

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

5. **Public Hearing**

- a. TXT-2024-03 ULDC Text Amendments

Documents:

[TXT-2024-03 ULDC TEXT AMENDMENTS.PDF](#)

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

Documents:

[REZ-2024-15 LOCH WINN LTD, LOCH LAUREL RD AND CARROLL ULMER RD.PDF](#)

6. **For Consideration**

- a. Adoption Of Millage Rate For 2024

Documents:

[ADOPTION OF MILLAGE RATE FOR 2024.PDF](#)

- b. Adoption Of Fire District Millage Rate For 2024

Documents:

[ADOPTION OF FIRE DISTRICT MILLAGE RATE FOR 2024.PDF](#)

- c. Joint Funding Agreement With USGS For Stream Gauge Maintenance

Documents:

7. **Bid**

a. Sprayfield Expansion Phase I

Documents:

[SPRAYFIELD EXPANSION PHASE I.PDF](#)

b. Grove Pointe Nelson Hill Watermain Interconnection

Documents:

[GROVE POINTE NELSON HILL WATERMAIN INTERCONNECTION.PDF](#)

8. **Reports - County Manager**

a. Georgia Forestry Presentation (Work Session)

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

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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:

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

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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:

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:

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:

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: