

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, August 7, 2006
8:30 a.m.

COMMISSIONERS PRESENT

Chairman Rodney N. Casey
Commissioner Richard C. Lee
Commissioner G. Robert Carter

Vice Chairman J. Edgar Roberts was not present

Chairman Casey called the meeting to order at 8:30 a.m.

Approval of the Minutes

The minutes were presented for the Millage Hearings of July 19, 2006 and July 26, 2006; the Work Session of July 24, 2006 and the Regular Session of July 25, 2006.

Appointment

The Valdosta-Lowndes County Conference Center and Tourism Authority presented a written request via letter to County Manager, Joe Pritchard, for an appointee to fill the recently vacated, un-expired term of County appointee, Dana Gavin.

Public Hearing-Rezoning Ordinances for Adoption

REZ-2006-01, Herndon Property, 50 Acres, I-75 Frontage, R-A to C-H, County Planner, Jason Davenport, presented that the property was previously zoned C-H and that the adoption of the ULDC had changed the zoning of the property to R-A. Further, the Planning Commission and the TRC had recommended approval.

REZ-2006-02, Cameron Family, 470 Acres, Skipper Bridge Road and Bemiss, R-A and R-1 to E-A, County Planner, Jason Davenport, stated that the property was currently being utilized as agricultural and that the family would like to remain agricultural. The Planning Commission and the TRC recommended approval.

REZ-2006-03, Seasholtz Subdivision, 63 Acres, Lester Road, E-A and CON to R-1, County Planner, Jason Davenport, presented that the request had been reviewed by the Planning Commission and the TRC and that both parties had recommended approval with a list of seven conditions. Commissioners

discussed the relevance of the conditions with County Engineer, Mike Fletcher and County Attorney, Walter Elliott.

REZ-2006-04, Franks Subdivision, 55 Acres, GA 122 and Val Del, E-A to R-A, County Planner, Jason Davenport, presented that both the TRC and the Planning Commission recommended approval of the request with a list of conditions. Commissioners expressed some concern over the number of lots proposed as well as the reservation of future right of way and possible curb cuts.

REZ-2006-05, Johnson Rezoning, 7.11 Acres, Mt. Zion Church Rd., R-21 to E-A, County Planner, Jason Davenport, presented that the applicant stated that he had purchased the long, narrow, piece of property on Mt. Zion Church Road, prior to the adoption of the ULDC, with the intent of creating a hobby farm, once he retired. The Planning Commission and TRC recommended approval of the request. Chairman Casey questioned the surrounding residential uses and Commissioner Lee questioned whether or not the applicant was currently farming. Mr. Davenport reported that the applicant as well as the Planning Commission and the TRC were aware of the surrounding uses and that applicant intended on farming once he retired in approximately five years.

REZ-2006-06, Hughes Subdivision, 16 Acres, Hambrick Road, E-A to R-1, County Planner, Jason Davenport, reported that staff felt the request was the beginning of urbanization in the area and was not comprehensively sound. The TRC presented a split recommendation with zoning and planning representatives finding inconsistencies in the density, while technical staff found no reasons for denial. The Planning Commission found the request inconsistent with the Comprehensive Plan and recommended denial. Commissioner Lee stated that clearly, the Quarterman Road development should not have been zoned the way it was, and that he concurred with issues raised regarding density as compared to the comprehensive plan.

REZ-2006-07, Grove Point Subdivision, 85 Acres, US 41, E-A to R-10 & R-21, County Planner, Jason Davenport, stated that the applicant was requesting approval of Grove Point Subdivision, Phases 5-6. The Planning Commission and the TRC recommended approval. There was some discussion regarding a condition to install a traffic light to which County Engineer, Mike Fletcher, stated a light could not be installed until a warranted study was conducted indicating a need and that he recommended it becoming a part of the platting process so that the developer would be responsible for the cost of the lights.

REZ-2006-08, Miles Subdivision, 45 Acres, Morven Highway, R-21 to R-10, County Planner, Jason Davenport, presented that the property was rezoned R-15 just prior to the adoption of the ULDC, which changed the zoning to R-21. With the possible availability of water and sewer, the applicant was requesting to increase the density by rezoning the property to R-10. Commissioner Lee questioned the lot size if the property was not supplied with water and sewer.

Commissioner Carter also expressed concern over the availability of water and sewer. The Planning Commission recommended approval with eight conditions and the TRC recommended approval with seven conditions.

Contracts

Renewal of Contract with Traylor Business Systems for Personal Property Auditing Services, County Manager, Joe Pritchard, stated that this contract was being presented on behalf of the Board of Assessors in the budgeted amount of \$50,000.

Whitewater Road Lift Station Rehabilitation, Utilities Director, Mike Allen, stated that the current station is beginning to show signs of age, rust and decay. Chairman Casey asked if the location would have to be shut down for repairs to which Mr. Allen replied that plans were being reviewed to carefully divert the flow until the project was completed. Commissioner Lee requested information regarding the total cost for repairs. Mr. Allen stated that it would be difficult to estimate a cost until the engineering work was done, but the project could run as high as \$350,000.

Design for Air Release Valve Rehabilitation Project, Utilities Director, Mike Allen, stated that the entire air release valve system is in some state of disrepair. Approval of the request will allow for engineering and that the project should move forward for construction within sixty days.

Resolution

Adoption of the 5311 Rural Transportation Transit System Drug and Alcohol Testing Policy, County Engineer, Mike Fletcher, explained that Lowndes County is the contract holder with the Georgia Department of Transportation (GDOT). Further, approval of the resolution is required by the GDOT. The actual testing of third party administrator employees is the responsibility of the administrator, not that of Lowndes County.

Bid

Motorgrader with Rome Sloper, Purchasing Agent, Amy Woods, presented that there were two bids presented with Yancey Brothers being the low bidder.

Reports

Greater Lowndes 2030 Comprehensive Plan/Transmittal Resolution, County Manager Joe Pritchard, introduced, South Georgia Regional Development Center, representative Ann Marie Wolfe. Ms. Wolfe asked the Commission to adopt the resolution as a formality required to kick off a 60 day review plan. Ms. Wolfe also requested that the greater Lowndes Growth Advisory Committee

continue to be recognized as a "think tank" in an effort to give community leaders an opportunity to meet and plan for continued growth in an advisory capacity.

Highway 84 East Fire Department Voice and Data Connectivity, County Manager, Joe Pritchard, stated that the station was near completion, with the exception of voice and data connectivity. Special Projects Director, Jim Carter, and ITS Director, Aaron Kostyu, explained two options for providing the service. Commissioner Lee inquired regarding the funding of the project. Mr. Pritchard stated that it was a budgeted item. Commissioner Carter stated that given the nature of the facility, reliable communication was important.

County Manager, Joe Pritchard, presented to the Commission that he was in the process of preparing for their consideration a policy that would prohibit the allowance of alcohol at the Lowndes County Civic Center due to complaints of damage and abuse.

Chairman Casey adjourned the work session to an executive session.

Chairman Casey called the work session to order and adjourned without further discussion.

Rodney N. Casey, Chairman

Joseph D. Pritchard, County Manager

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, August 8, 2006
5:30 p.m.

COMMISSIONERS PRESENT
Chairman Rodney N. Casey
Vice Chairman J. Edgar Roberts
Commissioner Richard C. Lee
Commissioner G. Robert Carter

Chairman Casey called the meeting to order at 5:30 p.m.
Commissioner Lee gave the invocation and led the Pledge of Allegiance to the Flag.

Approval of the Minutes

The minutes were presented for the Millage Hearings of July 19, 2006 and July 26, 2006; the Work Session of July 24, 2006 and the Regular Session of July 25, 2006. Commissioner Lee made a motion to approve the minutes as presented, Commissioner Carter second. Motion carried.

Appointment

The Valdosta-Lowndes County Conference Center and Tourism Authority presented a written request via letter to County Manager, Joe Pritchard, for an appointee to fill the recently vacated, un-expired term of County appointee, Dana Gavin. Chairman Casey stated that this item was for introduction and would be officially considered at the last meeting of the month.

Chairman Casey suggested that due to the weather, the Public Hearings be held in order of listing as long as there was a representative present. If there was not a representative present, the item would be passed over during the meeting until such time a representative was present.

Public Hearing-Rezoning Ordinances for Adoption

REZ-2006-01, Herndon Property, 50 Acres, I-75 Frontage, R-A to C-H, County Planner, Jason Davenport, presented that the property was previously zoned C-H and that the adoption of the ULDC had changed the zoning of the property to R-A. The change was a technical error on the part of staff. Further, the Planning Commission and the TRC had recommended approval. No one spoke against the request. Mr. William C. Nijem, Jr., 1007 North Patterson Street, presented on behalf of the applicant to answer any questions. There being none, Commissioner Carter made a motion to grant the request to rezone the strip in

question back to C-H with no conditions, Commissioner Lee second. Motion carried.

REZ-2006-02, Cameron Family, 470 Acres, Skipper Bridge Road and Bemiss, R-A and R-1 to E-A, County Planner, Jason Davenport, stated that the property was currently being utilized as agricultural, and that the family would like to remain agricultural as long as their operations are not affected. The Planning Commission and the TRC recommended approval. No one spoke against the request. Lamar Cameron, 3486 Skipper Bridge Road, spoke in favor as the applicant. Mr. Cameron stated that the entire area was planted in trees and that he would like the zoning remain as it was prior to the adoption of the ULDC. Commissioner Lee made a motion to grant the request with no conditions, Commissioner Carter second. Motion carried.

REZ-2006-03, Seasholtz Subdivision, 63 Acres, Lester Road, E-A and CON to R-1, County Planner, Jason Davenport, presented that the request had been reviewed by the Planning Commission and the TRC and that both parties had recommended approval with a list of seven conditions. Mr. Davenport further stated that after consulting with the county attorney, several of the conditions were no longer necessary due to the authorities of staff and state departments. No one spoke in opposition of the request. Mr. Conrad Seasholtz, 7599 US Highway 41 South, spoke in favor as the applicant and stated that he had no problem with the conditions that had been placed on the recommendation. Commissioner Carter made a motion to grant the request with the condition that property within the 100 year flood plain remain conservation, the developer provide two points of ingress and egress to the development and the developer pave Lester Road to Old US 41 South or Copeland Road, Commissioner Lee second. Motion carried.

REZ-2006-04, Franks Subdivision, 55 Acres, GA 122 and Val Del, E-A to R-A, County Planner, Jason Davenport presented that both the TRC and the Planning Commission recommended approval of the request with a list of conditions. The applicant is requesting to subdivide some of the lots from five acres to two and a half acres. No one spoke in opposition of the request. Mr. Frank Franks, 4401 Triple Oak Drive, spoke in favor as the applicant, stating that the map before the Commission was not an actual plat, but a plan for subdivision. Mr. Franks also thanked the Commission for the helpfulness and cooperation of staff. Commissioner Lee made a motion to approve with the conditions of 12.5' of additional right-of-way along Boyette Road be reserved for future widening, Commissioner Carter second. Motion carried.

REZ-2006-05, Johnson Rezoning, 7.11 Acres, Mt. Zion Church Rd., R-21 to E-A, County Planner, Jason Davenport, presented that the applicant stated that he had purchased the long, narrow, piece of property on Mt. Zion Church Road, prior to the adoption of the ULDC, with the intent of creating a hobby farm, once he retired. The Planning Commission and TRC recommended approval of the

request. No one spoke in opposition of the request. Mr. Rollin Johnson, 2726 Mt. Zion Church Road, stated as the applicant that he had purchased the property prior to the adoption of the ULDC with the intent of operating a small farm upon retirement in less than five years. Mr. Johnson further stated that he would not have any pigs, just a couple of cows and some vegetables. Chairman Casey questioned Mr. Johnson regarding the surrounding residential uses to which Mr. Johnson reiterated that he wanted to farm. Vice Chairman Roberts made a motion to grant the request, Commissioner Lee second. Motion carried.

REZ-2006-06, Hughes Subdivision, 16 Acres, Hambrick Road, E-A to R-1, County Planner, Jason Davenport, reported that staff felt the request was the beginning of urbanization in the area and was not comprehensively sound. The TRC presented a split recommendation with zoning and planning representatives finding inconsistencies in the density, while technical staff found no reason for denial. The Planning Commission found the request inconsistent with the Comprehensive Plan and recommended denial. Vice Chairman Roberts stated the existence of the Quarterman Road property and its proximity to the subject property. No one spoke in opposition of the request. Trent Coggins, 706 North Patterson Street, counsel representative for the applicant, spoke in favor of the request citing the success of the surrounding development and that the subdivision would be governed by restrictive covenants. Mr. Coggins stated that even though the development is not consistent with the comprehensive plan, it is something that the applicant feels will benefit residents. Commissioner Lee stated that while it does appear to be a viable project, there is the issue of setting a precedence of contradicting the comprehensive plan. Commissioner Lee made a motion to deny the request, Commissioner Carter second. Vice Chairman Roberts opposed. Motion carried.

REZ-2006-07, Grove Point Subdivision, 85 Acres, US 41, E-A to R-10 & R-21, County Planner, Jason Davenport, stated that the applicant was requesting approval of Grove Point Subdivision, Phases 5-6. The Planning Commission and the TRC recommended approval. No one spoke in opposition of the request. Mr. Tom Call, 1108 Gornto Road, representative of the development, spoke in favor of the request and offered to answer any questions. There being none, Commissioner Lee made a motion to approve the request, Vice Chairman Roberts second. Motion carried.

REZ-2006-08, Miles Subdivision, 45 Acres, Morven Highway, R-21 to R-10, County Planner, Jason Davenport presented that the property was rezoned R-15 just prior to the adoption of the ULDC, which changed the zoning to R-21. With the possible availability of water and sewer, the applicant would like to request to increase the density by rezoning the property to R-10. Mr. Davenport further stated that water and sewer availability continues to be a concern associated with this request. No one spoke against the request. Mr. Jeff Lovell, 1048 Cherry Creek Drive, spoke in favor of the request and asked for a review of the conditions. Commissioner Lee made a motion to grant the request with the

conditions of the development R-10 density contingent on the availability of water and sewer, the developer provide two points of ingress and egress, and the developer provide deceleration lanes to the development, Commissioner Carter second. Motion carried.

Citizens Wishing to be Heard

Mr. Bruce Bailey, 2558 Lonesome Dove Road, addressed the Commission on behalf of the Home Builders Association regarding the 2030 Comprehensive Plan Transmittal Resolution, expressing support of the document as well as the continuation of the Growth Advisory Committee.

Mr. Quillian Powell, 2686 Loch Laurel Road, questioned the Commission regarding the funding of the Lowndes County Judicial Complex. Chairman Casey provided Mr. Powell with a comprehensive explanation of the project from the beginning through the present.

Contracts

Renewal of Contract with Traylor Business Systems for Personal Property Auditing Services, County Manager, Joe Pritchard, stated that this contract was being presented on behalf of the Board of Assessors in the budgeted amount of \$50,000. Motion by Commissioner Carter to approve the contract, Commissioner Lee second. Motion carried.

Whitewater Road Lift Station Rehabilitation, Utilities Director, Mike Allen, stated that the current station is beginning to show signs of age, rust and decay. Motion by Commissioner Carter to approve the contract, Commissioner Lee second. Motion carried.

Design for Air Release Valve Rehabilitation Project, Utilities Director, Mike Allen, stated that the entire air release valve system is in some state of disrepair. Approval of the request will allow for engineering and that the project should move forward for construction within sixty days. Motion by Commissioner Lee to approve the request, Vice Chairman Roberts second. Motion carried.

Resolution

Adoption of the 5311 Rural Transportation Transit System Drug and Alcohol Testing Policy, County Engineer, Mike Fletcher, explained that Lowndes County is the contract holder with the Georgia Department of Transportation (GDOT), and that approval of the resolution is a part of the agreement. Motion by Vice Chairman Roberts to approve the resolution, Commissioner Lee second. Motion carried.

Bid

Motorgrader with Rome Sloper, Purchasing Agent, Amy Woods, presented that there were two bids presented with Yancey Brothers being the low bidder, \$ 381,526.00. Motion to purchase from Yancey Brothers made by Commissioner Carter, Commissioner Lee second. Motion carried.

Reports

Greater Lowndes 2030 Comprehensive Plan/Transmittal Resolution, County Manager Joe Pritchard, presented that the Commission had received a report regarding this issue during the August 7, 2006, Work Session. There being no further discussion, Commissioner Lee made a motion to grant the resolution, Vice Chairman Roberts second. Motion carried.

Highway 84 East Fire Department Voice and Data Connectivity, County Manager, Joe Pritchard, stated that the station was near completion, with the exception of voice and data connectivity. Commissioner Lee made a motion to approve the installation of a wireless connection at a cost of \$28,149.00, Commissioner Carter second. Motion carried.

Chairman Casey adjourned the regular session to celebrate Vice Chairman Roberts' birthday.

Rodney N. Casey, Chairman

Joseph D. Pritchard, County Manager