



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, OCTOBER 14, 2024, 8:30 AM
REGULAR SESSION, TUESDAY, OCTOBER 15, 2024, 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 - September 9, 2024 & Regular Session - September 10, 2024

Recommended Action:

Documents:

5. Public Hearing

- a. TXT-2024-03 ULDC Text Amendments

Recommended Action: Board's Pleasure
Option 2

Documents:

- b. REZ-2024-15 Loch Winn LTD, Loch Laurel Rd & Carroll Ulmer Rd, ~62ac, R-A to R-1 & R-A,
Well and Septic

Recommended Action: Board's Pleasure

Documents:

6. For Consideration

- a. Adoption of Millage Rate for 2024

Recommended Action: Board's Pleasure

Documents:

- b. Adoption of Fire District Millage Rate for 2024

Recommended Action: Adopt

Documents:

- c. Joint Funding Agreement with USGS for Stream Gauge Maintenance

Recommended Action: Approve

Documents:

7. Bid

- a. Sprayfield Expansion Phase I

Recommended Action: Approve

Documents:

- b. Grove Pointe Nelson Hill Watermain Interconnection

Recommended Action: Approve
Documents:

8. Reports - County Manager

- a. Georgia Forestry Presentation (Work Session)

Recommended Action:
Documents:

9. Citizens Wishing To Be Heard - Please State Your Name and Address

10. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: TXT-2024-03 ULDC Text Amendments

DATE OF MEETING: October 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TXT-2024-03

HISTORY, FACTS AND ISSUES: ULDC Text Amendment TXT-2024-03 includes general amendments to the Code regarding the maximum number of lots accessible from a single point of ingress/egress, the creation, implementation and enforcement of a tree bank, and administrative and/or clerical changes. To help organize these amendments, they have been grouped together and organized by number. Short versions of the proposed amendments are included as a part of this case in strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups is also attached. The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends Tabling of Amendments 1, 2, and 3.

Completed:

1. 9/2024 Attorney Review
2. 9/19/2024 TRC E-mail Drafts
3. 9/2024 VDT Advertisements Published (Public Notice)
4. 9/24/2024 TRC Recommendation
5. 9/2024 Contact GLPC, ZBOA, Chamber, HBA, VLDA

Planned:

1. 9/2024 TBD Website Update
2. 10/7/24 LCBOC WS (Public Meeting)
3. 10/8/24 LCBOC (Official Public Meeting and Public Hearing)
4. TBD Website Update

OPTIONS: 1) Board's Pleasure
2) Table

RECOMMENDED ACTION: Board's Pleasure
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

TXT-2024-03

Access Amendment

Primary Issue: How many single-family dwellings/lots are allowed on a single point of ingress/egress.

Current Timeline:

TRC 9/24, 10/1	LCBOC Work Session 10/7
Stakeholder Notice TBD	LCBOC Main Session 10/8

Background: The main reason for these regulations relates to defining adequate vehicular access into and out of a community. Defining adequate vehicular access not only includes factors related to daily normal use but also factors present during an emergency where normal vehicular access is restricted or blocked. During emergencies access is not only about getting the residents to safety but also the first responders gaining access to help with the situation (Fire/Rescue, Public Safety, and EMS). For perspective, thus far in 2024 Lowndes County Fire/Rescue has run ~270 total calls a month. Out of those total monthly calls ~110 of them are medically related.

The current ULDC allows up to 24 lots on a single point of ingress/egress¹. The 24 lot number has been in effect and consistently enforced in Unincorporated Lowndes County since it was adopted in the mid 2000's. The overall direction for these code sections has been primarily set by guidance from the International Fire Code (IFC). The IFC is typically updated every three years. Within the State of Georgia, the Georgia Insurance and Safety Fire Commissioner's Office has the authority to modify or amend the IFC for implementation in the State. This particular set of regulations is handled by a division within that office, the State Fire Marshal's Office (SFMO). The GA amendments to the IFC seem to be updated at will with the last few sets of amendments being adopted in 2003, 2007, 2010, 2014, and 2019/2020.

The 2018, 2021, and 2024 IFC all reference 30 dwelling units as the maximum for one or two-family dwellings on a single point of ingress/egress². The SFMO modified the 2018 IFC in their last set of GA Amendments (2019/2020) to increase the maximum allowance from 30 to 120

¹ Lowndes County ULDC (4.04.02(D), 6.01.02(F)(2), 6.01.02(F)(8))
<http://www.lowndescounty.com/157/Unified-Land-Development-Code>

² International Fire Codes
2018 IFC [APPENDIX D FIRE APPARATUS ACCESS ROADS, 2018 International Fire Code \(IFC\) | ICC Digital Codes \(iccsafe.org\)](#)
2021 IFC [APPENDIX D FIRE APPARATUS ACCESS ROADS, 2021 International Fire Code \(IFC\) | ICC Digital Codes \(iccsafe.org\)](#)
2024 IFC [2024 International Fire Code \(IFC\) - APPENDIX D \(iccsafe.org\)](#)

dwelling units (Effective January 1st 2020)³. Thankfully, a contact with the SFMO did provide additional background related to that increase. The SFMO response to the increase from 30 to 120 is as follows:

“The SFMO established 120 as the maximum number of residential units in a subdivision to be served by a single fire department access road after negotiations with the representatives from the Georgia home building industry and from some community fire service representatives who were experiencing challenges complying with the IFC D107 number of 30 units. The home builders sought a higher number of approximately 250. I selected 120 because there were already a number of communities whose zoning ordinances were already utilizing 100 and 120 under their local zoning ordinances. During the Rules hearing there was no opposition from the home builders association and the Rule change passed. In the way of background, I was unable to locate any information that explained what the IFC used to establish the 30 limit in their code. The IFC uses a code consensus process which basically results in a committees cumulative voting and is not necessarily based upon studies or science.” (05/01/24)

From a public input standpoint, County staff has been contacted by a handful of individuals in the development community about the status and/or direction of this amendment. Some individuals have inquired more than once and their comments have been taken either directly or indirectly through a representative, etc.

Direction: The most defensible number of dwelling units on one point of ingress/egress is 30. The primary evidence for 30 is the 2018, 2021, and 2024 IFC codes. Increasing the current minimum ULDC minimum from 24 to 30 is defensible and has received little debate. The debate has been focused on the difference between what the IFC is recommending for two points of ingress/egress (Over 30) and what the SFMO is recommending (Over 120).

Options:

- A. Let the ULDC reflect the guidance from the SFMO (Over 120)
- B. Let the ULDC reflect the guidance from the IFC (Over 30)
- C. Let the ULDC reflect a compromise between the IFC and SFMO
 - 1. There are multiple variations of a compromise between the IFC and the SFMO. The variation staff has been focused on is a range option (See Below)

³ SFMO Fire Code (IFC Modifications), GA Insurance and Safety Fire Commissioner’s Office
[Office of the Commissioner of Insurance and Safety Fire \(georgia.gov\)](#)
Current GA Amendments: [GA - GAC](#), 120-3-3 (Search for 107.1)

Option C. Range Option (Compromise)

0-30 dwellings: 1 Cul-de-sac, 0 Conditions Apply

31-80 dwellings: 1 Cul-de-sac, Various Conditions Apply

81+ dwellings: 2 Points of Ingress/Egress Apply

Potential Conditions for the 31-80 dwelling Range:

1. The subject property must be served by County Water⁴
2. The subject property must either have a boulevard entrance⁵ or a separate emergency access that is approved by both County Engineering and Fire/Rescue
3. The streets within the subject property are required to have a lane width of at least 12' (24' – 26' paved roadway)⁶
4. If side yard setbacks are less than 10' to the property line, then fences and HVAC units are not allowed in the side yard. Fences and HVAC units are allowed at or behind the rear corner of the dwelling.
5. 1 additional parking space for every 5 units shall be required to be constructed by the developer. The spaces shall be spread out throughout the subdivision to allow for their use by nearby residents. These spaces can be dual use with parking required/used for mailbox areas, parks, etc. The spaces shall be maintained by the HOA.
6. Streets over 500' are required to be curvilinear.
7. The entrance and primary street yard frontage to the subdivision shall include lighting and landscaping e.g. Union Springs (Union Rd).
8. Consistent with 4.07.00 additional shade trees shall be required to be planted in the development e.g. along the exterior boundaries, street frontages, etc.
9. The minimum lot size is not allowed to be less than 15,000 sqft.
10. Side yard setbacks are a minimum of 10' with no eligibility for administrative waivers.
11. If the side yard setbacks are a minimum of 10' and the minimum lot width is 90' then administrative waivers are allowed.

⁴ The main motivation for requiring County water is so that fire protection through hydrants and adequate fire pressure are available for the additional density/access.

⁵ The design requirements of the boulevard entrance are important to this condition e.g. length, width, etc. Kinderloup Forest (Hwy 84 W) vs. The Gables (Knights Academy / Morgans Way)

⁶ Typical residential streets have a lane width of 11' with a minimum total pavement width of 22'. The IFC requires a lane width of at least 20' or up to ~26' (IFC 2018 503.2 and D103.1).

Range Option Decisions:

1. If the Range Options is Chosen
 - a. Where is the dwelling range (trigger) set at (60-80)?
 - b. Which Conditions Apply?

Staff Recommended Conditions for 31-80 Dwelling Range:

Division	Dwelling Trigger	Additional Conditions
Fire/Rescue 5/2024	60-80	Conditions 3 (Roadway Width), 10 (Side Yard Setbacks)
Engineering 9/2024	80	Conditions 5 (Additional Parking), 9 (15,000 sqft Lot Size), 10 (Side Yard Setbacks)
Planning 5/2024	60-80	Conditions 1 (County Water), 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 5 (Additional Parking), 6 (Curved Streets), 7 (Landscaped Entrance), 9 (15,000 sqft Lot Size), 11 (Lot Width Side Yard)
Zoning 9/2024		Conditions 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 9 (15,000 sqft Lot Size), 10 (Side Yard Setbacks), 11 (Lot Width Side Yard)
Projects Assistant 9/2024	80	Conditions 1 (County Water), 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 5 (Additional Parking), 6 (Curved Streets), 7 (Landscaped Entrance), and 8 (Interior/Exterior Landscaping)

Range Option Notes:

1. The proposed conditions would be open to the variance process (ZBOA).
2. With the range option, if the number of dwelling units exceeds the dwelling trigger then the SFMO requirements for two points of ingress/egress would apply.

Additional Overall Considerations:

1. When does the SFMO expect to consider modifying this section again?
2. How do other governments handle this regulation?
3. Did other states amend the IFC code?
4. What other exemptions or modifications does the IFC hold that relate to these regulations?
5. What other exemptions or modifications does the SFMO hold that relate to these regulations?
6. What impacts do the SFMO regulations have on existing development e.g. 107.1.2 and Kinderlou Forest?
7. Existing/proposed/approved subdivision access conditions in the Lowndes County area (Additional Research from Molly Stevenson, Planning Analyst, Attached)

8. Clarify whether the regulations apply to different types of residential development e.g. single-family and/or two-family (Duplex) vs. Multi-family development
9. Verifying ULDC lot count language is consistent with the SFMO's one-family dwelling and two-family dwelling language e.g. do two-family dwellings count as 1 unit or 2 units, etc.
10. PD zoning site plans would still retain the site design flexibility on the ingress/egress issue and be ultimately subject to staff's recommendations and LCBOC approval.
11. Each of the proposed options would be subject to the variance process (ZBOA).
12. Other access related ULDC sections
 - a. Remoteness (How far apart the two points of ingress/egress must be located)
 - i. At the least the ULDC should be modified to include this requirement for those subdivisions that are over the SFMO standard (120). Including it within the ULDC would open it up to local variance consideration by the ZBOA.
 - b. Future Connections 6.01.02(F)(8)
 - i. Clarify and strengthen the requirement for future connections/stub-outs to other developed or yet to be developed land
 - ii. Noteworthy: Western North Valdosta (More connected . . . Ballantyne and Millstone Subdivisions (Clyattstone Rd)) vs. Eastern North Valdosta (Less connected . . . Nelson Hill, Azalea Commons, Grove Point, Camelot Area)
13. Will the Range option Condition #3 (Additional Road Width) encourage increased vehicle speeds in the development?
14. On-street parking has been an issue in some communities. Especially when the on-street parking limits vehicular access or emergency access. The 2018 IFC also carries regulations where on-street parking is causing obstructions (503.4)

TXT-2024-03 Access Amendment ULDC Text

Option A SFMO (State Consistency – Over 120)

1.04.00 PURPOSE AND INTENT

A. These regulations are enacted to promote the proper location, height, bulk, number of stories, and size of buildings and other structures, sizes of yards, courts, and the use of other open spaces, density and distribution of population, and the use of buildings, structures, and land for trade, industry, residence, recreation, agriculture, forestry, conservation, sanitation, protection against floods, and public activities.

B. The purpose of these regulations is to:

1. Lessen congestion in the streets;
 2. Secure safety from fire, panic, and other dangers;
 3. Promote health and the general welfare;
 4. Provide adequate light and air;
 5. Prevent the overcrowding of land;
 6. Avoid undue concentration of population;
 7. Prevent urban sprawl;
 8. Assure the provision of required streets, utilities, and other facilities and services;
 9. Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian;
 10. Assure the provision of space for recreational, educational, and other public purposes;
 11. Promote desirable living conditions and the sustained stability of neighborhoods;
 12. Protect against blight and depreciation;
 13. Secure economy in governmental expenditures;
 14. Conserve the value of buildings;
 15. Encourage the most appropriate use of land, buildings, and structures;
- and
16. Assure that land is developed in conformity with the Comprehensive Plan.

1.07.04 Building and Construction Codes

A. State Minimum Standard Codes

1. Unless otherwise specified in this ULDC, the~~The~~ following State Minimum Standard Codes, specified in OCGA § 8-2-20(9)(B), as adopted, revised, and amended by the Georgia Department of Community Affairs pursuant to OCGA § 8-2-23(a), and any new editions thereof adopted by the Georgia Department of Community Affairs pursuant to OCGA § 8-2-23(b), including appendices thereto as provided by OCGA § 8-2-21(1), shall be enforced by the Board of Commissioners throughout the unincorporated area of Lowndes County.

- a. International Building Code (ICC);
- b. National Electrical Code (NFPA);
- c. International Fuel Gas Code (ICC);
- d. International Mechanical Code (ICC);
- e. International Plumbing Code (ICC);
- f. International Residential Code for One- and Two-Family Dwellings (ICC);
- g. International Energy Conservation Code (ICC); and
- h. International Fire Code (ICC).

B. State Minimum Fire Safety Standards

1. Unless otherwise specified in this ULDC, the~~The~~ State Minimum Fire Safety Standards adopted in the Rules and Regulations for State Minimum Fire Safety Standards promulgated by the Georgia Safety Fire Commissioner pursuant to Chapter 2 of Title 25 of the Official Code of Georgia Annotated, enumerated in Ga. Comp. R. & Regs. R. 120-3-3-.04, including subsequent revisions, are hereby adopted and shall be enforced by the Board of Commissioners throughout the unincorporated area of Lowndes County in accordance with and as provided by Chapter 2 of Title 25 of the Official Code of Georgia Annotated.

1.09.02 Definitions

Cul-de-sac. A dead-end local street, of limited density, opened at one (1) end and closed at the other by a permanent turnaround.

Dwelling or Dwelling Unit. Any building, or part thereof, constituting a separate, independent housekeeping establishment for no more than one (1) family, and physically separated from any other rooms or housekeeping establishments which may be in the same structure. A dwelling unit contains sleeping facilities, sanitary facilities, and a kitchen.

Accessory Dwelling. A unit established within the principal building or in a separate structure, and on the same lot as the principal structure.

Duplex or Two-Family Dwelling. A building containing two (2) dwelling units, designed for occupancy by not more than two (2) families living independent of each other.

Multi-Family Dwelling. A building either designed, constructed, altered, or used for more than two (2) adjoining dwelling units, with each dwelling unit having a party wall or party floor ceiling connecting it to at least one (1) other dwelling unit in the building.

Single-Family Dwelling. A detached building used and either designed or constructed for one (1) dwelling unit.

Townhouse. One (1) of a series of attached dwelling units on separate lots which are separated from each other by party wall partitions extending at least from the lowest floor level to the roof.

4.04.02 General Design Standards for Subdivisions

4.04.02(D)

~~A subdivision shall have at least two (2) entrances if the subdivision is planned to have twenty-five (25) or more lots.~~

Cul-de-sac standards are found in Section 6.01.02(F)(2).

6.01.02 Streets and Rights-of-Way

F. Design Standards

2. Cul-de-sacs

6.01.02(F)(2)(a)

~~a. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than twenty-four (24) lots. The type of development allowed on a cul-de-sac or a fire apparatus access road and the requirements for those streets shall be governed by a combination of this ULDC and the IFC as amended by the State of Georgia (Appendix D Included)⁷. When calculating dwellings units for this section, in addition to the primary building (dwelling) count, each potential or existing accessory dwelling, if allowed, shall count as one (1) additional dwelling unit per allowance. Each potential or existing duplex or two-family dwelling, if allowed, shall count as two (2) dwelling units per allowance. If the potential development for either of these or other types of dwelling units are restricted through rezoning conditions, restrictive covenants,~~

⁷ For the State of Georgia IFC amendments reference the Georgia Insurance and Safety Fire Commissioner's Office / State Fire Marshal's Office and ULDC Section 1.07.04.

and/or platting notes then their calculation in the total number of dwelling units may be lessened as well.

6.01.02(F)(8) Right of Way Extension

8. Right-of-Way Extension

a. Where the proposed Subdivision has twenty-five (25) or more lots and abuts undeveloped properties, street rights-of-way shall be extended by dedication to the boundary of the proposed subdivision as necessary such that every subdivision and prospective subdivision will have at least two (2) points of ingress onto and egress from the public road system either upon completion of construction of the proposed subdivision or when both proposed subdivision and the undeveloped property are developed.

b. Undeveloped properties are unimproved lands without prior plans or plats submitted to or recorded with Lowndes County where such plans or plats are for the purpose of allowing a higher and better use of the property than allowed in its unimproved state.

9.02.00 Variances

9.02.02 Types of Variances

B. Variances shall be allowed from the requirements set forth in Chapters 3, 4, 5, 6, ~~and~~ Section 9.01.00 of Chapter 9, and the IFC as amended by the State of Georgia (Appendix D Included) related to cul-de-sacs and fire apparatus access roads, provided however:

2. The number of lots on a **cul-de-sac** allowed by Chapter 6 ~~Chapters 4 and 6~~ shall not be increased.

TXT-2024-03 Access Amendment
IFC and GA SFMO Sections

2018 International Fire Code (IFC)⁸

Generally: Parts I-VII, Chapters 1-80, and Appendices A-N

Specifically:

Part I Administrative

Chapter 2 Definitions

 Dwelling Units

 Fire Apparatus Access Road

 Fire Lane

Part III Building and Equipment Design Features

Chapter 5 Fire Service Features

 User Note

Section 501 General

 Construction documents (Fire/Rescue Approval)

Section 503 Fire Apparatus Access Roads (p 73)

 5.03.1.1 Exceptions (Fire Code Official)

 5.03.1.2 Additional Access

Part VII Appendices (Adoptable and informational appendices)

Appendix D Fire Apparatus Access Roads (p 527)

 Intro Synopsis and User Note (p xix and 527)

 (ULDC **Appendices Reference** 1.07.04(A)(1))

Section D104 Commercial and Industrial Developments

Section D105 Aerial Fire Apparatus Access Roads

Section D106 Multiple-Family Residential Developments

Section D107 One or Two-Family Residential Developments

⁸ 2018 IFC [APPENDIX D FIRE APPARATUS ACCESS ROADS](#), 2018 International Fire Code (IFC) | ICC Digital Codes (iccsafe.org)

State Fire Marshal Office (SFMO)(GA Amendments to the IFC)⁹

Rules and Regulations of the State of Georgia

Department 120. Office of Commissioner of Insurance, Safety Fire Commissioner and Industrial Loan Commissioner.

Chapter 120-3. Rules of Safety Fire Commissioner

Subject 120-3-3 Rules and Regulations for the State Minimum Fire Safety Standards

Rule 120-3-3-.02 Application

Rule 120-3-3-.03 Definitions

Rule 120-3-3-.04 State Minimum Fire Safety Standards with Modifications

(3) International Fire Code (IFC), 2018 Edition

Modifications:

(a) Modifications to Chapter 1:

1. Delete section 101.1 in its entirety and substitute in its place the following . . .
2. Delete section 101.3 in its entirety and substitute in its place the following . . .
3. Add an exception to section 102.1 to read as follows . . .
4. Add an exception to section 102.1 to read as follows . . .

11. Delete section 103 and all sections there-under in their entirety and substitute in its place the following . . .

(b) Modifications to Chapter 2:

1. Delete section 201.3 in its entirety and substitute in its place the following . . .

(e) Modifications to Chapter 5

1. Add a new section 501.5 to read as follows . . .
2. Delete section 503.1.1 in its entirety and substitute in its place the following . . .
7. Add a new section, **Appendix D 107.1**, as follows . . .

Add a new section, Appendix D 107.2, as follows . . .

⁹ SFMO Fire Code (IFC Modifications), GA Insurance and Safety Fire Commissioner's Office
[Office of the Commissioner of Insurance and Safety Fire \(georgia.gov\)](#)
Current GA Amendments: [GA - GAC](#), 120-3-3

Rule 120-3-3-.10 Notes



Code Amendment DRAFT

Tree Protection

August 23, 2024 Revised September 5, 2024

Background:

Lowndes County staff provided background on the issue via email:

There have been a rash of Variances to the ULDC about the meeting Landscaping requirements and the Tree and Vegetation Protection standards, as they're similar but still separate.

One consideration is to add a tree bank to greatly reduce the requests for Variances, and provide the County with a means to help beautify it in other areas.

There are recent examples of applications requesting Land Disturbance permits now that have 600+ inches of Oak trees, which we have generally only considered as the specimen trees that require the 1" for 1" replacement value in Section 4.07.07(E)(9). These sites can be prepped for development, but at some cost to the developer that helps to maintain some of trees and vegetation that the UDLC tries to protect.

Review specific ULDC sections below:

4.07.04(A)(6)

4.07.07(E)(7)

4.07.07(E)(9) – "The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal."

Appendix A – Land Disturbance

May 16, 2024 Meeting Notes:

1. Define a Specimen Tree as and Oak Tree measured as 8" or greater
2. Not strong political support for aggressive tree protection
 - a. City of Valdosta has an arborist and tree protection
3. Land clearing – speculative. According to Mike Fletcher, there is a provision – in code or other regulations – that is clear cut, there shall be no development for 3 years
 - a. Didn't find in code, but check sources
4. There have been several requests for variances for tree replacement
 - a. Developers would rather write a check for a tree bank
 - b. Recommend about \$100 per inch – seem like a standard average in other communities
 - c. Identify how the money will be spent for landscaping in community



5. Goal is to deter clear cutting – need language to strengthen
 - a. Mike holds the line now, but would like strong code to point to
 - b. Look for the 3-year provision he mentioned (OCGA? Other?)

June 20, 2024 Meeting Notes:

Confirmed that primary issues are:

1. Tree Protection
2. Not too restrictive
3. Mainly Oak Trees – other with scale
4. Deterrence from clear cutting

Recommended Code Amendment:

1. Amend several subsections of Section 4.07.02:
 - Reorder subsections for clarity
 - Incorporate 3-year provision in cases of clear-cutting
 - Add provisions for Tree Protection
 - Add Tree Back fee in lieu

DRAFT AMENDED SECTIONS:

4.07.02 Tree and Vegetation Protection

A. Generally

The terms and provisions of this section and the standards set forth shall apply to:

1. Individuals engaged in any activity, private and/or governmental, on real property which requires the issuance of a land disturbance permit.
2. Individuals engaged in the building and/or development of single-family homes or subdivisions, multifamily and manufactured home developments, and all nonresidential uses.
3. Owners of individual properties more than ten (10) acres in size and which are not part of a platted subdivision.

B. Nothing in this section shall be construed to allow the removal of any tree or vegetation in a required stream buffer, watershed buffer, buffer adjacent to waters of the state, or other undisturbed or planted buffer located for protection of natural resources, except where such removal has been specifically authorized as set forth in this ULDC.

C. Exemptions

The following situations are exempt from the provisions of Section 4.07.07;



1. Individual homeowners within platted subdivisions. The exemption does not include an exemption from requirements for protective buffers along streams, creeks, and reservoirs as set forth in Chapter 3.
 2. The following situations within all residential districts shall also be exempted:
 - A. Where the construction of an accessory structure(s) and/or uses including, but not limited to, swimming pools and tennis courts, is permitted.
 - B. All properties which are ten (10) acres or less in size, not part of a platted residential subdivision, and cleared for conversion or crop land, pasture land, or other bona fide agricultural purposes.
 - C. The removal of diseased, deceased, infested or dying trees, or living pine trees or other trees which may pose a danger to an existing or proposed home, or other structure.
- D. Protected Trees
1. These regulations establish Protected Trees as any Oak Tree measuring eight (8) inches in diameter at the breast height (dbh) or greater.
- E. Specific Requirements for Timber Lands
1. If a property owner timbers or logs a property pursuant to silviculture operations, the property owner, including successors in interest, may not submit an application for preliminary plat, development plan, or construction plan approval for a period of three (3) years after the end of silviculture operations unless the property owner has submitted a Tree Survey and Plan in accordance with this ULDC.
 2. All Protected Trees identified on the Tree Survey and Plan that are removed shall be mitigated as provided in this ULDC if the property owner seeks to develop the property before the expiration of the three (3) year period.
 1. ~~Land that has been designated silviculture may subsequently be developed, provided that a development plan has been prepared and approved by the County Manager prior to any clearing, grading, clear-cutting, or other land disturbance.~~
 2. ~~The purpose of the development plan is to ensure that cutting or harvesting of trees occurs in such a manner as to avoid the practice called "clear-cutting" prior to any subsequent development.~~
 3. The development plan shall include a forest management plan, based on the Georgia Forestry Commission's "Best Management Practices" (BMPs), for the timberlands site.

~~D. Exemptions~~

~~The following situations are exempt from the provisions of Section 4.07.07;~~



- ~~1. Individual homeowners within platted subdivisions. The exemption does not include an exemption from requirements for protective buffers along streams, creeks, and reservoirs as set forth in Chapter 3.~~
- ~~2. The following situations within all residential districts shall also be exempted:~~
 - ~~a. Where the construction of an accessory structure(s) and/or uses including, but not limited to, swimming pools and tennis courts, is permitted.~~
 - ~~b. All properties which are ten (10) acres or less in size, not part of a platted residential subdivision, and cleared for conversion or crop land, pasture land, or other bona fide agricultural purposes.~~
 - ~~c. The removal of diseased, deceased, infested or dying trees, or living pine trees or other trees which may pose a danger to an existing or proposed home, or other structure.~~

E. Requirements in All Zoning Districts

3. All protected trees shall be shown on a Tree Survey and Plan, submitted with an application for a tree removal permit or with an application for development approval as set forth in Chapter 10.
4. The mass grading and/or clear-cutting of properties and/or parcels of land which are ten (10) acres in size or larger for residential development is strictly prohibited.
- 4-5. As to each such development, only so much land area shall be cleared as is necessary for the development and construction of roadways, utilities, and amenity areas (i.e., parking lots for clubhouses, pool areas, tennis courts, etc.).
- 5-6. Mass grading and clear cutting of any lot in a residential subdivision are prohibited. On such lots, land area shall be cleared only as is necessary for purposes of the proper development of said lot. Clearing shall be limited to the specific development and an area not to exceed ten (10) feet from the specific development, including areas for:
 - a. The placement of the individual home;
 - b. The placement of driveways and sidewalks;
 - c. The placement of utilities and detention ponds;
 - d. The placement of septic systems;
 - e. The placement of roads;
 - f. The placement of decks and patios;
 - g. The placement of county approved trash pits; and
 - h. Proper drainage as required by the County.
- 6-7. Developers and builders shall coordinate the location of all utilities with all utility companies in order to prevent root damage within the critical root



zones of protected trees, so as to minimize damage to trees in the protected zones.

7.8. Topographical difficulties and/or the installation of utilities shall be considered at the time of the development of a residential subdivision or parcel. Each parcel of land shall be considered on a case-by-case basis as to the removal of trees where topography and/or utility installation is a factor. Special consideration should be given to maintaining the natural topography of the land when possible, and to apply existing trees to the development of a site. The County Manager shall have final approval of the site. Failure to follow the approved development plan shall result in denial of the issuance of a certificate of occupancy.

~~8.9. Unnecessary removal of trees or other vegetation shall be prohibited. The planting of grass or other ground covers shall not supersede the requirement for trees as indicated by each zoning district.~~

~~9.10. Efforts should be taken to preserve existing trees, especially those trees which are eight (8) inches DBH or larger and which are of a considerable age but not dying or deceased. The preservation of large specimen trees is encouraged.~~

~~10.11. It is desirable that planted trees be ecologically compatible with the site and neighborhood.~~

~~11.12. Replacement trees shall be planted in a manner that will provide adequate space for nourishment, light, and maturation. The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal.~~

F. Protection of Trees During Construction

Methods and standards for tree protection shall be required as follows:

1. Trees identified to be preserved and/or planted, shall have a valid, recognizable method of tree protection or (tree-save) marking or delineation installed at the critical root zones.
2. No person engaged in the construction of any structure(s) or improvement(s) shall encroach on a designated tree-save/critical root zone area with heavy machinery or the storage of heavy building materials.
3. During construction, a tree save area must be designated around any trees that are to remain at the end of construction.
 - a. Desirable trees should be identified and a physical barrier set up around the tree or group of trees.
 - ~~a.~~ This barrier can consist of a four (4) foot high orange safety fence, wide plastic caution tape, a simple fence made of lumber, or other appropriate methods that can identify the non-invasive drip line area.
 - b.



b.c. The barrier should be placed beyond the drip zone (critical root zone) and should prevent the stockpiling of soil or building materials, dumping cleaning solvents, or parking vehicles or equipment within this barricaded area.

G. Mitigation

1. Unnecessary removal of trees or other vegetation shall be prohibited. The planting of grass or other ground covers shall not supersede the requirement for trees as indicated by each zoning district.

2. Efforts should be taken to preserve all existing trees, especially healthy, older trees.

3. Violation and Penalty

a. ~~especially~~ The removal, damage or destruction of a Protected Tree without a required development permit or approval of a Tree Survey and Plan, shall constitute a violation of this ULDC. ~~these trees which are eight (8) inches DBH or larger and which are of a considerable age but not dying or deceased. The preservation of large specimen trees is encouraged.~~

a. In lieu of any fines and penalties incurred by a violator of this section of the ULDC, the County Manager may require tree replacement as a condition of granting Certificates of Occupancy.

b.

c. Replacement of trees required under such a penalty, shall be calculated at a rate equivalent to a one hundred percent (100%) increase in the mitigation requirements set forth in paragraphs 4 and 5 of this section.

d. For the purposes of this penalty calculation, a baseline of seventy-five inches (75") of Protected Trees per acre shall be applied.

4. Replacement Trees

a. The Tree Survey and Plan may propose a strategy for mitigation of loss of Protected Trees by replacement, on site, with new trees.

b. The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal.

c. Any tree planted for mitigation shall measure at least four (4) inches dbh at the time of planting.

b.d. It is desirable that planted trees be ecologically compatible with the site and neighborhood.

e. Replacement trees shall be planted in a manner that will provide adequate space for nourishment, light, and maturation. ~~The combined DBH of replacement trees shall equal or exceed the combined DBH of trees authorized for removal.~~

f. Trees planted for mitigation in new developments shall be in addition to those required for streetscapes, buffering and parking lots.



5. Tree Bank

- a. In lieu of planting trees required for mitigation, the developer may, if approved by County Manager, pay a fee of One-Hundred Dollars (\$100.00) per caliper-inch of trees being removed.
- e-b. Fees in lieu shall be collected and placed into an enterprise account reserved solely for the beautification of public lands and rights-of-way in Lowndes County.

DRAFT

	County Residential Subd	
<u>Subdivision Name</u>	<u>Date Platted</u>	<u># Lots</u>
Bethany Hills	1996	~49
Shamrock Hills	1989	~48
Barco Village/Lakewood Country Estates/Arlington Heights	1971, 1980, 1978	~54
Pemberly Place	2000-2003	~41
Tomlinson Rd./Watkins Dr./Stuart Dr./Vandeman Rd.		~36
Enoch Lake	1981	~60
Duck Haven/Sportsman Cove	1973	~50
Hidden Oaks	2005	~70
Grey Oaks/Spring Hill	2003,	~50
Walker Run	2007	~118
Orchard Hills	2004	~36
River Chase	1995	~40
Whiteoak Estate/Green Water Heights	1989-1994 , 1973-2002	~87
Westwind	1977	~42
Hidden Village	1982	~60
Woodland	1975-1996	~33
Quarterman Crossing	2005	~82
Norman Hall Estates		~31
Pebble Creek Estates	1983-1994	~79
Pebbleridge	2008	~40
		~ 139
Hampton Meadows (past Lynn Ross Dr.)	1996	~43
Summerplace	1997	~34
Lake Alapaha Plantation	2007	~47
North Bay	1987 - 1988	~135
Hidden Cove	2009-2021	~54
Rivertrails	1987	~124
LAKE ALAPAHA		~360
Kinderlou Forest		~580
Ph 1	2004	36
Ph 2	2004	46
Ph 3	2004	56
Ph 4	2005	87
Ph 5-A	2006	10
Ph 5-B	2006	20
Ph 5-C	2006	20
Ph 6	2006	25
Ph 7-A	2006	71
Ph 7-B	2016	86
Ph 8A	2022	56
Ph 9	2022	67

Quarterman Estates, Ph 4	2023-2024	61
Nelson Hill - North Entrance (Before Willow Round Rd)	2009	75
Nelson Hill - South Entrance (Before Willow Round Rd)	2009	36
Grove Pointe, Ph 3	2007	83
Ashwood Estates MH Park		~30
Tiger Creek MH Park		~57

Divisions with Single Access Point

Roads Included

Ben Salem Way, Ellens Walk
Kelly Way, Leprechaun Ln., Kilarney Cir.
Midway Dr., Barker Rd., Townhouse Dr., Cloverleaf Rd., Mineola Dr., Swan Dr.
Netherfield Ln., Pemberly Dr.

Enoch Lake Cir.
Sportsman Cove Rd., Pine Bluff Dr., Cove Dr. Pintail Way, Big Cypress Way
Wood Duck Way, Big Oak Bend, Tall Oaks Dr., Little Oak Way, Hidden Oaks Blvd.
Darian Dr., Grey Oak Dr., Liska Cir.
Diamond Dr., Liberty Cir., Single Barrell Rd., Hammer Ln., Smokey Ln., Yazoo Cir.,
Orchard Way
River Chase Dr., Northridge Dr.
Idlewood Dr., Woodcreek Ct., Newton Cir., Waverly Dr., Helen Way
Tal Pine Dr., Pine Needle Dr., Treview Dr.
Lampighter Rd., Mellow Dr., Banksly Cir., Beatty Mill Cir., Evening Tide Rd., Starlight Cir.
Chappell Dr., Elam Rd.
Emily Ln., Ingram Ave., Barkley Ln., Springhead Rd.
Norman Hall Rd., Norman Hall Spur,
Foxridge Dr., Foxridge Ln., Clay Dr., Crawford Cir.,
Cobblestone Way, Rock Hollow

Total accessed off Cat Creek Rd. via South Bend Dr.

Hampton Dr., Cranston Cir., Wood Hollow Cir.,
Kendall Ct., Merriman Ct.

Lake Alapaha Blvd., Lake Alapaha Dr.,
Lake Alapaha Dr., Lake Shore Dr., Ridge View Ct., Mariners Way, West Lake Dr., Live Oak Dr., Fern Way, Red Oak Pt
Natures Way, Southern Shore
River Trails, Paddlers Pass, Eagles Nest, Grasshopper Jump, Foggy Bottom,

Total Accessed off US Hwy 84 W via Lake Alapaha Blvd. (Dirt Rd. access to Good Hope Rd. via Wiggins Rd.)

Total Accessed off US Hwy 84 W via Kinderlou Forest

t., Whitetail Crossing

City of Valdosta Residential Subdivisions with Single Access Point

<u>Subdivision Name</u>	<u># Lots</u>	<u>Plat Date</u>
Arbor Run	~179	1997-2000
Belle Meade	~66	1987-1988
Brandon Place	~61	1996
Caroline Forrest	~30	1993
Chadwyck	~184	1998
Cherokee Plantation	~65	1976
Cherry Creek	~101	1994-1997
Cutter Point	~71	2002
Forrest Run	~59	2001
Gonwood Heights	~74	1952
Heritage Place	~50	1983
Hunters Pointe	~68	1992-1996
Kensington Green	~58	1992
Kingswood	~55	1994
Magnolia Plantation	~58	1986-1990
McKey Plantation	~46	1984-1985
Moulton Branch Estates	~77	2006
Oak Center Place	~44	1980
Plantation Village	~66	1986-1991
The Vineyards	~110	2005
Walden Woods	~82	2005
Willow Wood	~65	1985-1986
Worthington Woods	~121	1988-1997
Zion Heights	~40	2020

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-15 Loch Winn LTD, Loch Laurel Rd & Carroll
Ulmer Rd, ~62ac, R-A to R-1 & R-A, Well and Septic

DATE OF MEETING: October 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-15 Loch Winn LTD, Loch Laurel Rd & Carroll
Ulmer Rd, ~62ac, R-A to R-1 & R-A, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) and R-A zoning. The general motivation in this case is for the applicant to subdivide a portion of the properties into a 41-lot residential subdivision. The subject property possesses road frontage on Loch Laurel and Carroll Ulmer, both locally maintained County Roads, with proposed access off Loch Laurel, and is within the Urban Service Area and Rural Residential Character Area.

Depicted on the conceptual layout as Lot 11 is an existing cemetery, which is currently being field delineated and will not be suitable for development.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, lot sizes, and zoning pattern, the lack of available utilities, and the groundwater recharge area, and therefore recommends approval of the request for R-1 zoning as depicted on the exhibit, while the remaining portion of Map and Parcel 0168 113 remain R-A.

OPTIONS: 1. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

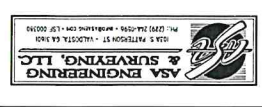
DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

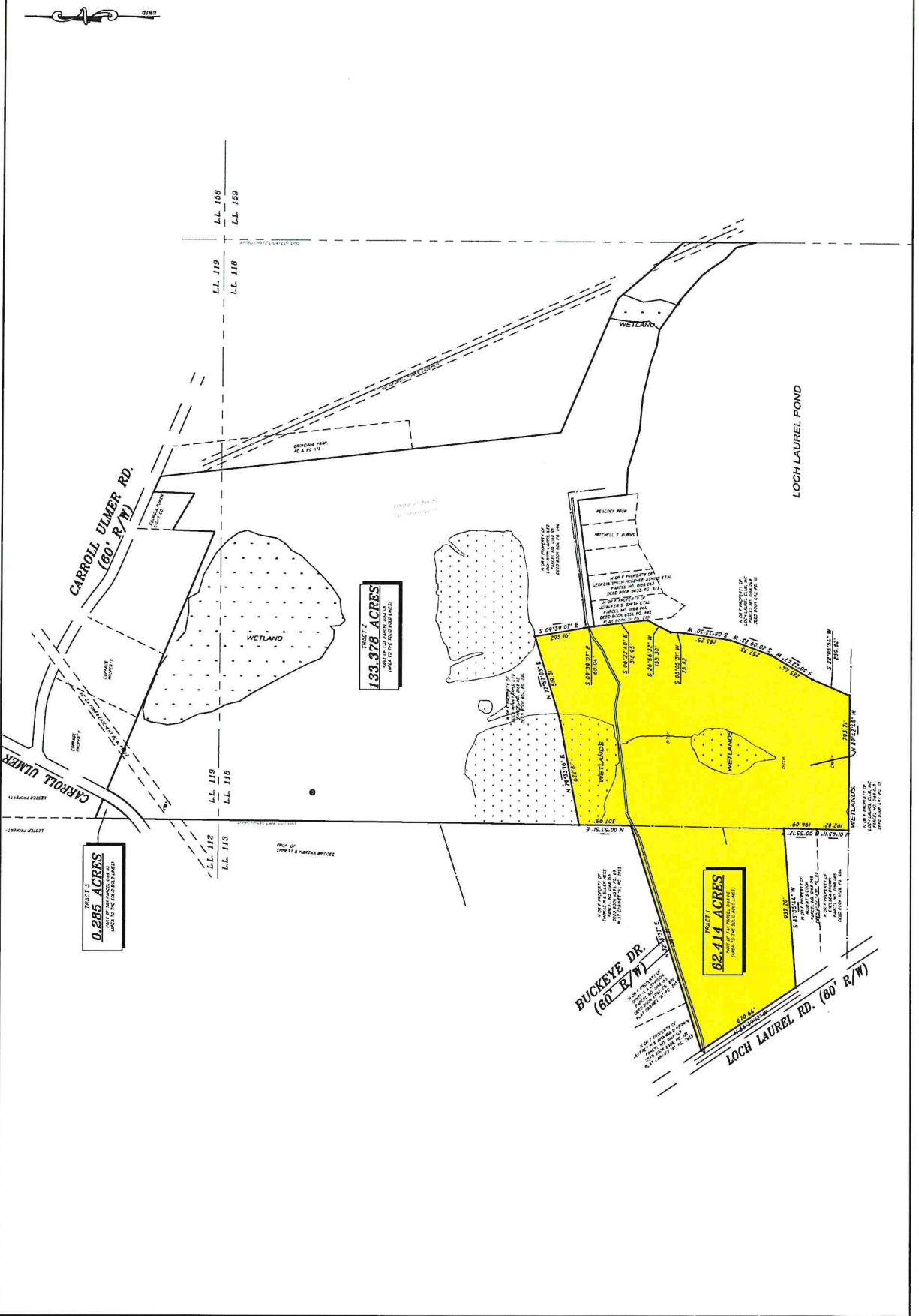
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

NO.	REVISIONS	DATE	BY	CHKD BY

**CONCEPTUAL LAYOUT FOR:
LOCH-WINN FARMS LTD.
LOCATED IN L.L. 118 & 119 OF THE 11TH
L.D., LOWMEDES COUNTY, GEORGIA**



WORK ORDER: 6115
SHEET
1 OF 1

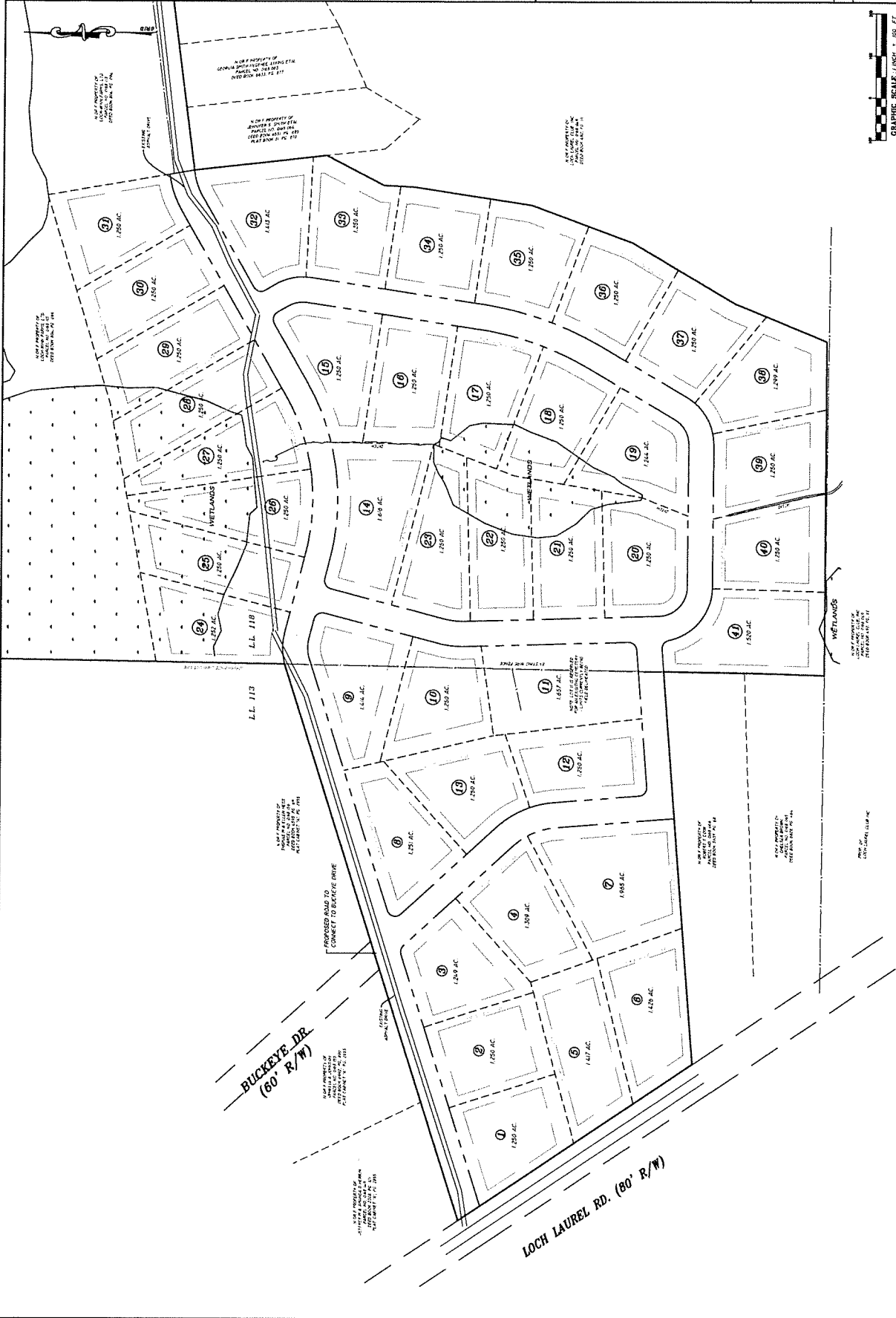


DATE	3/17/11
DESIGNED BY	AS&S
CHECKED BY	AS&S
IN CHARGE	AS&S
APPROVED BY	AS&S
SCALE	AS SHOWN

**CONCEPTUAL LAYOUT FOR
LOCH-WINN FARMS LTD
LOCATED IN LT. 113 & 118 OF THE 11TH
L.D., LOWMEDES COUNTY, GEORGIA**



WORK ORDER: 6145
SHEET
1 OF 1



Loch-Winn Farms Letter of Intent

July 30, 2024

TO: Lowndes County Planning and Zoning Department
FROM: Loch-Winn Farms LTD
1201 Evergreen Dr
Thomasville, GA 31792

Loch-Winn Farms, LTD, headquartered in Thomasville, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 62.414 +/- acres at Loch Laurel Road in Lowndes County, Georgia from Residential Agriculture District (R-A) to Residential (R-1).

This requested change of zoning from R-A to R-1 is to allow for the development of residential subdivision with 1.25+ acre lots.

We have reviewed the Lowndes County Unified Land Development Code and would like to highlight the following:

- The current zoning for the adjacent properties is as follows:
 - Adjacent (south): R-A
 - Adjacent (west): R-1
 - Adjacent (north): R-1
 - Adjacent (east): R-1

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from R-A to R-1 would be appropriate for the area.

- Under the R-A zoning, an residential subdivision would not be able to be developed. The only zoning designation that allows for residential housing is an R-1 designation.

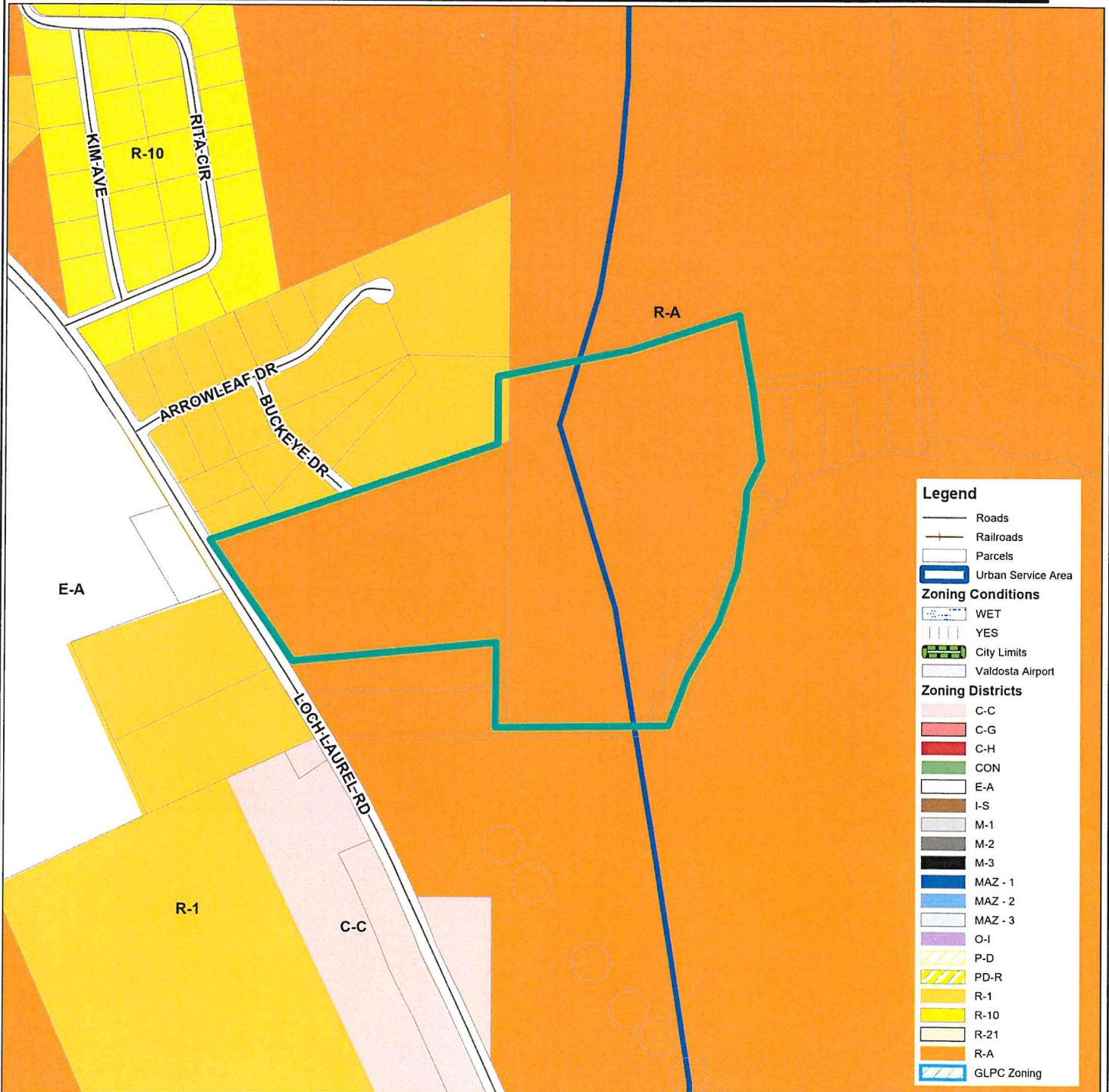
We believe this rezoning request is in conformity with the policy in place by Lowndes County and will be an ideal multi-family development due to its proximity to schools, retail, and commercial establishments.

REZ-2024-15

Zoning Location Map

Loch Winn Farms LTD
Rezoning Request

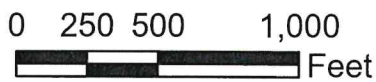
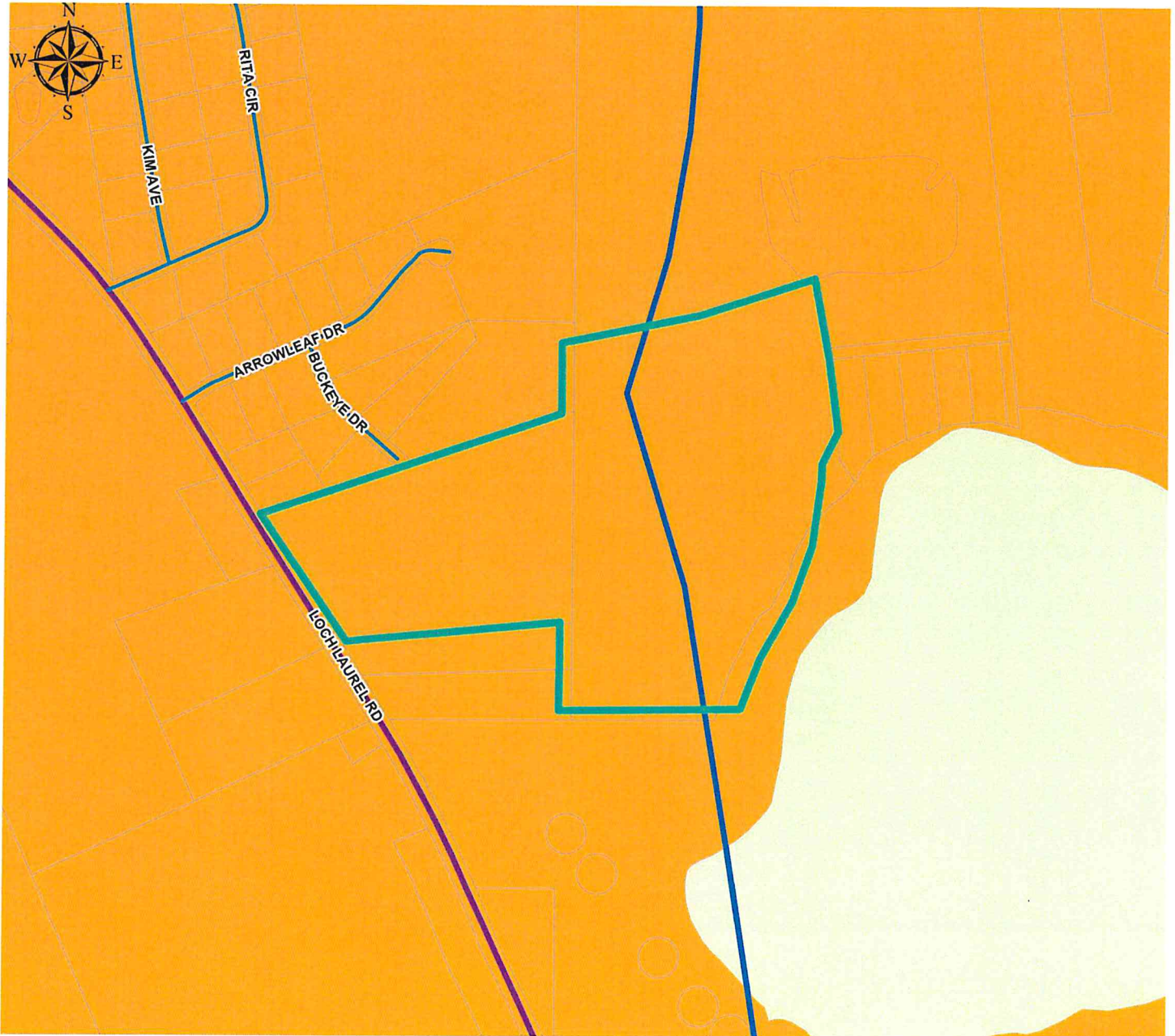
CURRENT ZONING: R-A
PROPOSED ZONING: R-1



REZ-2024-15

Future Development Map

Loch Winn Farms LTD Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional

Legend

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



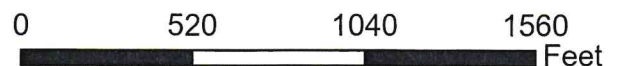
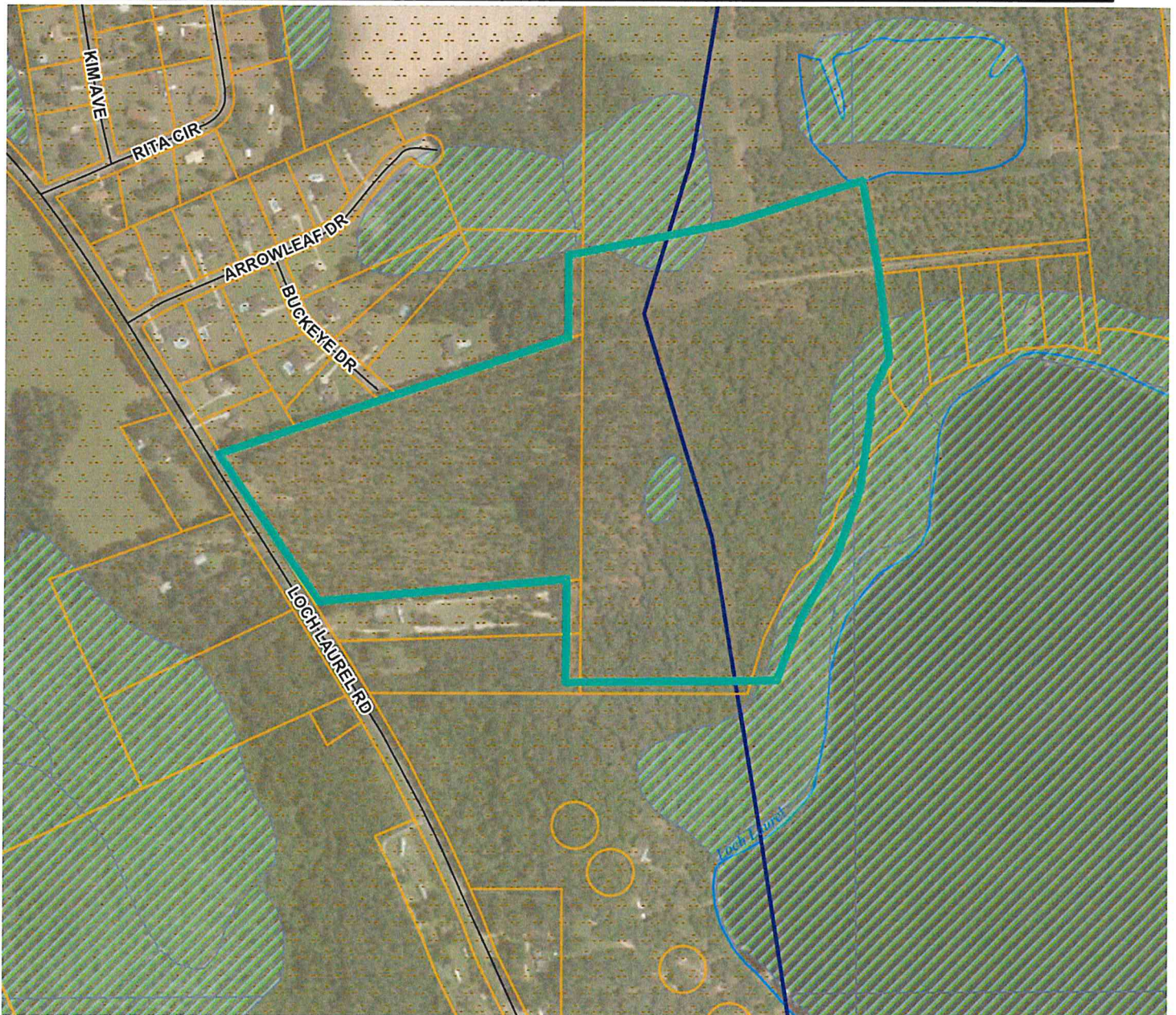
REZ-2024-15

WRPDO Site Map

Loch Winn Farms LTD Rezoning Request

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



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Adoption of Millage Rate for 2024

DATE OF MEETING: October 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adoption of Millage Rate for 2024

HISTORY, FACTS AND ISSUES: The Board of Commissioners is required to set the millage rate for 2024. The county-wide millage for 2024 was advertised at 7.804 mills, requiring advertisement of a tax increase of 6.09% and three public hearings. The rollback millage for 2024 is 7.356 mills. The 2023 millage rate was 8.778.

OPTIONS: 1. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Adoption of Fire District Millage Rate for 2024

DATE OF MEETING: October 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adoption of Fire District Millage Rate for 2024

HISTORY, FACTS AND ISSUES: Beginning in Fiscal Year 2022, Fire Services was expanded and a special taxing district for fire services was created that includes the unincorporated area of Lowndes County. Fire Services was moved into a special fund and is supported by a millage from the special tax district. The Board is required annually to set the millage rate for this fire district. The 2024 rate should be set at 2.50 mills which is no change from the prior year.

OPTIONS: 1. Adopt the Fire District Millage as presented.
2. Board's Pleasure.

RECOMMENDED ACTION: Adopt

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

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 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT: \$27,850.00

FUNDING SOURCE:

- Annual: \$27,850.00
- 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 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 partnership with USGS and the Suwanee River Watershed Management District, both providing funding for this project location.

Lowndes County is responsible for \$27,850.00 in total maintenance costs with the currently proposed agreement. This is broken down into \$17,000.00 for the Little River site and \$10,850.00 for the Withlacoochee River site. This represents an increase of \$3,025.00 over the previous year. The reason for the increase is that in previous years, the USGS has not charged for maintenance of the rain gauges attached to each stream gauge. They now include the precipitation gauge cost as a separate line item at each location. These rain gauges are essential to the stream gauge network because knowing how much rain fell at a specific location helps determine a more accurate river level forecast.

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 Withlacoochee River in Lowndes County.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
South Atlantic Water Science Center
1770 Corporate Drive, Suite 500
Norcross, GA 30093

September 13, 2024

Mr. Ashely Tye, Director
Lowndes County Board of Commissioners
PO Box 1349
Valdosta, GA 31603

Dear Mr. Tye:

Attached is our standard joint-funding agreement 25MPJFAG0000013 between the U.S. Geological Survey South Atlantic Water Science Center and Lowndes County Board of Commissioners for negotiated deliverables (see attached), during the period October 1, 2024 through September 30, 2025 in the amount of \$27,850.00 from your agency. U.S. Geological Survey contributions for this agreement are \$1,800.00 for a combined total of \$29,650.00. Please sign and return one fully-executed original to Megan Jernigan at sawscbudgethelp@usgs.gov or mail to the address above.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2024**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Robert Sobczak at (470) 734-1524 or email rsobczak@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Megan Jernigan at phone number (919) 819-9441 or sawscbudgethelp@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

Victor Engel

Victor C. Engel
Director, South Atlantic Water Science Center

Attachment
25MPJFAG0000013

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of the October 1, 2024, by the U.S. GEOLOGICAL SURVEY, South Atlantic Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the Lowndes County Board of Commissioners party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for negotiated deliverables (see attached), herein called the program. The USGS legal authority is 43 USC 36C, 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00.

- (a) \$1,800.00 by the party of the first part during the period October 1, 2024 to September 30, 2025
- (b) \$27,850.00 by the party of the second part during the period October 1, 2024 to September 30, 2025
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0.00.
- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/office-of-science-quality-and-integrity/fundamental-science-practices>).

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

9. Billing for this agreement will be rendered **annually**. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Robert Sobczak
Assistant Director for Data- Georgia
Address: 1770 Corporate Drive Suite 500
Norcross, GA 30093
Telephone: (470) 734-1524
Fax: (678) 924-6710
Email: rsobczak@usgs.gov

Customer Technical Point of Contact

Name: Ashely Tye
Director
Address: PO Box 1349
Valdosta, GA 31603
Telephone: (229) 671-2790
Fax:
Email: ashley.tye@lowndescounty.com

USGS Billing Point of Contact

Name: Megan Jernigan
Budget Analyst
Address: 3916 Sunset Ridge Road
Raleigh, NC 27607
Telephone: (919) 819-9441
Fax:
Email: sawscbudgethelp@usgs.gov

Customer Billing Point of Contact

Name: Ashely Tye
Director
Address: PO Box 1349
Valdosta, GA 31603
Telephone: (229) 671-2790
Fax:
Email: ashley.tye@lowndescounty.com

U.S. Geological Survey
United States
Department of Interior

Lowndes County Board of Commissioners

Signature

Digitally signed by VICTOR
ENGEL
Date: 2024.09.18 08:24:34
-04'00'
By VICTOR ENGEL
Name: Victor C. Engel
Title: Director, South Atlantic Water Science Center

Signatures

By _____ Date: _____

Name:

Title:

By _____ Date: _____

Name:

Title:

By _____ Date: _____

Name:

Title:

Lowndes County Board of Commissioners: 25MPJFAG0000013

10/1/2024 to 9/30/2025

Site Name	Site Number	Collection Code	USGS CMF	Cooperator	Total Cost
LITTLE RIVER AT GA 122, NEAR HAHIRA, GA	02318380	QCONT	\$ 900	\$ 15,500	\$ 16,400
WITHLACOOCHEE R AT SKIPPER BRIDGE RD, NR BEMISS, GA	023177483	QCONT	\$ 900	\$ 9,350	\$ 10,250
LITTLE RIVER AT GA 122, NEAR HAHIRA, GA	02318380	PRECIP-CONT	\$ -	\$ 1,500	\$ 1,500
WITHLACOOCHEE R AT SKIPPER BRIDGE RD, NR BEMISS, GA	023177483	PRECIP-CONT		\$ 1,500	\$ 1,500
Grand Total			\$ 1,800	\$ 27,850	\$ 29,650

MONITORING CATEGORY	USGS FUNDS	CUSTOMER CASH	TOTAL COST
SURFACE WATER (SW)	\$ 1,800	\$ 24,850	\$ 26,650
GROUND WATER (GW)	\$ -	\$ -	\$ -
CLIMATE (CLIM)	\$ -	\$ 3,000	\$ 3,000
WATER QUALITY (WQ)	\$ -	\$ -	\$ -
	\$ 1,800	\$ 27,850	\$ 29,650

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Sprayfield Expansion Phase I

DATE OF MEETING: October 15, 2024

BUDGET IMPACT: \$3,369,213.71

FUNDING SOURCE:

- Annual
- Capital
- ARPA
- SPLOST
- TSPLOST

Work
Session/Regular
Session

COUNTY ACTION REQUESTED ON: Sprayfield Expansion Phase I

HISTORY, FACTS AND ISSUES: Utilities staff submitted an expansion plan to the Georgia Environmental Protection Division (EPD) to expand the spray field to accommodate increased flow due to growth. Currently, we are permitted for two million gallons per day, and Georgia EPD has approved up to three million gallons per day. The additional capacity requires approximately 150 acres of additional fields for spraying. These fields have been cleared and are ready for the piping and sprinklers to be added. Staff advertised for bids and received four bids ranging from \$3,369,213.71 to \$4,053,303.00. Southeast Connections, LLC from Conyers, Georgia submitted the low bid. Staff along with Carter & Sloope Engineering checked references for the company and everything was positive. Staff recommends approval and to authorize the Chairman to sign the contract with Southeast Connections, LLC for \$3,369,213.71.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

August 29, 2024

11:00 A.M.



Carter & Sloope
CONSULTING ENGINEERS

BID OPEN FORM
for the
Lowndes County Board of Commissioners
South Lowndes LAS Phase I - Contract A: Spray Fields Expansion
Project Number L8400.069

OWNER: Lowndes County Board of Commissioners 327 N. Ashley Street Valdosta, GA 31601		ENGINEER: Carter & Sloope, Inc. 24 1st Avenue NE Moultrie, GA 31768	
CONTRACTOR	BID BOND	ADDENDA	BASE BID
Legacy Water Group, LLC 10130 Bob Williams Parkway Covington, GA 30014	✓	✓	3,470,881.50
RPI Underground Inc. 119 Blanchard Street Valdosta, GA 31601	✓	✓	4,053,303.00
Southeast Connections, LLC 2720 Dogwood Dr Conyers, GA 30013	✓	✓	3,369,213.71
K-Dug Corporation 6609 Scenic Drive Patterson, GA 31557			
James Warren and Associates, Inc. 2001 W. Savannah Ave Valdosta, GA 31601	✓	✓	3,732,963.07
Killeen Construction Company, Inc. P.O. Box 72 Lake Park, GA 31636			

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Grove Pointe Nelson Hill Watermain Interconnection

DATE OF MEETING: October 15, 2024

Work
Session/Regular
Session

BUDGET IMPACT: \$78,392.60

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Grove Point Nelson Hill Watermain Interconnection

HISTORY, FACTS AND ISSUES: Staff recommends installing an 8" interconnection between Grove Pointe Subdivision and Nelson Hill Subdivision to create a second feed and looping of the water system. Easements have been acquired, and the interconnection will be installed from the southwest corner of Nelson Hill Place to the northeast corner of Hatfield Circle. The project was advertised and three bids were received, ranging from \$78,392.60 to \$187,565.40. Staff recommends approval and to authorize the Chairman to sign the agreement with RPI, Inc. for \$78,392.60.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



PROJECT NAME: Grove Pointe to Nelson Hill Watermain Interconnection
PROJECT LOCATION: Lowndes County, GA

BID SUMMARY SHEET

BID OPENING – September 19, 2024, 11:00 AM

CONTRACTOR NAME	BOND (Y/N)	ADDENDA RECEIVED (Y/N)	TOTAL BID
RPI, INC.	Y	N/A	\$78,392.60
JWA, INC.	Y	N/A	\$108,392.90
K-Dug	Y	N/A	\$187,565.40

Opened By: Clayton Milligan