

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 9, 2023, 8:30 a.m.  
REGULAR SESSION, TUESDAY, OCTOBER 10, 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. **Presentations**

- a. Colquitt EMC Special Presentation To Fire Rescue (Work Session)
- b. Impending By-Law Changes For Conference Center - David J. Disalvo (Work Session)

5. **Minutes For Approval**

- a. Work Session - September 25, 2023 & Regular Session - September 26, 2023

6. **Public Hearing**

- a. REZ-2023-11 2426 Joanna Drive, C-C(C) To R-1, 4.0ac, Well & Septic

Documents:

[REZ-2023-11 2426 JOANNA DRIVE.PDF](#)

- b. REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H To M-2, Well & Septic

Documents:

[REZ-2023-12 GTS WRECKER SERVICE.PDF](#)

7. **For Consideration**

- a. HVAC Maintenance Agreement

Documents:

[HVAC MAINTENANCE AGREEMENT.PDF](#)

- b. Solar Panel Maintenance Agreement

Documents:

[SOLAR PANEL MAINTENANCE AGREEMENT.PDF](#)

c. Water Treatment Agreement

Documents:

[WATER TREATMENT AGREEMENT.PDF](#)

d. Quarterly Controls Inspection Agreement

Documents:

[QUARTERLY CONTROLS INSPECTION AGREEMENT.PDF](#)

e. Joint Funding Agreement With USGS For Stream Gauge Maintenance

Documents:

[JOINT FUNDING AGREEMENT WITH USGS FOR STREAM GAUGE MAINTENANCE -.PDF](#)

8. **Reports - County Manager**
9. **Citizens Wishing To Be Heard-Please State Your Name And Address**
10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-11 2426 Joanna Drive, C-C(c) to R-1, 4.0ac, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 4.0 acres at 2426 Joanna Dr. from C-C (Crossroads Commercial) with conditions to R-1 (Low Density Residential) zoning, in order for the property to be developed in a similar pattern to the surrounding neighborhood. In 1984, the property was rezoned from A-U to N-C (Neighborhood Commercial) with the condition that it only be used for a Club.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Smith Street and Joanna Drive, both County maintained Local Roads. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

At the Planning Commission meeting, a letter submitted by the applicant was read on their behalf, as they were unable to attend, that outlined some potential self-imposed covenants. No one spoke against the request, and the GLPC recommended Approval (8-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

DATE OF MEETING: October 10, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.2 acres at 1350 & 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a Wrecker/Tow Service. Adjacent properties have recently been developed with a wholesale landscaping business to the east and a metal roofing company to the northwest.

The subject property is in the Urban Service and Community Activity Center character area, and Valdosta Airport Overlay, with access to and from the property off Old Clyattville Road and St. Augustine Road, a County maintained Local Road and a Minor Arterial Road respectively.

Per Comprehensive Plan guidance, M-2 zoning is not recommended within the Community Activity Center character area, though the property abuts Industrial Activity Center character areas across both roadways, which contain a mixture of M-1, M-2, and C-H zonings, along with some R-A and R-1 zonings.

Wrecker/Tow Services are not defined within the ULDC, and therefore the use is likely classified as either a Junk or Salvage Yard or a Motor Vehicle Repair Shop, subject to the supplemental standards of 4.03.12 or 4.03.11 (attached), including buffering, screening, and setbacks. The Minimum Buffer Area of 40' would be required along the northern property line, including a solid wall or fence a minimum of 8' high to encompass the entire area used for storage and service of the vehicles. While a variance to the supplemental standards may be sought, staff is not supportive of the request due to the intensity of the proposed use.

Interestingly, Wrecker/Tow Services are allowed in C-H zoning within the City of Valdosta, without supplemental standards.

The TRC considered the request and had no objectionable comments, noting that if approved, ingress and egress should be off Old Clyattville Road instead of St. Augustine. Staff finds the request consistent with the overall goals of the Comprehensive Plan, semi-consistent with the surrounding land use and zoning pattern, though concerned that the proposed change may adversely influence existing conditions and be a deterrent to the value or improvements of adjacent or nearby properties. Therefore, in consideration of the proposed use and a compromise between both likely ULDC uses, staff recommends M-1 zoning with the following

conditions:

<b>Development Feature</b>	<b>Standard</b>
Screening Required	Solid wall or solid fence
Minimum Height	8 feet
Buffering Required	Minimum buffer area of 30 feet along the northern property line in conjunction with the required screening
Outside Storage	Screened from view from adjacent properties and from the public right-of-way
Storage of salvaged or junk materials	Materials shall not exceed the height of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation
Exterior Lighting	Directed and shielded to avoid illumination of adjacent properties
Maximum Number of Vehicles	There shall be no more than fifty (50) vehicles stored on the property in addition to employees' and customer(s) personal vehicles

The Planning Commission considered the request and heard testimony from the applicants, who were agreeable to the proposed conditions, and therefore Recommend Approval with the six (6) conditions as presented (8-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: HVAC Maintenance Agreement

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$255,029.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: HVAC Maintenance Agreement

---

HISTORY, FACTS AND ISSUES: The HVAC Maintenance Agreement is a renewal agreement with ABM as part of the Building Energy Solution (BES) project where HVAC maintenance was provided for two (2) years as part of the project. The price of \$255,029.00 was agreed upon at that time for year three (3) for ABM to continue the maintenance while the equipment is under warranty. Attached in your packet is an equipment list for each building to be maintained. The agreement includes quarterly preventive maintenance, quarterly filter changes, annual coil cleaning, and annual belt changes.

OPTIONS: 1. Approve the HVAC Maintenance Agreement and authorize the Chairman to sign the agreement.  
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: Solar Panel Maintenance Agreement

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$0.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Solar Panel Maintenance Agreement

---

HISTORY, FACTS AND ISSUES: As part of the Bundle Energy Solution (BES) project with ABM there were four (4) solar arrays installed. Preventative maintenance and inspections are needed to keep the equipment running properly. The maintenance and inspections that are to be completed are included in the attached agreement and does include grounds maintenance. This is a no-cost agreement for one (1) year as part of the Bundle Energy Solution (BES) project with ABM and the agreement is with ABM. The locations of the solar arrays include:

1. Governmental Building
2. Jail & Sheriff's Office
3. HR Building
4. Wastewater Treatment Plant

OPTIONS: Approve the Solar Panel Maintenance Agreement and authorize the Chairman to sign the agreement.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Water Treatment Agreement

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$23,370.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Water Treatment Agreement

---

HISTORY, FACTS AND ISSUES: The Water Treatment Agreement is for \$23,370.00 annually and is a renewal agreement with ABM as part of the Bundled Energy Solution (BES) project. It includes product, service, freight, a monthly visit to check the systems, collection of water samples, and testing the treated water. It also includes a written report of the results and any recommendations for the system. The systems are located in the Judicial and Administration Complex, the HR Building, and the Jail. The systems include the following:

Two tower systems  
One chilled water system  
One hot water system  
Seven hot water closed loops  
Two chilled water closed loop systems

OPTIONS: 1. Approve the Water Treatment Agreement and authorize the Chairman to sign the agreement.  
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: Quarterly Controls Inspection Agreement

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$0.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Quarterly Controls Inspection Agreement

---

HISTORY, FACTS AND ISSUES: The Quarterly Controls Agreement is a renewal agreement with ABM and includes four (4) inspections per year of the mechanical controls in the buildings owned by Lowndes County. This is a no-cost agreement for one (1) year as part of the Bundled Energy Solution (BES) project with ABM.

OPTIONS: 1. Approve the Quarterly Controls Inspection Agreement and authorize the Chairman to sign the agreement.  
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: Joint Funding Agreement with USGS for Stream Gauge  
Maintenance

DATE OF MEETING: October 10, 2023

Work Session/Regular Session

BUDGET IMPACT: \$24,825.00

FUNDING SOURCE:

- Annual - \$24,825.00
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Approval of Joint Funding Agreement with USGS

---

HISTORY, FACTS AND ISSUES: In 2009, Lowndes County entered into an agreement with the US Geological Survey (USGS) to install and maintain a stream gauge to monitor water levels on the Little River. This gauge is installed on the Hwy 122 bridge, just west of Hahira. While the USGS provided all of the equipment and the installation costs, Lowndes County has entered into an agreement since that time to provide funding for the ongoing maintenance costs associated with keeping the equipment in operation. From 2009 until 2019, Lowndes County funded this single gauge site.

In 2019, the City of Valdosta notified the USGS that they would no longer be able to fund the main gauge site located on the Withlacoochee River at Skipper Bridge. At that time, Lowndes County agreed to assist with additional funding to allow this gauge to remain in operation. This additional gauge is funded in a partnership with USGS and the Suwanee River Watershed Management District, both providing funding towards this project location.

With the currently proposed agreement, Lowndes County is responsible for a total of \$24,825.00 in total maintenance costs. This is broken down into \$16,000.00 for the Little River site and \$9,725.00 for the Withlacoochee River site. This represents an increase of \$1,500.00 over the previous year for the Withlacoochee site, and an increase of \$375.00 for the Little River gauge. No specific reason was provided for the increases.

OPTIONS: 1. Approve and authorize the Chairman to sign the Joint Funding Agreement with the USGS for continued maintenance of Stream Gauges at the Little River and Withlacocchee River in Lowndes County.  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: