

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, JANUARY 23, 2023, 8:30 a.m.
REGULAR SESSION, TUESDAY, JANUARY 24, 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. **Minutes For Approval**

- a. Work Session - January 9, 2023 & Regular Session - January 9, 2023

5. **Appointment**

- a. Valdosta-Lowndes County Development Authority

Documents:

[VALDOSTA-LOWNDES COUNTY DEVELOPMENT AUTHORITY.PDF](#)

6. **Public Hearing**

- a. REZ-2022-20 Teramore Development, LLC, ~3 Acres At Hwy 122 & Skipper Bridge (Part Of 0067 051), E-A To C-C, Well And Septic

Documents:

[REZ-2022-20 TERAMORE DEVELOPMENT, LLC -.PDF](#)

7. **For Consideration**

- a. Adopt Resolution Accepting Infrastructure For The Landings Phase III

Documents:

[ADOPT RESOLUTION ACCEPTING INFRASTRUCTURE FOR THE LANDINGS PHASE III.PDF](#)

- b. Adopt Resolution Accepting Infrastructure For Ballantyne Subdivision

Documents:

[ADOPT RESOLUTION ACCEPTING INFRASTRUCTURE FOR BALLANTYNE SUBDIVISION.PDF](#)

- c. Special Assessment Rate For 2023

Documents:

[SPECIAL ASSESSMENT RATE FOR 2023.PDF](#)

d. Approval Of DA's Federal VOCA Grant Application Renewal

Documents:

[APPROVAL OF DA FEDERAL VOCA GRANT APPLICATION RENEWAL -
.PDF](#)

e. Replacement Of Server Blades

Documents:

[REPLACEMENT OF SERVER BLADES.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: Valdosta-Lowndes County Development Authority

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Appointing/reappointing a member

HISTORY, FACTS AND ISSUES: Mr. Brad Folsom's term on the Valdosta-Lowndes County Development Authority expired on January 1, 2023. Mr. Folsom has expressed a desire to be reappointed.

OPTIONS: 1. Appoint/reappoint a member.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-20 Teramore Development, LLC, ~3 acres at Hwy 122 & Skipper Bridge
(Part of 0067 051), E-A to C-C, Well and Septic

DATE OF MEETING: January 24, 2023

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-20 Teramore Development, LLC, ~3 acres at Hwy 122 & Skipper Bridge (Part of 0067 051), E-A to C-C, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning. Per the letter of intent, the proposal is to develop a Dollar General on approximately 3 acres of the 35-acre subject property. The subject property possesses road frontage on GA Hwy 122 E (State maintained minor arterial) and Skipper Bridge Road (County maintained minor collector). Although the national wetlands inventory (NWI) in VALOR does not show wetlands on the subject property, the survey does indicate their presence in the southeastern corner. If approved, that wetland area along with the two wetland ditches depicted are planned to be addressed during the civil phase of development through the Lowndes County Engineering Division. As a courtesy, the applicant has submitted a conceptual site plan. It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County. Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and depicted as within an Agriculture/Forestry Character Area, which lists C-C zoning as permitted (Where appropriate).

The TRC considered the request and had no objectionable comments based on the conceptual site plan, noting that the minimum buffer between C-C and E-A zoning is 30', but may be reduced to 15' with the addition of an opaque fence. Staff found the request consistent with the Comprehensive Plan and recommended approval.

At the GLPC meeting, representatives from Dollar General spoke in favor of the request, noting that the C-C zoning was recommended for the area, facade and site enhancements could be added, and that a final site layout had not been determined. Multiple citizens spoke in opposition to the request, citing concerns about additional traffic, property values, and the nearby proximity of similar stores, which led the GLPC to ultimately recommended denial of the request (7-1).

- 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: Adopt Resolution Accepting Infrastructure for The Landings
Phase III

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adopting Resolution Accepting Infrastructure for The Landings Phase III

HISTORY, FACTS AND ISSUES: The Landings Phase III Subdivision is located on Val Del Road just north of Sermans Road. The Developer has requested Lowndes County to accept all infrastructure to include roads, drainage, and utilities. Staff has made all of the final inspections of the construction of Phase III. All construction and paperwork has been completed.

OPTIONS: 1. Adopt the Resolution accepting infrastructure for The Landings Phase III.
2. Redirect

RECOMMENDED ACTION: Adopt

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Adopt Resolution Accepting Infrastructure for Ballantyne
Subdivision

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adopting Resolution Accepting Infrastructure for Ballantyne Subdivision

HISTORY, FACTS AND ISSUES: The Ballantyne Subdivision is located on Clyattstone Road and Simpson Road. The Developer has requested Lowndes County to accept all infrastructure to include roads, drainage, and utilities. Staff has made all of the final inspections of the construction of Ballantyne Subdivision. All construction and paperwork has been completed.

OPTIONS: 1. Adopt the Resolution accepting infrastructure for Ballantyne Subdivision.
2. Redirect

RECOMMENDED ACTION: Adopt

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Special Assessment Rate for 2023

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Special Assessment Rate for 2023

HISTORY, FACTS AND ISSUES: The Lowndes County Board of Commissioners is required to set the interest rate for Special Assessments at the beginning of each calendar year. This rate is for all paving and utility assessments that are not paid off within the initial 90-day phase. Unpaid assessments revert to installment agreements which are to be paid over a period of up to ten years. The rate is based on the current prime rate plus two (2) percent. The prime rate is the interest rate charged by banks when they lend money to other banks, or to their "prime" customers. Most American banks and credit unions use this index as the foundation for their loan products. The current prime rate is 7.5%; therefore, the rate for special assessments should be set at 9.5% for 2023. The rate for 2022 was set at 5.25%.

OPTIONS: 1. Approval of the Special Assessment Rate at 9.5% for 2023
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Approval of DA's Federal VOCA Grant Application Renewal

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT: Zero Impact on County

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: VOCA Funded VWAP Continuation Grant

HISTORY, FACTS AND ISSUES: The District Attorney's Office of the Southern Circuit has been a recipient of federal Victims of Crime Act (VOCA) funds since 1997. The VOCA funds, combined with the 5% victim fees, provide the financial support for the Victim Services provided by the DA to all five counties. The grant is funneled through Lowndes County, rather than all five counties, for simplification and efficiency purposes. This grant, along with the 5% funds, allow the DA to provide victim services utilizing funds paid by federal and state defendants and not taxpayers. Submission of the application is due in the PAC Office by January 27, 2023. We also request, for efficiency, that the Commission execute a letter allowing the grant funds to be deposited directly to the DA's Office, rather than the funds being deposited to Lowndes County and then a check sent to the DA and also execute a letter authorizing the District Attorney to sign any and all future paperwork pertaining to this VOCA Continuation Grant. (Sample Letters Attached).

OPTIONS: 1. Approve VOCA Grant Application of the District Attorney.
2. Board's Pleasure

RECOMMENDED ACTION: Option 1

DEPARTMENT: District Attorney

DEPARTMENT HEAD: Bradfield M. Shealy

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Replacement of Server Blades

DATE OF MEETING: January 24, 2023

Work Session/Regular Session

BUDGET IMPACT: \$73,788.84

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Replacement of six blades for two of the data centers

HISTORY, FACTS AND ISSUES: Lowndes County IT currently has server blades that have reached the end of life and are no longer supportable. Submitted is the quote for the replacement of six blades for two of the data centers. These servers are responsible for the public safety, courts, and financial applications used throughout the County.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: