

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, December 11, 2006  
8:30 a.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 8:30 a.m.

**Approval of the Minutes**

The minutes were presented for the work session of November 13, 2006 and the regular meeting of November 14, 2006.

**Special Recognition**

Chairman Casey recognized the contributions of Lowndes County Fire Rescue Firefighter of the Year, Patrick Littlefield and Lowndes County Fire Rescue Fire Officer of the Year, Tammy Nolan.

**Public Hearing – Rezoning Ordinances For Adoption**

**VES-2006-16, Davis Auto Group, (0056 004B), C-H, Double Decker billboard request**, County Planner, Jason Davenport, presented that the applicant was requesting local approval in accordance with permitting guidelines to place a double decker billboard on the subject property. Further, the TRC felt that the applicant had presented the information necessary to satisfy vested rights requirements; however, state and local requirements pertaining to the placement of billboards would still have to be met in order for the billboard to be erected.

**VES-2006-17, Ben Futch, US 41 S (0195 048), 6.64 acres, C-H, billboard restrictions**, County Planner, Jason Davenport, stated that the applicant was requesting permission to install four billboards; however the ULDC prohibited the placement of billboards on the subject property. Mr. Davenport added that the applicant received permits from the Department of Transportation (DOT) for three of the billboards prior to the adoption of the ULDC. The applicant did not receive a permit for the fourth billboard until after the adoption of the ULDC. Further, Mr. Davenport stated that the TRC recommended approval for the three permits that were received prior to the adoption of the ULDC. Commissioner Lee asked Mr. Davenport if the TRC was basing their recommendation solely on the date of the letter forwarded to the applicant by the DOT. Mr. Davenport answered that the TRC felt that the evidence presented substantiated the placement of three billboards and that the position of the ULDC had been communicated to the applicant. Commissioner Lee added that based on the

information at hand, it appeared that all four of the billboards were a part of the initial planning process.

**VES-2006-18, Joyner (for David Miller), Davidson Road (0143 074) MAZ-II, ± 20 acres**, County Planner, Jason Davenport, presented that the applicant was requesting vested rights regarding a subdivision in MAZ zoning. Further, the TRC recommended approval with two conditions being that ULDC text amendments regarding density were approved during the process of sales agreements being developed and signed. Commissioner Lee asked if the development would be served by county water and sewer. Mr. Clint Joyner, on behalf of the applicant, confirmed Commissioner Lee's question. Chairman Casey stated that he had some concerns regarding the proposed density being that the development would be located in a noise corridor. Commissioner Carter asked Mr. Davenport if Moody Air Force Base had been notified of the request. Mr. Davenport answered that Mr. Robert Jefferson did attend the TRC meeting on behalf of Moody and recommended approval because it appeared the request had merit based on the timeline under which the sales agreement was formulated when compared to the approval date of the text amendment. Mr. Joyner added that he had spoken with Mr. Davenport regarding additional insulation in an effort to address noise.

**REZ-2006-27, Warren Rezoning, 25 Acres, US 41 & Bethany, E-A to R-1, (0052-089)**, County Planner, Jason Davenport, stated that the applicant had originally requested R-1 zoning which would allow one-acre lots; however, the TRC found this density inconsistent with the Comprehensive Plan and recommended denial. Since, the applicant had requested R-A zoning, which would allow for 2.5-acre lots. Both the TRC and Planning Commission recommended approval of the R-A request.

**REZ-2006-47, Newcomb, 2953 Touchton, 30 Acre, R-A to R-10 (0168-028, 029,030)**, County Planner, Jason Davenport, stated that the request had been tabled at the end of October and that it was being presented for a second time with the same density as before. Further, the TRC recommended the same four conditions that were initially expressed. Commissioner Carter stated that he had closely reviewed the matter and did not foresee a conflict of interest. (Commissioner Carter chose to abstain from the issue at the October meeting in an effort to determine the existence of a possible conflict.)

**REZ-2006-67, Baker Rezoning, Nashli Drive, (0136 016) 5 acres, R-1 to R-A**, County Planner, Jason Davenport, presented that the applicant was requesting to return to a pre-ULDC designation. Both the TRC and Planning Commission recommended approval.

**REZ-2006-68, Meacham Rezoning, James Road, (0083B 020), ± 36 acres, R-1 to E-A**, County Planner, Jason Davenport, presented that the applicant would like to continue to utilize the property for agricultural uses. Both the TRC and Planning Commission recommended approval.

**REZ-2006-69, Langdale Rez., James Road, (0083D 004, 005, 006, 007), ±16 acres, R-1 to R-A,** County Planner, Jason Davenport, stated that the property is currently being used for horses and that the applicant would like to ensure the continuance of the current use. Both the TRC and Planning Commission recommended approval.

**REZ-2006-70, Whitewater Hunting & Fishing Club, (0171 011) ± 540, R-A to E-A,** County Planner, Jason Davenport, presented that the property was rezoned with the adoption of the ULDC and that the applicant would like to return to an agricultural designation. Both the TRC and Planning Commission recommended approval. Commissioner Lee asked if Mr. Davenport had suggested a conservation designation. Mr. Davenport stated that he had made the suggestion and the applicant stated that they would consider it.

**REZ-2006-71, Montine Hall Rezoning, Crum Rd, (0134 040), 4.71 ac., R-1 to E-A,** County Planner, Jason Davenport, stated that the property was zoned R-1 with the adoption of the ULDC. Since, the applicant has expressed a desire to maintain agricultural operations on the property. Due to the size of the property, the TRC and Planning Commission both recommended an R-A designation.

**REZ-2006-72, Alexander Rezoning, Old US 41 N, (0053 104), 212 acres, R-1 to R-A,** County Planner, Jason Davenport, presented that the applicant was currently utilizing the property for agricultural purposes and would like to return to an appropriate designation. Both the TRC and Planning Commission recommended approval.

**REZ-2006-73, McKenzie Rezoning, Skipper Bridge Rd. (0067 050), 8.21 ac., R-1 to E-A,** County Planner, Jason Davenport, stated that the applicant was requesting to return to a designation similar to the zoned assigned prior to the adoption of the ULDC. Both the TRC and Planning Commission recommended approval.

**REZ-2006-74, Suzie Hall Rezoning, Whitewater Road Rd., (0135 045), 10 ac., R-1 to E-A,** County Planner, Jason Davenport, presented that the applicant was affected by the adoption of the ULDC and was requesting to return to an agricultural designation. Both the TRC and Planning Commission recommended approval.

**REZ-2006-75, McClellan, US 41, (0167 226 & 229), 45 ac., R-A to R-10, CON, & C-H, 108 lots,** County Planner, Jason Davenport, stated that the applicant wanted to use the property for the development of a subdivision. Both the TRC and Planning Commission recommended approval with six conditions. Further, the applicant was aware and had agreed to all six conditions.

**REZ-2006-76, Kemp, Corner of Hardee Rd & Seckinger Rd (0091 008) R-A to E-A, 42 acres,** County Planner, Jason Davenport, presented the property was affected by the adoption of the ULDC and that the applicant was requesting to return to an agricultural designation. Both the TRC and Planning Commission recommended approval.

**REZ-2006-77, Foster, Hwy 84 E, (0250 024) R-10 to CC, 4.7 ac., Bait-tackle & Produce Stand**, County Planner, Jason Davenport, stated that the applicant was requesting to rezone in an effort to establish a business. Both the TRC and Planning Commission recommended approval with four conditions.

**REZ-2006-78, Knowles, Tower Rd., (0184 033A), .95 ac., R-A to R-1**, County Planner, Jason Davenport, stated that the near acre had been carved out of a larger parcel by a family member in the mid 1990's. Since, the property had changed hands and the current owner wanted to establish a residence on the property. Mr. Davenport added that there was some opposition to the request being that the surrounding area indicated a five-acre lot minimum. Both the TRC and Planning Commission recommended approval.

**REZ-2006-79, McMullen, Sermans Rd. & Burma St., (0167 140), ± 45 ac., E-A to R-1**, County Planner, Jason Davenport, stated that the applicant had requested that the item be tabled to allow time for consideration of the five conditions that the TRC had placed on the request.

**REZ-2006-80, Nelson, Val Del Road (0071 006) ± 43 ac, R-1 to PD, 475 Lots, PENDING DRI**, County Planner, Jason Davenport, presented that the applicant had triggered a DRI with the purchase of an additional piece of property that contained a large water body. This being the case, staff was requesting that the request be tabled until February based on a January 15, completion of the DRI. Mr. Davenport added that the applicant was in agreement regarding the request to table the item.

**TEX-2006-02, ULDC Update**, County Planner, Jason Davenport, stated that the amendment being presented included a recommendation regarding billboards that the Commission previously tabled. Chairman Casey stated that he had reviewed the amendment and that the majority of the changes were grammatical. Mr. Davenport added that the proposed changes had been sent to interested parties throughout the community and that he had received little feedback. Vice Chairman Roberts stated that he had some concerns regarding the text that specified billboard height, a 700 foot distance requirement as well as elevation indicators. Vice Chairman Roberts further stated that the amendment did not clearly state the point from which the elevation height should be measured. Mr. Davenport replied that he did remember the discussion; however, the changes Vice Chairman Roberts was referring to had not been included. Mr. Davenport added that he would add those changes prior to the Commission adopting the amendment the following evening.

### **Public Hearings and Resolutions**

**Alcohol Pouring License, Peaches of Valdosta, 4141 Bemiss Road**, Finance Representative, Nina Artley, stated that the request was being made due to a change in ownership.

**Acceptance of Infrastructure for Carlton Ridge Subdivision**, County Engineer, Mike Fletcher, stated that the request for acceptance pertained to the infrastructure located

inside the subdivision. Adding, that final approval would not be granted until repairs were made to a force main on Tillman Crossing that was damaged by the contractor.

**Acceptance of Infrastructure for Grande Oaks Subdivision**, County Engineer, Mike Fletcher, stated that the subdivision infrastructure was substantially complete and ready for acceptance.

**Acceptance of Infrastructure for Lauren Estates Subdivision**, County Engineer, Mike Fletcher, presented that the development contained sixty-six lots and that all work was substantially complete.

**Lowndes County School District General Obligation Bond Resolution**, Joe Pritchard, County Manager presented that the Commission had received a request from the Board of Education for the adoption of a resolution pertaining to \$10,000,000.00 in education S.P.L.O.S.T. related bonds.

**Citizens Wishing To Be Heard - None**

#### **For Consideration**

**Budget Calendar**, County Manager, Joe Pritchard, presented the budget calendar for the upcoming fiscal year, explaining that the dates had been established as potential guidelines and were subject to adjustment if needed.

**CHIP Grant & CDBG Grant Summaries**, Zoning Administrator, Carmella Carter and Grants, Risk and Contract Manager, Jessica Mathews, presented information that Vice Chairman Roberts had requested regarding CHIP and CDBG Grant funding. Commissioner Lee asked if the county had participated in the programs in the past to which Ms. Mathews replied that the last CHIP Grant was requested and awarded in 1997. Further, the SGRDC had administered the program, but due to administrative issues that arose, the SGRDC will no longer submit CHIP applications. Commissioner Lee stated that Lowndes County built new homes instead of renovating old homes. Ms. Mathews confirmed that Commissioner Lee was correct. Vice Chairman Roberts stated that the end users of the funds should not have to suffer for administrative issues. Commissioner Lee stated that the Commission should determine the scope of what the County's involvement should be. Vice Chairman Roberts added that the two programs could be combined together for the good of the citizens and that he had reviewed the Comprehensive Plan and that there were a lot of areas that needed assistance. Vice Chairman Roberts further stated that some elderly residents existed on fixed incomes and needed assistance with home repairs as well as heating and cooling improvements. Commissioner Carter stated that monitoring the office that handled the funds was vital.

**Beer and Wine License, Harsh & Jayesh, Inc. dba Quick Change #2, 3701 Madison Highway**, Finance Representative, Nina Artley stated that policy requirements had been met.

**Beer and Wine License, Harsh & Jayesh, Inc. dba Quick Change #3, 4592 Valdosta Road,** Finance Representative, Nina Artley presented that policy requirements had been met.

**Beer License, Bo's BP, 1405 St. Augustine Road,** Finance Representative, Nina Artley stated that policy requirements had been met.

**Sprint Internet T-1 Contract,** ITS Director, Aaron Kostyu, presented that the request addressed the renewal of a current contract that would allow the same level of service and support to continue.

**VWAVE.NET Contract,** ITS Director, Aaron Kostyu, stated that approval of the contract was needed to allow for the replacement of a MediaCom link that has proven to be unsatisfactory. Adding that the change would result in twice the speed for \$350.00 less per month.

**Ordinance Allowing the Sale of Alcohol for Consumption on Sundays,** County Manager, Joe Pritchard, presented that due to the recent adoption of the proposed referendum by the voters of Lowndes County, the Commission was being presented with an ordinance amendment that would legally implement the change. County Attorney, Walter Elliott, stated that he had structured the amendment to go into effect upon adoption. Vice Chairman Roberts mentioned an increase in licensing fees adding that he realized an increase might not be the consensus of the Commission. Commissioner Carter stated that he did not feel that it was necessary at this time being that businesses had already purchased 2007 licenses, Commissioner Lee concurred. Finance Director, Stephanie Black, added that the fees were adjusted last year via a two-step process and were slated to increase again next year.

**Contract with the Georgia Department of Transportation (DOT) for Staten Road Bridge,** County Engineer, Mike Fletcher, presented that the contract before the Commission addressed right of way acquisition related to the project. Adding, that the DOT would prepare the necessary documents and that Lowndes County would be financially responsible for all costs related to right of way acquisition.

**Trust Indenture for Cottonwood Subdivision,** Utilities Director, Mike Allen, stated that the applicant had met EPD requirements and was requesting the approval of the Commission to proceed.

**Worker's Compensation Insurance Renewal,** Grants, Risk, and Contract Manager, Jessica Mathews, presented the annual renewal amount stating that based on experience and payout premiums did increase slightly. Chairman Casey stated that he was familiar with the plan and that Lowndes County was one of only a few counties with the high premium option and that it seemed to be working well. Ms. Mathews added was also one of only three that qualified for a safety discount.

## REPORTS

County Manager, Joe Pritchard, presented that the Lowndes-Valdosta Arts Commission had submitted a request for additional funds in the amount of \$40,000.00 to cover budget deficits.

County Manager, Joe Pritchard, stated that he had received a request from the Lowndes County Sheriff's Office for five additional vehicles.

County Manager, Joe Pritchard, presented that he had received a draft contract from Pinnacle Prime regarding the Judicial Complex; however, the County Attorney had not had time to review it. Mr. Pritchard added that the contract would be available for review at the regular meeting the following evening.

County Manager, Joe Pritchard, stated that he would be requesting approval to move forward with a portion of Phase II of the Jail Improvement Project related to the selection of an at risk construction manager and the formal selection of Clemons Rutherford as architect for the project.

Chairman Casey, stated that he had asked County Clerk, Paige Dukes, to update the County Seal in an effort to return it to its original round shape as well as enhance its appearance for production purposes. Changes were made and Colson Printing has provided the draft before you. Chairman Casey further stated that he would like the Commission to consider approving the update at the first meeting in January.

Chairman Casey recognized the presence of newly hired Commission Assistant, Lori Biery.

On behalf of the Board of Assessors, Chief Appraiser, JoAnne Spicer, presented the Commission with a presentation addressing the Assessors need for additional personnel. Chairman Casey stated that the Commission supported the efforts of the Board of Assessors, adding that he would like an opportunity to consult the County Manager and Finance Director regarding the fiscal feasibility of the request.

Meeting adjourned at 10:46 a.m.

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Rodney N. Casey, Chairman

  
K. Paige Dukes, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, December 12, 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 work session of November 13, 2006 and the regular meeting of November 14, 2006. Commissioner Lee made a motion to approve the minutes as presented, second Vice Chairman Roberts. Motion carried.

**Special Recognition**

Chairman Casey recognized the success of the Valwood School football team by reading a proclamation that attested to the dedication and sacrifice shown by the Valiants, earning the team a 2006 Conference Championship title.

**Public Hearing – Rezoning Ordinances For Adoption**

In an effort to efficiently address requests that have been submitted as a part of the ULDC appeals process, County Planner, Jason Davenport presented the following list of cases for consideration. Chairman Casey asked if anyone in attendance wanted to speak for or against any of the cases presented by Mr. Davenport.

**REZ-2006-67, Baker Rezoning, Nashli Drive, (0136 016) 5 acres, R-1 to R-A**

**REZ-2006-68, Meacham Rezoning, James Road, (0083B 020), ± 36 acres, R-1to E-A**

**REZ-2006-69, Langdale Rez., James Road, (0083D 004, 005, 006, 007), ±16 acres, R-1 to R-A**

**REZ-2006-70, Whitewater Hunting & Fishing Club, (0171 011) ± 540, R-A to E-A**

**REZ-2006-71, Montine Hall Rezoning, Crum Rd , (0134 040), 4.71 ac., R-1 to E-A,** Sylvia Shaw, 3769 Crum Road, spoke against the request, stating that she also represented several others in attendance that were against an agricultural designation due to the property being used to butcher hogs. Mrs. Shaw added that there had also been past code enforcement issues on the property related to animals and their habitat



not being properly maintained. Commissioner Lee asked if the property accommodated agricultural uses prior to the adoption of the ULDC, Mr. Davenport confirmed that it did. Mrs. Shaw also stated that Ms. Hall did not live on the property. Ms. Montine Hall, 3750 Crum Road, spoke in favor of the request stating that she was moving back to the property in the near future and that any past problems regarding the condition of her property had been taken care of. Commissioner Lee stated that existing uses and the size of the property were considerations being that an E-A designation would keep the property from being divided. Commissioner Lee made a motion to approve the request, Vice Chairman Roberts second. Commissioner Carter opposed. Motion carried.

**REZ-2006-72, Alexander Rezoning, Old US 41 N, (0053 104) 212 acres, R-1 to R-A**

**REZ-2006-73, McKenzie Rezoning, Skipper Bridge Rd. , (0067 050), 8.21 ac., R-1 to E-A**

**REZ-2006-74, Suzie Hall Rezoning, Whitewater Road Rd., (0135 045), 10 ac., R-1 to E-A**

**REZ-2006-76, Kemp, Corner of Hardee Rd & Seckinger Rd (0091 008) R-A to E-A, 42 acres**

Chairman Casey asked if anyone else would like to speak for or against any of the items presented by Mr. Davenport. No one spoke for or against any of the other items. Vice Chairman Roberts made a motion to approve the remaining cases listed above, Commissioner Carter second. Motion carried.

**VES-2006-16, Davis Auto Group, (0056 004B), C-H, Double Decker billboard request,** County Planner, Jason Davenport, presented that the applicant was requesting local approval in accordance with permitting guidelines to place a double decker billboard on the subject property. Lonnie O'neal, 3023 Pecan Plantation Road, spoke against the request stating that the applicant did not have the appropriate space needed to place a billboard on the property. Robert Davis, 3654 Val Tech Road, spoke in favor of the request stating that he had contacted the state and discovered that as long as he was advertising his own business he could install a billboard on the site. Commissioner Lee made a motion to approve the request with the condition that the information advertised on the billboard be pertinent to the business operating on the site, Commissioner Carter second. Motion carried.

**VES-2006-17, Ben Futch, US 41 S (0195 048), 6.64 acres, C-H, billboard restrictions,** County Planner, Jason Davenport, stated that the applicant was requesting permission to install four billboards; however the ULDC prohibited the placement of billboards on the subject property. Mr. Davenport added that the applicant received permits from the Department of Transportation (DOT) for three of the billboards prior to the adoption of the ULDC. The applicant did not receive a permit for the fourth billboard until after the adoption of the ULDC. No one spoke against the request. Ben Futch, 898 Long Pond Road, stated that the plans were in process long before May 9, 2006, and that he was not sure why all the permits were not dated the

same. Commissioner Carter made a motion to grant the request, Commissioner Lee second. Motion carried.

**VES-2006-18, Joyner (for David Miller), Davidson Road (0143 074) MAZ-II, ± 20 acres**, County Planner, Jason Davenport, presented that the applicant was requesting vested rights regarding a subdivision in MAZ zoning. Further, the TRC recommended approval with conditions being that ULDC text amendments regarding density were approved during the process of sales agreements being developed and signed. No one spoke against the request. Clint Joyner, 4732 Misty Valley Circle, spoke in favor of the request with conditions stating that all forty acres would be divided as R-10 and utilize county water and sewer. Commissioner Lee made a motion to approve the request with the following conditions, Phase I and Phase II shall not include more than 130 residential lots and the developer is required to pave Davidson Road to Bemiss Highway, second Commissioner Carter. Motion carried.

**REZ-2006-27, Warren Rezoning, 25 Acres, US 41 & Bethany, E-A to R-1, (0052-089)**, County Planner, Jason Davenport, stated that the applicant had originally requested R-1 zoning which would allow one-acre lots; however, the TRC found this density inconsistent with the Comprehensive Plan and recommended denial. Since, the applicant had requested R-A zoning, which would allow for 2.5-acre lots. Both the TRC and Planning Commission recommended approval of the R-A request. No one spoke for or against the request. Commissioner Lee made a motion to approve the recommended R-A designation, Vice Chairman Roberts second. Motion carried.

**REZ-2006-47, Newcomb, 2953 Touchton, 30 Acre, R-A to R-10 (0168-028, 029,030)**, County Planner, Jason Davenport, stated that staff was in support of the request being that it would be adjacent to county water and sewer; however, concerns had been expressed by neighbors regarding the proposed density. Still, the TRC and Planning Commission recommended approval with conditions. Francis Draper, 3360 Brown Road, spoke against the request citing density as her main complaint. Ms. Draper also presented the Commission with her statement via letter and several petitions from neighbors. Matt Jackson, 3340 Touchton Road, also stated that he had no problem with the Newcombs selling their property, but that he was concerned with the proposed density. Kevin Ross, 3266 Touchton Road, also spoke in opposition stating that he was proud of everyone that came out to support denial of the request. Bill Newcomb, 4616 Foxborough Avenue, spoke in favor of the request stating that he hated to sell, but it was in the best interest of his family financially. Commissioner Carter questioned Mr. Newcomb's commitment to connect to county water to which Mr. Newcomb replied that his developer was going to run water and sewer instead of creating a private water system with septic tanks. Beth Newcomb, 4616 Foxborough Avenue, stated that it was a tough decision to make, but the development of the property would provide retirement income for her family. Conrad Seasholtz, 7599 Highway 41 South, spoke in favor of the request stating that there would be a lift station near the property. Commissioner Carter made a motion to approve the request with the following conditions, the development will require 2 points of ingress and egress, the development will require acceleration and deceleration lanes, a dedicated left turn lane shall be required, as determined by the County Engineer, and all lots shall front interior roads. Commissioner Lee added a fifth condition, to include a 10' vegetative buffer, consistent with ULDC standards, to be

installed along the southern and eastern borders of the subject property, Vice Chairman Roberts second. Motion carried.

**REZ-2006-75, McClellan, US 41, (0167 226 & 229), 45 ac., R-A to R-10, CON, & C-H, 108 lots**, County Planner, Jason Davenport, stated that the applicant wanted to use the property for the development of a subdivision. Both the TRC and Planning Commission recommended approval with six conditions. No one spoke against the request. Mike McClellan, 3932 Wilkerson Road, spoke in favor of the request stating that he intended on developing a neighborhood, not a subdivision and would add 108 lots to the county water and sewer system. Mr. McClellan added that he would eventually like to add a commercial aspect as well. Commissioner Carter made a motion to approve the request with the following conditions, Tract 6 to C-H, Tract 1 to R-10, and Tract 5 to CON and R-10, and the conservation boundary shall extend to the outermost edge of the open water line according to VALOR GIS with 6 conditions, subdivision roads shall be built to Lowndes County standards, Georgia D.O.T. approval and permitting will be required for any proposed entrances onto U.S. Highway 41 South, all lots shall front interior roads, development will require 2 points of ingress and egress, cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than 25 lots, developer will be required to pave from the proposed development to the existing pavement found on Sunset Drive, Commissioner Lee second. Motion carried.

**REZ-2006-77, Foster, Hwy 84 E, (0250 024) R-10 to CC, 4.7 ac., Bait-tackle & Produce Stand**, County Planner, Jason Davenport, stated that the applicant was requesting to rezone in an effort to establish a business. Both the TRC and Planning Commission recommended approval with four conditions. No one spoke for or against the request. Vice Chairman Roberts made a motion to approve the request with the following conditions, the driveway and parking area to be constructed with an approved permeable or pervious pavement material. Material shall be subject to approval by the County Engineer, the driveway will be required to be of sufficient width to promote two way traffic (Per GDOT Approval), the development of the property complies with Health Department standards concerning wells and septic tanks, the development of the property complies with the necessary regulations regarding restrooms per the Inspections Department, Commissioner Carter second. Motion carried.

**REZ-2006-78, Knowles, Tower Rd., (0184 033A), .95 ac., R-A to R-1**, County Planner, Jason Davenport, stated that the near acre had been carved out of a larger parcel by a family member in the mid 1990's. Since, the property had changed hands and the current owner wanted to establish a residence on the property. Mr. Davenport added that there was some opposition to the request being that the surrounding area indicated a five-acre lot minimum. Both the TRC and Planning Commission recommended approval. Evelyn Singletary Butler, 3731 Tower Road, spoke against the request stating that she was opposed to the development of a lot that was less than one acre. Josh Knowles, 2106 Azalea Drive, spoke at the property owner stating that he just wanted to put a home on the lot for himself. Vice Chairman Roberts made a motion to approve the request, Commissioner Lee and Commissioner Carter second. Motion carried.

**REZ-2006-79, McMullen, Sermans Rd. & Burma St., (0167 140), ± 45 ac., E-A to R-1**, County Planner, Jason Davenport, presented that five conditions had been placed on the request and that the applicant needed time to consider the implications of the conditions. No one spoke against the request. Leon Ross, 2829 College Street, Jacksonville, Florida, stated that he lived out of town and had not received any information regarding the possible rezoning. Further, Mr. Ross stated that he was not opposed, he just wanted more information. Chairman Casey stated that the item was being tabled and encouraged Mr. Ross to return to address the Commission in February. Commissioner Carter made a motion to table the request, Vice Chairman Roberts second. Motion carried.

**REZ-2006-80, Nelson, Val Del Road (0071 006) ± 43 ac, R-1 to PD, 475 Lots, PENDING DRI**, County Planner, Jason Davenport, presented that the applicant had triggered a DRI with the purchase of an additional piece of property that contained a large water body. This being the case, staff was requesting that the request be tabled until February based on a January 15, completion of the DRI. Mr. Davenport added that the applicant was in agreement regarding the request to table the item. Commissioner Lee made a motion to table the request until February 13, pending the completion of the DRI, second Vice Chairman Roberts. Motion carried.

**TEX-2006-02, ULDC Update**, County Planner, Jason Davenport, stated that the amendment being presented included a recommendation regarding billboards that the Commission previously tabled. Commissioner Lee made a motion to approve the text amendments, Commissioner Carter second. Motion carried.

### **Public Hearings and Resolutions**

**Lowndes County School District General Obligation Bond Resolution**, Chairman Casey recognized the presence of Mr. Warren Turner, attorney for the Lowndes County Board of Education. Mr. Turner addressed the Commission stating that approval of the resolution addressed a statutory requirement regarding the continuation of the S.P.L.O.S.T. tax that was approved by voters. Mr. Turner stated that Lowndes County would not incur any financial liability by approving the resolution. Commissioner Lee made a motion to approve the resolution, Vice Chairman Roberts second. Motion carried.

**Alcohol Pouring License, Peaches of Valdosta, 4141 Bemiss Road**, Finance Representative, Nina Artley, stated that the request was being made due to a change in ownership. No one spoke for or against the request. Commissioner Carter made a motion to approve the request, Vice Chairman Roberts second. Motion carried.

**Acceptance of Infrastructure for Carlton Ridge Subdivision**, County Engineer, Mike Fletcher, stated that the request for acceptance pertained to the infrastructure located inside the subdivision. Vice Chairman Roberts made a motion to approve the request, Commissioner Lee second. Motion carried.

**Acceptance of Infrastructure for Grande Oaks Subdivision**, County Engineer, Mike Fletcher, stated that the subdivision infrastructure was substantially complete and ready for acceptance. Commissioner Lee made a motion to approve the request, Commissioner Carter second. Motion carried.

**Acceptance of Infrastructure for Lauren Estates Subdivision**, County Engineer, Mike Fletcher, presented that the development contained sixty-six lots and that all work was substantially complete. Commissioner Carter made motion to approve the request, Commissioner Lee second. Motion carried.

### **Citizens Wishing To Be Heard**

**George Fuller, 6046 Glen Road**, addressed the Commission stating that he was new to the area and looked forward to taking an active part in the community.

**Lonnie O'Neal, 3023 Pecan Plantation Road**, addressed the Commission regarding early morning noise from the nearby landfill. Further, Mr. O'Neal stated that a previous agreement prohibited truck activity until 8:00 a.m.; however, recently the trucks were active much earlier.

### **For Consideration**

**Budget Calendar**, County Manager, Joe Pritchard, presented the budget calendar for the upcoming fiscal year, explaining that the dates had been established as potential guidelines and were subject to adjustment if needed. Commissioner Lee made a motion to approve the calendar as presented, Commissioner Carter second. Motion carried.

**Beer and Wine License, Harsh & Jayesh, Inc. dba Quick Change #2, 3701 Madison Highway & Beer and Wine License, Harsh & Jayesh, Inc. dba Quick Change #3, 4592 Valdosta Road**, Finance Representative, Nina Artley presented that policy requirements had been met for both items. Commissioner Carter made a motion to approve both requests, Commissioner Lee second. Motion carried.

**Beer License, Bo's BP, 1405 St. Augustine Road**, Finance Representative, Nina Artley stated that policy requirements had been met. Commissioner Carter made a motion to approve the request, Vice Chairman Roberts second. Motion carried.

**Sprint Internet T-1 Contract**, ITS Director, Aaron Kostyu, presented that the request addressed the renewal of a current contract that would allow the same level of service and support to continue. Commissioner Lee made a motion to approve the contract, Vice Chairman Roberts second. Motion carried.

**VWAVE.NET Contract**, ITS Director, Aaron Kostyu, stated that approval of the contract was needed to allow for the replacement of a MediaCom link that has proven to be unsatisfactory. Commissioner Lee made a motion to approve the contract as presented, Commissioner Carter second. Motion carried.

**Ordinance Allowing the Sale of Alcohol for Consumption on Sundays**, County Manager, Joe Pritchard, presented that due to the recent adoption of the proposed referendum by the voters of Lowndes County, the Commission was being presented with an ordinance amendment that would legally implement the change. Commissioner Lee made a motion to adopt the amendment, Vice Chairman Roberts second. Motion carried.

**Contract with the Georgia Department of Transportation (DOT) for Staten Road Bridge**, County Engineer, Mike Fletcher, presented that the contract before the Commission addressed right of way acquisition related to the project. Commissioner Lee made a motion to approve the contract, Commissioner Carter second. Motion carried.

**Trust Indenture for Cottonwood Subdivision**, Utilities Director, Mike Allen, stated that the applicant had met EPD requirements and was requesting the approval of the Commission to proceed. Commissioner Carter made a motion to approve the request, Commissioner Lee second. Motion carried.

**Worker's Compensation Insurance Renewal**, Grants, Risk, and Contract Manager, Jessica Mathews, presented the annual renewal for Worker's Compensation Insurance. Vice Chairman Roberts made a motion to approve the renewal, Commissioner Lee second. Motion carried.

## **REPORTS**

County Manager, Joe Pritchard, presented that the Lowndes-Valdosta Arts Commission had submitted a request for additional funds in the amount of \$40,000.00 to cover budget deficits. Commissioner Lee made a motion to grant the request, Vice Chairman Roberts second. Motion carried.

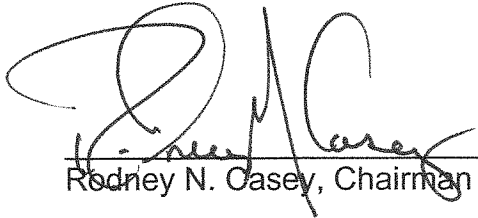
County Manager, Joe Pritchard, stated that he had received a request from the Lowndes County Sheriff's Office for five additional vehicles. Commissioner Carter made a motion to allocate \$111,000.00 for the purchase of five vehicles, Commissioner Lee second. Motion carried.

County Manager, Joe Pritchard, requested permission to move forward with a request for proposals for Phase II of the Jail Improvement project. County Attorney, Walter Elliott, asked if the Commission wanted to pursue an at-risk construction manager or a fixed cost agreement. Commissioner Lee stated that he wanted to follow the same process utilized during Phase I. There was no other comment from the Commission regarding opposition to Commissioner Lee's statement.

Chairman Casey made a motion to go into executive session to discuss a personnel matter at 7:35 p.m..

Chairman Casey called the meeting to order at 8:12 p.m. and made a motion to create a position for economic development and event planning purposes, Vice Chairman Roberts second. Motion carried.

Meeting adjourned at 8:16 p.m.



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Rodney N. Casey, Chairman



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K. Paige Dukes, County Clerk