

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, MAY 8, 2023, 8:30 a.m.  
REGULAR SESSION, TUESDAY, MAY 9, 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 - April 24, 2023 & Regular Session - April 25, 2023

5. **Public Hearing**

- a. Abandonment Of A Section Of Hightower Road

Documents:

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

- b. REZ-2023-05 AB Motorsports, Old Clyattville Road, R-A To C-C, 0.88 Acres, County Utilities

Documents:

[REZ-2023-05 AB MOTORSPORTS, OLD CLYATTVILLE ROAD -.PDF](#)

- c. REZ-2023-06 Herschend Family Entertainment DbA Wild Adventures, 3766 Old Clyattville Road, P-D To P-D/Amended, ~170 Acres, County Utilities

Documents:

[REZ-2023-06 HERSCHEND FAMILY ENTERTAINMENT DBA WILD ADVENTURES.PDF](#)

6. **For Consideration**

- a. Approval Of Briggston Road Right Of Way Purchases

Documents:

[APPROVAL OF BRIGGSTON ROAD RIGHT OF WAY PURCHASES -.PDF](#)

- b. Beer And Wine License - Hardik Patel Of DHWEA #1, Inc. DBA Bigfoot Travel Center #926 - 7212 Lakes Blvd., Lake Park, GA

Documents:

[BEER AND WINE LICENSE - HARDIK PATEL OF DHWEA.PDF](#)

7. **Bid**

- a. A New Clyattville Community Center

Documents:

[A NEW CLYATTVILLE COMMUNITY CENTER -.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: Abandonment of a Section of Hightower Road

DATE OF MEETING: May 9, 2023

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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HISTORY, FACTS AND ISSUES: Staff worked with the Air Force to relocate a section of Hightower Road for purposes of promoting the security of aircraft at Moody Air Force Base (AFB). The project anticipates abandoning the highlighted 1693.52 foot section of the road located proximate to Moody AFB. Removing the highlighted section of Hightower Road from the county road system is in the best public interest for the reason that it will promote the security of aircraft at Moody Air Force Base.

On March 14, 2023 at the regular commission session, it was determined that removal of the highlighted section of Hightower Road from the county road system is in the best public interest.

OPTIONS: 1. Adopt the Resolution abandoning a section of Hightower Road.  
2. Redirect

RECOMMENDED ACTION: Option 1  
Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-05 AB Motorsports, Old Clyattville Road, R-A to C-C, 0.88 acres,  
County Utilities

DATE OF MEETING: May 9, 2023

Work Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-05 AB Motorsports, Old Clyattville Rd, R-A to C-C, 0.88 acres,  
County Utilities

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HISTORY, FACTS AND ISSUES: This request was withdrawn by the agent for the applicant on Friday, April 14,  
2023.

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

RECOMMENDED ACTION:

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-06 Herschend Family Entertainment dba Wild Adventures, 3766 Old Clyattville Road, P-D to P-D/amended, ~170 acres, County Utilities

DATE OF MEETING: May 9, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-06 Herschend Family Entertainment dba Wild Adventures, 3766 Old Clyattville Road, P-D to P-D/amended, ~170 acres, County Utilities

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HISTORY, FACTS AND ISSUES: This case represents an amendment to a previously approved Planned Development (LO-95-08) for Liberty Farms and Conference Center, better known as Wild Adventures, to include a multi-phased "Safari Campground" with sites for RV, cabins, glamping, and amenities on the property. The original approval from the County in 1995 did list "overnight lodging and group accommodations" and "bed and breakfast and other types of lodging accommodations..." as an allowed use on the property, also noting "...Any changes of use, additions or deviations from the approved site plan in the future, must receive building permits and be reviewed and approved as though it were a separate Planned Development district."

The subject property has frontage on Old Clyattville Road, a major collector (3000 to 6000 Vehicles per Day), and therefore within the Old Clyattville Road Corridor Overlay District. The Comprehensive Plan depicts the subject property within the Urban Service Area and as a Regional Activity Center which permits P-D zoning.

Per the letter of intent, "~4.4M [people] are considered to be in the Qualified Target market and have qualifying interest in camping, animal experiences and/or are RV owners. Roughly 90% of these households live between 100 and 300 miles away, and include major markets like Atlanta, Jacksonville, Orlando and Tampa. In general, the Wild Adventures experience as it is today is highly appealing to most demographic segments. The Safari Campground and associated lodging options [with] safari views from Cabins and RV sites, and VIP access to the parks, are highly appealing to a majority of the Qualified Target Market."

The TRC reviewed the accompanying site plan and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use. The GLPC also reviewed the request at their April meeting and recommended approval via unanimous vote (7-0).

- 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: Approval of Briggston Road Right of Way Purchases

DATE OF MEETING: May 9, 2023

Work Session/Regular Session

BUDGET IMPACT: ~~\$49,231.50~~ \$51,500.50

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of Briggston Road Right of Way

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HISTORY, FACTS AND ISSUES: The County has negotiated the purchase of the Right of Way (ROW) for Parcels 1 through 38 (~~excepting Parcels 2 and 36~~) for the Briggston Road TSPLOST project. The attached ROW Deeds and detailed schedule set forth for those Parcels the respective grantors, identities of the properties, and purchase prices and terms of the acquisition for each Parcel. The Commission is required to approve each of those acquisitions in a public vote.

OPTIONS: 1. Approve the acquisitions from the grantors of the identified properties for the purchase prices and terms of the acquisition for each property, as set forth in the attached ROW Deeds and detailed schedule.  
2. Redirect

RECOMMENDED ACTION: Approve  
Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer and Wine License - Hardik Patel of DHWEA #1, Inc. DBA Bigfoot Travel Center  
#926 - 7212 Lakes Blvd., Lake Park, GA

DATE OF MEETING: May 9, 2023

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer and Wine License - Hardik Patel of DHWEA #1, Inc. DBA Bigfoot Travel Center #926 - 7212 Lakes Blvd., Lake Park, GA

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HISTORY, FACTS AND ISSUES: Hardik Patel of DHWEA #1, Inc. DBA Bigfoot Travel Center #926 - 7212 Lakes Blvd., Lake Park, GA, currently holds a license for the sale of beer for consumption off premises at this establishment. The applicant is requesting to add wine for consumption off premises to the existing license. The ordinance and guidelines for approval of the license have been met. All forms are attached and upon approval by the Board the license will be granted.

OPTIONS: 1. Approval of the Beer and Wine License  
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: A New Clyattville Community Center

DATE OF MEETING: May 9, 2023

Work Session/Regular Session

BUDGET IMPACT: \$560,465.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: A New Clyattville Community Center

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HISTORY, FACTS AND ISSUES: A new Clyattville Community Center was approved on the Splost VIII referendum. Staff received bids for the new Clyattville Community Center. Three bids were received.

- Kellerman Construction - \$560,465.00 and 150 days
- Cauthan Construction - \$665,986.00 and 180 days
- Concrete Enterprises - \$876,543.00

OPTIONS: 1. Approve Kellerman Construction as the low bidder and authorize the Chairman to execute the contract.  
2. Redirect.

RECOMMENDED ACTION: Accept

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: