

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, FEBRUARY 13, 2023, 8:30 a.m.
REGULAR SESSION, TUESDAY, FEBRUARY 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. **Presentations**

- a. GFOA Distinguished Budget Presentation Award

Documents:

[GFOA DISTINGUISHED BUDGET PRESENTATION AWARD -.PDF](#)

5. **Minutes For Approval**

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

6. **Public Hearing**

- a. REZ-2023-02 Thomas Property, Madison Hwy, R-1 To R-A, Well & Septic
~10 Acres

Documents:

[REZ-2023-02 THOMAS PROPERTY, MADISON HWY, R-1 TO R-A.PDF](#)

7. **For Consideration**

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

Documents:

[WILD ADVENTURES REQUEST FOR PROJECT APPROVAL FOR
GEORGIA'S TOURISM DEVELOPMENT ACT PROGRAM.PDF](#)

- b. Purchase Of 215 Webster Street Property

Documents:

[PURCHASE OF 215 WEBSTER STREET PROPERTY.PDF](#)

- c. Assistance To Firefighters Grant Micro Grant For SCBA Air Cylinders

Documents:

[ASSISTANCE TO FIREFIGHTERS GRANT MICRO GRANT FOR SCBA AIR CYLINDERS.PDF](#)

d. Peterson Road Sewer Main Open Cut

Documents:

[PETERSON ROAD SEWER MAIN OPEN CUT.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: GFOA Distinguished Budget Presentation Award

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON:

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

OPTIONS:

RECOMMENDED ACTION:

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: February 14, 2023

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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

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

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

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

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: February 14, 2023

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

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

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

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

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

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

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

2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Purchase of 215 Webster Street Property

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$25,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Purchase of 215 Webster Street Property

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

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Community Development

DEPARTMENT HEAD: Rachel Thrasher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$4,509.09 County Match

FUNDING SOURCE:

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

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

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

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Lowndes County Fire Rescue

DEPARTMENT HEAD: Lloyd Green

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Peterson Road Sewer Main Open Cut

DATE OF MEETING: February 14, 2023

Work Session/Regular Session

BUDGET IMPACT: \$40,237.50

FUNDING SOURCE:

- Annual
- Capital
- GEFA Loan
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Peterson Road Sewer Main Open Cut

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

OPTIONS: Approve
Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: