

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

1. **Call To Order**

2. **Invocation**

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

4. **Recognition**

a. Probation Recognition

Documents:

[PROBATION RECOGNITION.PDF](#)

5. **Minutes For Approval**

a. Work Session - February 13, 2023 & Regular Session - February 14, 2023

6. **Public Hearing**

a. REZ-2023-03 Flannigan, ~8.0 Acres, James Road & Smith Street, R-1 To P-D, County Utilities

Documents:

[REZ-2023-03 FLANNIGAN.PDF](#)

b. Addition To Basic Decorative Lighting District: Ballantyne Subdivision (81 Lots) And Quarterman Estates Subdivision, Phase 4, Section 1 (27 Lots)

Documents:

[ADDITION TO BASIC DECORATIVE LIGHTING DISTRICT - BALLANTYNE SUBDIVISION.PDF](#)

7. **For Consideration**

a. Dell Laptop Lease For Signature

Documents:

[DELL LAPTOP LEASE FOR SIGNATURE.PDF](#)

b. Abandonment Of A Section Of Hightower Road

Documents:

[ABANDONMENT OF A SECTION OF HIGHTOWER ROAD -.PDF](#)

8. **Bid**

- a. Kinderlou Offsite Well Emergency Repair

Documents:

[KINDERLOU OFFSITE WELL EMERGENCY REPAIR.PDF](#)

- b. Francis Lake Sewer Rehab

Documents:

[FRANCIS LAKE SEWER REHAB.PDF](#)

- c. Val-Del Water Main Extension

Documents:

[VAL-DEL WATER MAIN EXTENSION -.PDF](#)

9. **Reports - County Manager**

10. **Citizens Wishing To Be Heard-Please State Your Name And Address**

11. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Probation Recognition

DATE OF MEETING: March 14, 2023

Work Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON:

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HISTORY, FACTS AND ISSUES: The Probation Department attended the Annual Georgia Professional Association of Community Supervision (GPACS) Mid-Winter Training Conference held in Pine Mountain, Georgia, February 22-24, 2023.

The Georgia Professional Association of Community Supervision is a nonprofit, professional association representing community supervision in Georgia. The membership is comprised of community supervision, parole, juvenile probation, misdemeanor probation and corrections staff employed by the Department of Community Supervision, the Board of Pardons and Paroles, Department of Corrections, county and private misdemeanor agencies who strive in their everyday duties to protect the citizens of the State of Georgia.

The Association is dedicated to professionally training all staff of these agencies so that they may better serve the public.

OPTIONS:

RECOMMENDED ACTION:

DEPARTMENT: Probation

DEPARTMENT HEAD: Ferlisha Rountree

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D,  
County Utilities

DATE OF MEETING: March 14, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-03 Flannigan, ~8.0 acres, James Road & Smith Street, R-1 to P-D,  
County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Planned Development (P-D) zoning, for the development of a 144-unit apartment complex and amenities. In 2022, the applicant requested a speculative C-G zoning, to which the GLPC recommended denial. The applicant then requested tabling by the Board of Commissioners, to speak with the opposition and develop an overall site plan, which was produced and reviewed by the TRC. Staff supported the C-G request as the proposed uses were beneficial to the greater community, but ultimately, the request was withdrawn prior to a final hearing by the Board of Commissioners to pursue the residential development.

The subject property is within the Urban Service Area and a Neighborhood Activity Center Character Area according to the Comprehensive Plan Future Development Map, which permits P-D zoning. Access to the subject property is from either James Road, a County maintained major collector on the West, or Smith Street to the North, a County maintained local road, with the proposed main entrance to the complex off of Smith Street to the North, and secondary access off of James Road to the West.

Aspects of this case worthy of consideration include the following: 1. The subject property abuts R-1 zoning to the North and East, R-21 to the South and West, along with C-H and P-D districts further to the East and South respectively; 2. James Road is a major collector road and designed to support increased traffic activity; 3. The Urban Service Area designation of the property indicates infrastructure is provided, and urban density development is supported on the lot. 4. Staff also discussed reducing the height on one to three of the units as a transition into the surrounding community, for a total of 120-136 units.

The TRC reviewed this application and had no objectionable comments. In addition to the Tree and Vegetation Protection standards of Section 4.07.07, if approved, the minimum buffer required between P-D and Residential zoning districts is at least 15' wide and includes a 6' tall opaque privacy fence, 3 shade trees per 100 linear feet, and 19 shrubs per 100 linear feet.

At the Planning Commission, the opposition presented a petition with 130 signatures from surrounding neighbors, who are generally opposed to any rezoning of the property that doesn't support single-family

homes. Additional concerns included increased traffic on Smith Street, potential impacts on the environment and existing deep wells, and the proximity to Westside Elementary. The GLPC discussed the viability of various developments under the current zoning, before a motion by Commissioner Willis to recommend denial was made, based on the proposed three-story apartments being out of character for the area and the potential for more traffic in proximity to the school. The motion carried (6-2).

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Addition to Basic Decorative Lighting District: Ballantyne Subdivision (81 lots) and Quarterman Estates Subdivision, Phase 4, Section 1 (27 lots)

DATE OF MEETING: March 14, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Addition to Basic Decorative Lighting District: Ballantyne Subdivision (81 lots) and Quarterman Estates Subdivision, Phase 4, Section 1 (27 lots)

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HISTORY, FACTS AND ISSUES: This request concerns petitions to add 81 lots of the Ballantyne Subdivision and 27 lots of Phase 4, Section 1 of the Quarterman Estates Subdivision into the County's basic decorative street lighting district under the Street Lighting Ordinance. For reference, staff has verified that the petitions are ready for Lowndes County Board of Commissioners' consideration, including the verification that at least 2/3 of the owners' signatures for the proposed lot additions have been obtained, and testing the financial solvency of the addition. Additionally, notice for the proposed district has been advertised in the Valdosta Daily Times and signs have been posted to advertise the public hearing on the petition. The current charge for the basic decorative street lighting district is \$61.50 per lot, per year.

Staff recommends adding the 81 lots of the Ballantyne Subdivision and 27 lots of Phase 4, Section 1 of the Quarterman Estates Subdivision, as defined on the petitions, into the County's basic decorative street lighting district through approval of the attached amendment to the current Street Lighting Ordinance.

- OPTIONS: 1. Approval of the Resolution Amending the Street Lighting Ordinance to add the requested lots into the Basic Decorative Street Lighting District
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Dell Laptop Lease for Signature

DATE OF MEETING: March 14, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Dell Laptop Lease

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HISTORY, FACTS AND ISSUES: On January 9, 2023, the request to purchase Dell laptops through a Dell lease was presented to the Board for approval. Once that was approved, Dell submitted the lease agreement for signature. Attached is the Lease Purchase schedule for signature that will fall under the Master Lease Agreement already in place between the Lowndes County Board of Commissioners and Dell Technologies. Also presented are the equipment list under Exhibit A and the amortization Schedule under Exhibit B.

OPTIONS: 1. Approve  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of a Section of Hightower Road

DATE OF MEETING: March 14, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Abandonment of a Portion of Hightower Road

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HISTORY, FACTS AND ISSUES: Staff has worked with the Air Force to relocate a section of Hightower Road for purposes of promoting the security of aircraft at Moody Air Force Base (AFB). The project anticipates abandoning the highlighted 1693.52 foot section of the road located proximate to Moody AFB.

In order for a section of a county road to be abandoned, Georgia statute requires an initial determination either (a) "that the section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it" or (b) "that its removal from the county road system is otherwise in the best public interest," or both. If the Board makes either or both of these determinations, the statute provides for notice to adjoining property owners, notice to the public by newspaper publication, and a public hearing. After the public hearing, the Board "may declare that section of the county road system abandoned."

Removing the highlighted section of Hightower Road from the county road system is in the best public interest for the reason that it will promote the security of aircraft at Moody Air Force Base.

OPTIONS: 1. Determine that removal of the highlighted section of Hightower Road from the county road system is in the best public interest.  
2. Redirect

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Kinderlou Offsite Well Emergency Repair

DATE OF MEETING: March 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$26,585.50

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Kinderlou Offsite Well Emergency Repair

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HISTORY, FACTS AND ISSUES: The offsite Kinderlou well utilizes a line shaft turbine pump. During routine maintenance, staff noticed excessive noise and vibration when the pump was running. Goforth Pump Service observed and recommended pulling the pump. When the pump was removed, the bushings were worn out and the pump needed rebuilding. Additionally, the drop pipe below the water line needs to be replaced due to excessive corrosion. Goforth Pump Service submitted a quote for \$26,585.50 for supplies, labor, and equipment to complete the job and place the pump back in service. As there are only two wells that supply the Kinderlou Water Treatment Plant (WTP), staff deemed this an emergency repair. Staff recommends approval for Goforth Pump Service to complete the repairs to the Kinderlou offsite well for \$26,585.50.

OPTIONS: 1. Approve Kinderlou Offsite Well Emergency Repair.  
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: Francis Lake Sewer Rehab

DATE OF MEETING: March 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$225,910.30

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Francis Lake Sewer Rehab

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HISTORY, FACTS AND ISSUES: Last fall, during an emergency repair on a section of gravity sewer, staff determined that 2200 feet of the sewer main at Francis Lake was in need of repair or replacement. After consulting with Lovell Engineering Associates (LEA), the Cure In Place Pipe (CIPP) looks to be the best option. Staff advertised the project and received four bids. Insituform Technologies was the low bidder at \$225,910.30. Staff recommends approval and authorizes the chairman to sign the contract with Insituform for \$225,910.30.

OPTIONS: 1. Approve Francis Lake Sewer Rehab.  
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: Val-Del Water Main Extension

DATE OF MEETING: March 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$980,051.00

FUNDING SOURCE:

- Annual
- Capital
- ARPA
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Val-del Water Main Extension

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HISTORY, FACTS AND ISSUES: The Utilities Department advertised bids to extend the watermain on Val-Del Road from Lucas Richardson Road to McMillian Road. The work involves the installation of +/- 7,250 linear feet of 16" HDPE water main, fire hydrants, valves, bores, and all other appurtenances necessary to complete the project. Four bids were received with James Warren and Associates (JWA) submitting the low bid of \$980,051.00. Radney Plumbing, Inc. (RPI) was the next lowest bidder at \$1,227,670.25. Staff recommends awarding the contract to James Warren & Associates for \$980,051.00, and authorize the Chairman to sign the contract.

OPTIONS: 1. Approve  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: