is supportive of both the development of the campground and participation in the Georgia Tourism Development Program.

OPTIONS: 1. Motion for approval to participate in the above mentioned program and allow the Chairman to execute documents required by the Georgia Department of Community Affairs to move forward with the process.

2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

GEORGIA'S TOURISM DEVELOPMENT ACT (Amended Law)

The Georgia Tourism Development Act (O.C.G.A. § 48-8-270 et seq) as amended by HB 318 during the 2013 Session, provides a state sales and use tax incentive program for tourism development projects to induce the creation or expansion of tourism attractions within this state in order to relieve unemployment by preserving and creating jobs that would not exist if not for the sales and use tax refund offered by the State and local government. The project must be approved by the Commissioner of Community Affairs, the Commissioner of Economic Development and the local government.

The Incentive

The incentive for developers of approved new or expanding tourism projects over \$1 million in costs is the ability to recover over a period of ten years, the lesser of the total amount of the increased sales and use taxes over previous uses or up to 2.5% of the project's development costs. For new or expanded tourism attractions, eligible project activities include, but are not limited to real estate acquisition, the construction and equipping of the tourism attraction and the installation of various facilities and infrastructure to support the attraction. Renovation costs for existing attractions are ineligible.

Eligible Tourism Attractions

The Act defines tourism attractions as: a) cultural or historical sites; b) recreation or entertainment facilities; c) a convention hotel and conference center; d) an automobile race track with other tourism amenities; e) a golf course facility with other tourism amenities; f) marinas and water parks with lodging and restaurant facilities; or g) a Georgia crafts and products center.

Projects that do not qualify are facilities devoted primarily to retail businesses, restaurants, movie theatres and recreational facilities that are used primarily by local residents and are not a likely destination for out-of-state travelers.

The Application Process

The Georgia Department of Community Affairs (DCA) shall establish administrative regulations for the filing of applications. DCA will review the application pursuant to the following criteria: a) the requisite local governments have approved the proposed project and any local sales tax increments; b) the sources of funding are in place and the proposed expenditures are eligible; c) the proposed market has been substantiated and the tourism attraction will attract at least 25% of its visitors from out of state; d) the tourism attraction project will have a significant and positive economic impact on the State when considering, among other factors, the extent to which the tourism attraction project will compete directly with existing tourism attractions in the State; e) the amount by which increased tax revenues from the tourism attraction project will exceed the refund given to the approved company; f) the tourism attraction will be open to the public for at least 100 days per year; g) the tourism attraction will not adversely affect existing employment in the state; and h) meet any other criteria deemed appropriate. In addition, the statute requires a Private Consultant to prepare an independent market study and public-benefit analysis on the proposed project. The cost of the study will be the responsibility of the developer.

Following the DCA's review and in consideration of the Departments of Revenue (DOR) and Economic Development's (DEcD) comments along with the Consultant's report and analysis, the Commissioner of DCA and the Commissioner of DEcD will either approve or deny the request.

If approved, the DCA will develop an agreement which will be signed between the state and the project developers allowing the developer to receive a state sales and use tax refund during the ten (10) term of the agreement.

The Refund Process

The Georgia Department of Revenue in consultation with appropriate agencies shall establish administrative regulations for the filing of refunds. Approved projects may not take advantage of other state tax incentives.

See <https://www.dca.ga.gov/economic/TaxCredits/programs/tourismDevAct.asp> for further information.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Purchase of 215 Webster Street Property

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$25,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Purchase of 215 Webster Street Property

HISTORY, FACTS AND ISSUES: The County has the opportunity to purchase property located at 215 Webster Street, in Valdosta, from James Council for \$25,000.00. This is the amount for which the property has been appraised. The property is depicted on the attached aerial photograph. The acquisition will improve the utility of the County's adjoining property to the west and south.

OPTIONS: 1. Approve the purchase of the depicted property for \$25,000.00.
2. Redirect

RECOMMENDED ACTION: Option 1

DEPARTMENT: Community Development

DEPARTMENT HEAD: Rachel Thrasher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

215 Webster Street, Valdosta, Georgia



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Assistance to Firefighters Grant Micro Grant for SCBA Air
Cylinders

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$4,509.09 County Match

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Assistance to Firefighters Grant Micro Grant for SCBA Air Cylinders

HISTORY, FACTS AND ISSUES: Lowndes County Fire Rescue hydrostatic tested 243 air cylinders in 2022. The cylinders have 5 years left in their service life. Staff will budget one-third of the needed cylinders per year, over the next couple of years. The Assistance to Firefighters Grant (AFG) Micro Grant allows for up to \$50,000.00 for equipment, with a 10% match. Staff has asked for the grant to replace 32 of the needed cylinders at \$1,550.00 each, for a total of \$49,600.00 and with a county match of \$4,509.09.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Lowndes County Fire Rescue

DEPARTMENT HEAD: Lloyd Green

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Peterson Road Sewer Main Open Cut

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$40,237.50

FUNDING SOURCE:

- Annual
- Capital
- GEFA Loan
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Peterson Road Sewer Main Open Cut

HISTORY, FACTS AND ISSUES: Lake Park Bellville Road widening requires relocation of the water and sewer lines. There is a conflict between the sewer main and drainage pipes at the intersection of Peterson Road. Per Georgia Department of Transportation (GDOT), this change will not be covered in the contract. GDOT has given a quote of \$40,237.50, that includes all materials, labor, equipment, etc. to complete the work. Staff recommends approval for GDOT to proceed with the Peterson Road sewer main open cut for \$40,237.50.

OPTIONS: Approve
Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REAMES AND SON CONSTRUCTION COMPANY, INC.

1208 CYPRESS STREET, P. O. BOX 546
VALDOSTA, GEORGIA 31603-0546
TELEPHONE (229) 244-9286
FAX (229) 244-4179

February 1, 2023

Mr. Dennis Thacker
Georgia Department of Transportation
1411 Madison Hwy
Valdosta, GA, 31601

Re: Bellville Road Widening & Reconstruction – Lowndes County
B3CBA2101990-0 – PI No. 0013987
Open Cut Trench on Peterson Road

Dear Mr. Thacker:

Thank you for the opportunity to provide a supplemental agreement for the additional work referenced above. We propose the following:

Line	Item	Quantity	Unit	Description	Unit Price	Total
---	615 -1000	75.000	LF	OPEN CUT PIPE - 18 IN	\$ 536.50	\$ 40,237.50

Special Notes & Scope Clarifications:

- The above price includes material, labor, and equipment to open cut Peterson Road, and install 18" Casing, including additional pipe, and dewatering.
- The above price also includes the necessary traffic control to shut down Peterson Road at the time of installation.
- One week advance notice to the area businesses and residents will be provided prior to starting work.
- We request that three (3) days be added to the overall complete date, to allow adequate time to schedule, coordinate, and complete this additional scope of work.

Respectfully Submitted,

REAMES AND SON CONSTRUCTION CO. INC.



Benjamin Nelson