



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, DECEMBER 9, 2019, 8:30 AM  
REGULAR SESSION, TUESDAY, DECEMBER 10, 2019, 5:30 PM  
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 - November 11, 2019 & Regular Session - November 12, 2019

Recommended Action:

Documents:

**5. Public Hearing**

- a. Addition to Basic Decorative Street Lighting District - Phase V, Creekside West Subdivision (GA Hwy 122) and Phase II, Quarterman Estates Subdivision (Whitewater Rd.)

Recommended Action: Approve

Documents:

- b. Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 S. & Wellman Pl. E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres

Districts 3 & 4

Recommended Action: Board's pleasure

Documents:

- c. Rezoning Case REZ-2019-16 Bailey, 6529 Skipper Bridge Rd. 0067-079 E-A to R-A, Well & Septic, 2.5 acres Districts 2 & 5

Recommended Action: Approve

Documents:

- d. Rezoning Case REZ-2019-17 Quillian Powell, 2686 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~78.92 acres Districts 3 & 5

Recommended Action: Approve

Documents:

- e. Rezoning Case REZ-2019-18 Davis, 2180 New Statenville Hwy. 0188 167G & 0188 172 E-A & R-1 to R-1, Well & Septic, ~13.73 acres Districts 3 & 4

Recommended Action: Approve

Documents:

**6. For Consideration**

- a. Adoption of the 2020 - 2021 Budget Calendar  
Recommended Action: Adopt  
Documents:
- b. Beer license - Kalpeshkumar Patel of Omni K Corp., DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA  
Recommended Action: Approve  
Documents:
- c. Francis Lake Lift Station Pump  
Recommended Action: Approve  
Documents:
- d. Termination of Lease - Public Defender  
Recommended Action: Approve  
Documents:
- e. Hahira Extraterritorial Water and Sewer Service Extensions  
Recommended Action: Approve  
Documents:
- f. 2020 Holiday Schedule  
Recommended Action: Board's pleasure  
Documents:
- g. Section 125 Plan Document Renewal for 2020  
Recommended Action: Board's pleasure  
Documents:
- h. 2020 Workers' Compensation Insurance Renewal  
Recommended Action: Board's pleasure  
Documents:
- i. Approval of the 2020 Commission Meeting Calendar  
Recommended Action: Approve  
Documents:
- j. Office of the Governor Criminal Justice Coordinating Council Accountability Court Lowndes County DUI Court- State Court  
Recommended Action: Approve  
Documents:

**7. Reports - County Manager**

**8. Citizens Wishing To Be Heard - Please State Your Name and Address**

## 9. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Addition to Basic Decorative Street Lighting District - Phase V,  
Creekside West Subdivision (GA Hwy 122) and Phase II, Quarterman  
Estates Subdivision (Whitewater Rd.)

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Addition to Basic Decorative Street Lighting District - Phase V,  
Creekside West Subdivision (GA Hwy 122) and Phase II, Quarterman Estates Subdivision  
(Whitewater Rd.)

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HISTORY, FACTS AND ISSUES: This request concerns Petitions to add 21 lots of Phase V of the Creekside West Subdivision, and 31 lots of Phase II of the Quarterman Estates Subdivision into the County's basic decorative street lighting district under the Street Lighting Ordinance. For reference, staff has verified that the Petitions are ready for LCBOC consideration, including verifying at least 2/3 of the owners' signatures for the proposed lot additions have been obtained, and testing the financial solvency of the addition. Additionally, notice for the proposed additions to the district has been advertised in the VDT and signs have been posted to advertise the public hearing on the Petition. The current charge for the basic decorative street lighting district is \$61.50 per lot per year. Staff recommends adding these portions of Creekside West and Quarterman Estates Subdivisions into the County's basic decorative street lighting district through the approval of the attached amendment to the current Street Lighting Ordinance.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**ORDINANCE**

AN ORDINANCE (“FOURTH AMENDMENT”) BEING THE FOURTH AMENDMENT TO THAT CERTAIN ORDINANCE (“STREET LIGHTING ORDINANCE”) CREATING SPECIAL DISTRICTS FOR PROVIDING STREET LIGHTING THEREIN, FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS TO PAY THE COST OF PROVIDING STREET LIGHTING THEREIN, AND FOR OTHER PURPOSES, ADOPTED BY THE BOARD OF COMMISSIONERS OF LOWNDES COUNTY ON MARCH 27, 2018.

WHEREAS, H. Young Tillman (“Petitioner”) submitted on November 7, 2019, to the County Manager a Petition for the Addition of certain Lots to the Basic Decorative Street Lighting District for the purpose of such Lots receiving Basic Decorative Street Lighting (the “Petition”; a copy of which is attached hereto as Attachment I);

WHEREAS, William Touchton (“Petitioner”) submitted on August 1, 2019, to the County Manager a Petition for the Addition of certain Lots to the Basic Decorative Street Lighting District for the purpose of such Lots receiving Basic Decorative Street Lighting (the “Petition”; a copy of which is attached hereto as Attachment II)

WHEREAS, Notice of the Petition and the public hearing before the Board of Commissioners at which the Petition is presented was published in the official legal organ of Lowndes County at least one time no less than ten (10) days prior to such public hearing; and

WHEREAS, the Petition is found to meet the requirements of the Street Lighting Ordinance for presentation to the Board of Commissioners for its consideration and approval, including without limitation pursuant to Section 7(t) of the Street Lighting Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the BOARD OF COMMISSIONERS OF LOWNDES COUNTY, GEORGIA (“Board of Commissioners”), and it is hereby ordained by authority of the same, including without limitation, pursuant to the lawful authorities cited in the Street Lighting Ordinance, as follows:

1. The Street Lighting Ordinance is hereby amended as follows:
  - a. The Petition is hereby accepted and approved, the Lots set forth in the Petition are hereby added to the Basic Decorative Street Lighting District, and such Lots shall receive as of the Commencement Date Basic Decorative Street Lighting pursuant to the terms, conditions and requirements (including without limitation the levy and collection of a special assessment which is a lien against each Lot) of the Street Lighting Ordinance.

- b. To reflect such addition of the Lots set forth in the Petitions to the Basic Decorative Street Lighting District, the page “Exhibit B - Basic Decorative - North West Lowndes County ” of the Street Lighting Ordinance is hereby deleted in its entirety and replaced with the page “Exhibit B - Basic Decorative - North West Lowndes County” attached as Attachment III to this Fourth Amendment, and the page “Exhibit B – Basic Decorative – South Central Lowndes County 2” of the Street Lighting Ordinance is hereby deleted in its entirety and replaced with the page “Exhibit B – Basic Decorative – South Central Lowndes County 2” attached as Attachment IV to this Fourth Amendment.
- 2. Capitalized terms not otherwise defined in this Fourth Amendment shall have the same meaning as ascribed to them in the Street Lighting Ordinance, unless the context herein clearly requires otherwise.
- 3. The singular and plural in this Fourth Amendment each includes the other unless the other is expressly excluded.
- 4. Each separate provision of this Fourth Amendment is deemed independent of all other provisions herein so that if any portion or provision of this Fourth Amendment is declared invalid or unconstitutional by a court of competent jurisdiction, all other provisions therein shall remain valid and enforceable without regard to the section, subsection, paragraph, or part invalidated or held unconstitutional.
- 5. All terms, conditions, and provisions of the Street Lighting Ordinance as amended in and by this Fourth Amendment are hereby ratified and confirmed and shall remain in full force and effect.
- 6. All ordinances and resolutions of the Board of Commissioners, or parts of ordinances and resolutions of the Board of Commissioners, in conflict herewith are hereby repealed.
- 7. This Ordinance shall be effective as of the date it is approved by the Board of Commissioners.

IT IS SO ORDAINED, this \_\_\_ day of \_\_\_\_\_, 2019.

BOARD OF COMMISSIONERS OF LOWNDES COUNTY

BY: \_\_\_\_\_  
 Bill Slaughter, Chairman

ATTEST: \_\_\_\_\_  
 K. Paige Dukes, County Clerk



# LOWNDES COUNTY BOARD OF COMMISSIONERS SPECIAL LIGHTING DISTRICT PETITION

By Georgia law, Lowndes County is allowed to **establish special lighting districts** for the purpose of streetlights. In such districts, individual property owners pay for the installation cost of streetlights and then pay ongoing maintenance costs as a part of their annual property tax statement. The ongoing maintenance cost of street lighting is determined according to whether the district is designated a Standard, Basic Decorative, or Enhanced Decorative district. **The cost for installation is a one-time upfront cost determined by the electric service provider and paid directly to the electric service provider. Standard districts are assessed \$ 37.50 per parcel annually. Basic Decorative districts are assessed \$ 61.50 per parcel annually, and Enhanced Decorative Districts are assessed \$115.00 per parcel annually.** This petition requires the signatures of at least 2/3's or (67%) of the property owners within the proposed district indicating support of the Special Lighting District. When the County Manager's Office receives the **\$200 application fee, a plat of the subject district, and this petition**, the names of those who signed shall be verified to assure that they match the names of the property owners in the proposed district. An advertisement in the Valdosta Daily Times shall run at least one time no less than 10 days prior to the public hearing. After the legal advertisement has been run, the Lowndes County Board of Commissioners shall review the district and determine whether or not to accept said district. For questions, concerns, or suggestions please contact the Lowndes County Planning Division at (229) 671-2424. This petition shall be signed to establish this type of lighting: *(Please mark one of the following)*

\_\_\_\_\_ Standard \_\_\_\_\_ x \_\_\_\_\_ Basic Decorative \_\_\_\_\_ Enhanced Decorative

The benefited properties are in or along (Subdivision Name or Road): Creekside West Subdivision, Phase 5. Tillman Branch Road \_\_\_\_\_



Electric Service Provider Georgia Power \_\_\_\_\_ Installation Cost to be paid by Doubletree Communities, LLC \_\_\_\_\_

Point of Contact: Young Tillman \_\_\_\_\_ yandp@windstream.net 11/7/2019  
Printed Name Telephone # E-Mail Address Date Submitted

The intent of this petition is to gather signatures from property owners indicating support of a Special Lighting District for the purpose of streetlights. An annual assessment in the amount of \$ \_\_\_\_ will be levied on each property in the District by way of the annual property tax statement. This petition requires the signatures of at least 2/3 (or 67%) of the property owners within the proposed district indicating support for the Special Lighting District.

**Restrictions:**

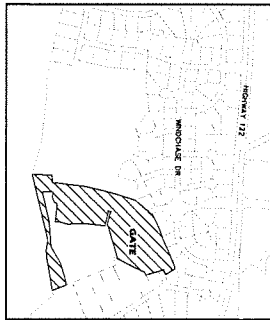
- Only Official Lowndes County Special Lighting District Petitions will be accepted.
- Only property owners need to sign this petition.

<u>Printed Name</u>	<u>Signature</u>	<u>Street Address/Lot #</u>	<u>Daytime Telephone #</u>	<u>E-Mail Address</u>	<u>Date Signed</u>
					
					11-7-19

All Phase 5 property belongs to Doubletree Communities, LLC at this time. Please use the same contact information provided above.



DESIGNED FOR CLASS OF SUBURBAN COUNTRY



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHD	DIRECTION	CHD LENGTH
C1	14.07	130.00'	146.59'	01°W	14.07
C2	8.21	180.00'	158.46'	42°E	8.21
C3	27.18	20.00'	182.90'	91°W	23.13
C4	114.56	550.00'	559.01'	25°W	114.33
C5	48.66	550.00'	585.31'	30°W	48.64
C6	100.20	500.00'	163.17'	23°E	100.53
C7	128.34	550.00'	163.33'	128.00'	
C8	128.34	550.00'	163.33'	128.00'	
C9	130.56	500.00'	167.03'	45°E	130.58
C10	23.55	500.00'	112.34'	1°E	23.55
C11	82.58	550.00'	338.37'	10°W	82.50
C12	32.47	20.00'	303.34'	58°E	29.02
C13	103.20	550.00'	529.56'	34°W	103.04
C14	115.94	550.00'	517.31'	42°W	115.73
C15	6.04	550.00'	511.10'	29°W	6.04
C16	19.57	225.00'	509.22'	08°W	19.56
C17	15.22	175.00'	508.22'	08°W	15.22
C18	17.13	70.00'	112.53'	16°E	17.00
C19	83.30	70.00'	153.59'	31°E	78.48
C20	28.20	20.00'	146.59'	51°E	26.20
C21	34.67	225.00'	197.30'	00°E	34.64

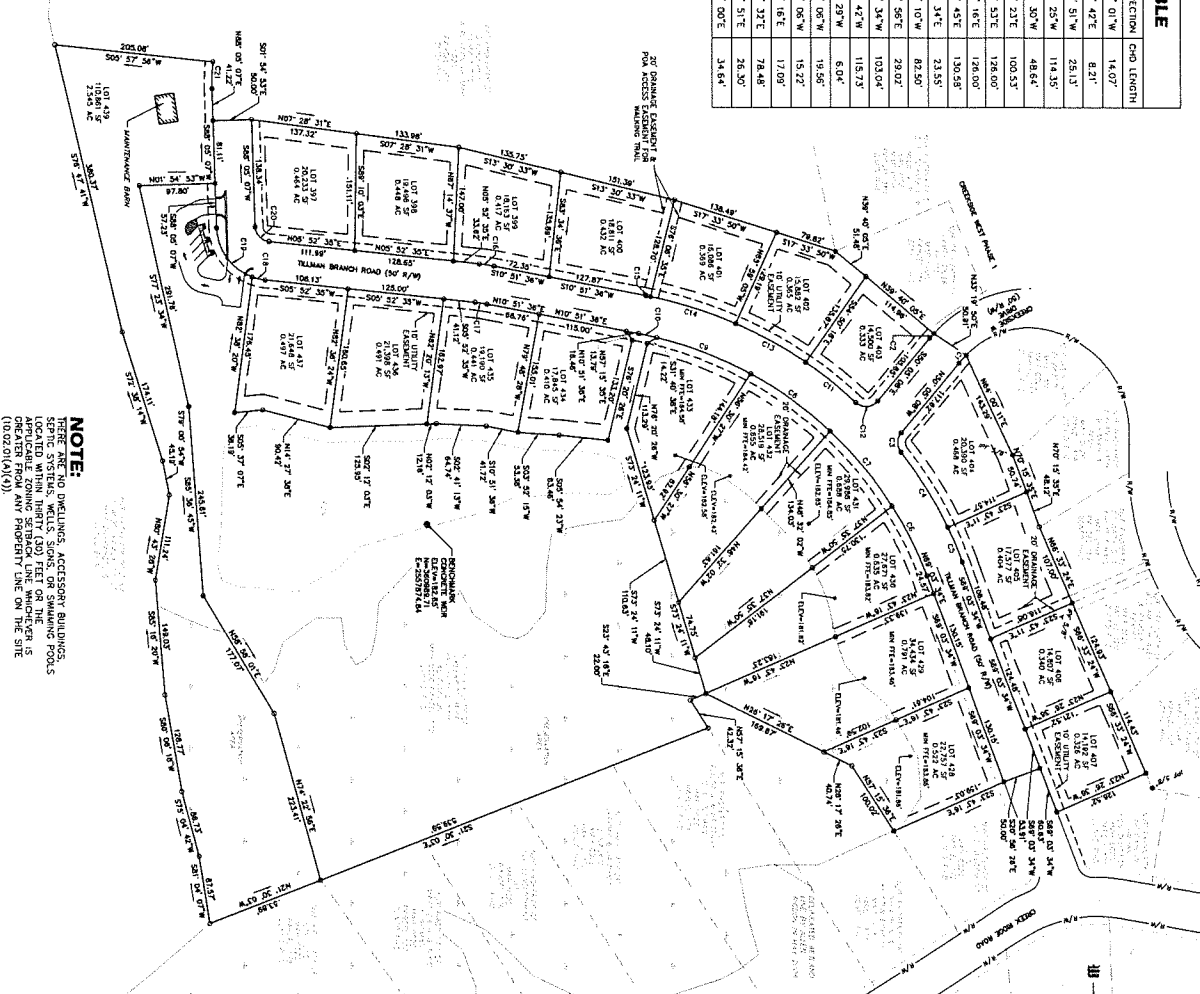
**CERTIFICATION:**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY THE SURVEYOR AND THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD DATA AND HAS FOUND IT TO BE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

LOUISIANA COUNTY UNITED DEVELOPMENT CODE  
 APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE  
 DATE  
 STATE OF MISSISSIPPI  
 COUNTY OF DEKALB  
 DATE

**SURVEYOR'S NOTES:**

1. ALL LINES UNLESS OTHERWISE NOTED HAVE BEEN REVERSED HEREON, OR THAT THE CENTER POINTS AND/OR EASMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAN WAS OBTAINED BY PART UTILIZING GPS INCLUDING CONTROL POINTS AND ROUND AND COMPUTED POINTS EQUIPMENT USED. TOPCON SYSTEMS CORPORATION SURVEYING DATA COLLECTOR RECEIVING ANTENNA CONNECTIONS V.A. CELL PHONE FROM THE TRAILER WAS REAL TIME NETWORK OPERATED BY EPT'S SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (+/- 0.04 FT. POSITIONAL, AND 0.03 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
3. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN THE STATE OF MISSISSIPPI, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67/AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6.
4. A REPORT THAT SETBACK TO THE SURVEYOR, LANDOWNER'S OR OTHER JURISDICTIONS MAY EXIST BUT ARE NOT SHOWN.



**NOTE:**  
 THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, OR OTHER STRUCTURES LOCATED WITHIN THE PLAT AREA. THE PLAT IS LOCATED WITHIN THE ZONING DISTRICT OF R1 (RESIDENTIAL SINGLE-FAMILY) AND IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF ATLANTA (ORDINANCE 48-11).

**LEGEND**

- 1/8" = 1' - DIMENSION LINE
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WE, THE UNDERSIGNED ENGINEERS AT THE LARGE SCALE TRACT DEPICTED HEREON, HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

OWNERS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNERS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNERS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNERS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY BOARD OF HEALTH, LOUISIANA COUNTY, GEORGIA  
 DATE: \_\_\_\_\_  
 APPROVED BY HEALTH REPRESENTATIVE  
 DATE: \_\_\_\_\_  
 APPROVED BY THE COUNTY ENGINEER  
 DATE: \_\_\_\_\_

**SITE INFORMATION**

UNINCORPORATED TOWN OF CREEKSIDE  
 LAND DISTRICT 1211 - LAND LOT 135  
 TOTAL LOT AREA: 12.84 AC.  
 TOTAL ACRES: 14.38 AC. (INCLUDING R/W & LOTS)  
 CURRENT ZONING: P-10  
 TOTAL LOTS PLATTED INCLUDING PHASE 3B: 181 (OR APPROVED 212 LOTS)  
 SETBACKS: FROM R/W: 30 FT. (OR METEOROLOGICAL)  
 FROM LOT: \_\_\_\_\_  
 FROM NEIGHBORING PROPERTY: \_\_\_\_\_

**NOTE:**

1. ALL PERMANENT FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4' FROM THE PROPERTY LINE.
2. ALL PERMANENT FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4' FROM THE PROPERTY LINE.
3. ALL PERMANENT FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4' FROM THE PROPERTY LINE.
4. ALL PERMANENT FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4' FROM THE PROPERTY LINE.
5. ALL PERMANENT FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4' FROM THE PROPERTY LINE.

**SUBDIVISION PLAT FOR:  
 CREEKSIDE WEST PHASE 5**

LOUISIANA COUNTY, GEORGIA

DATE OF SURVEY: 11/23/19  
 DATE OF PLAT: 02/21/20  
 PROJECT NUMBER: 0001283

SCALE: 1"=40' OR BEST

3500 West Peachtree Road  
 P.O. Box 28804  
 Atlanta, GA 30384  
 Phone: 404.262.1500  
 Fax: 404.262.1503  
 Email: info@atlantagis.com  
 Website: atlantagis.com



# LOWNDES COUNTY BOARD OF COMMISSIONERS SPECIAL LIGHTING DISTRICT PETITION

By Georgia law, Lowndes County is allowed to establish special lighting districts for the purpose of streetlights. In such districts, individual property owners pay for the installation cost of streetlights and then pay ongoing maintenance costs as a part of their annual property tax statement. The ongoing maintenance cost of street lighting is determined according to whether the district is designated a Standard, Basic Decorative, or Enhanced Decorative district. The cost for installation is a one-time upfront cost determined by the electric service provider and paid directly to the electric service provider. Standard districts are assessed \$ 37.50 per parcel annually. Basic Decorative districts are assessed \$ 61.50 per parcel annually, and Enhanced Decorative Districts are assessed \$115.00 per parcel annually. This petition requires the signatures of at least 2/3's or (67%) of the property owners within the proposed district indicating support of the Special Lighting District. When the County Manager's Office receives the \$200 application fee, a plat of the subject district, and this petition, the names of those who signed shall be verified to assure that they match the names of the property owners in the proposed district. An advertisement in the Valdosta Daily Times shall run at least one time no less than 10 days prior to the public hearing. After the legal advertisement has been run, the Lowndes County Board of Commissioners shall review the district and determine whether or not to accept said district. For questions, concerns, or suggestions please contact the Lowndes County Planning Division at (229) 671-2424. This petition shall be signed to establish this type of lighting: (Please mark one of the following)

\_\_\_\_\_ Standard       Basic Decorative      \_\_\_\_\_ Enhanced Decorative

The benefited properties are in or along (Subdivision Name or Road): Quastemen Estates Phase II

Electric Service Provider Colquhoun EMC      Installation Cost to be paid by Touchton Properties

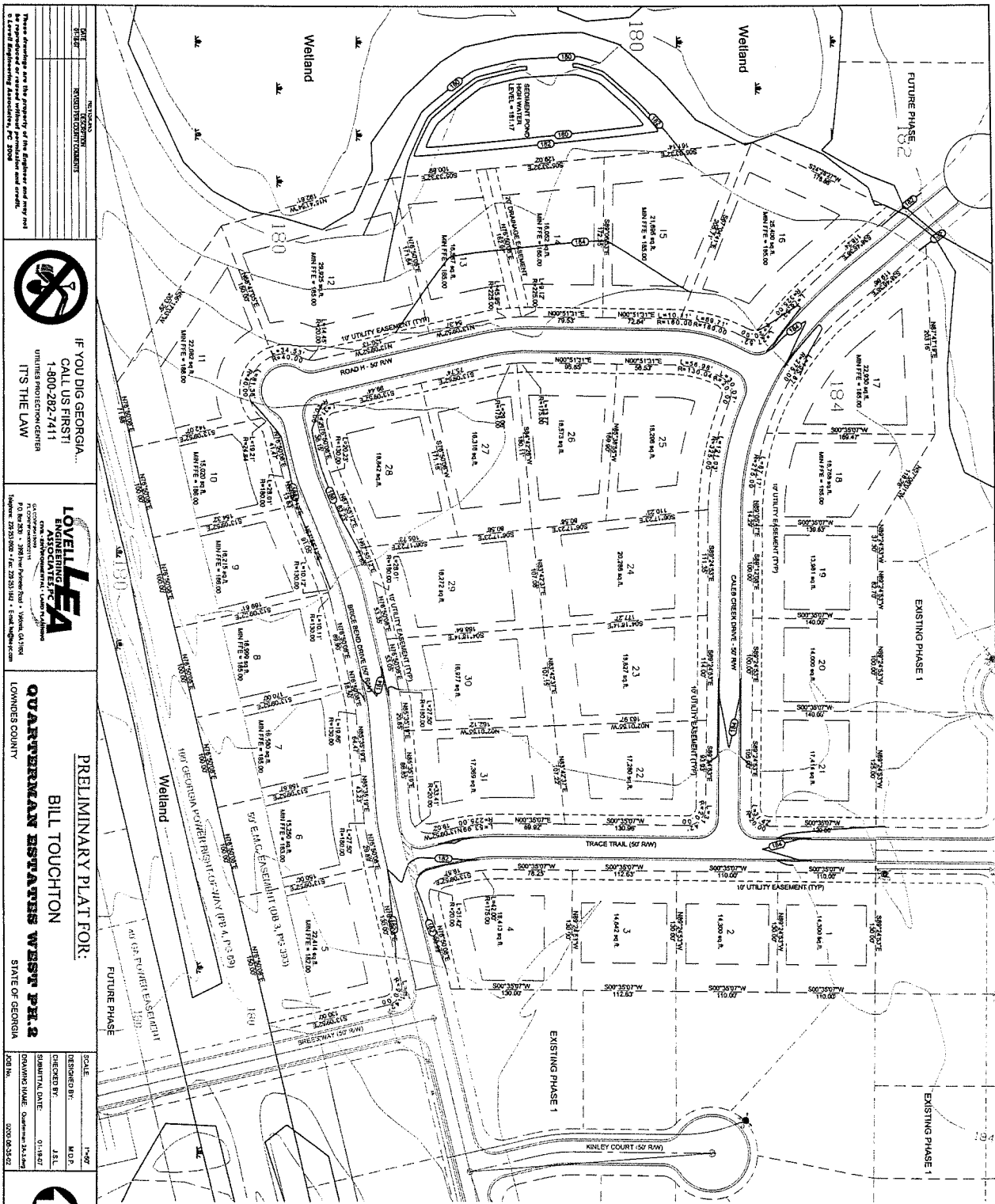
Point of Contact: William Touchton      Telephone # 229 561 1253      bill.houchton@touchton.net      Date Submitted 8-1-19

Printed Name      E-Mail Address

**Restrictions:**

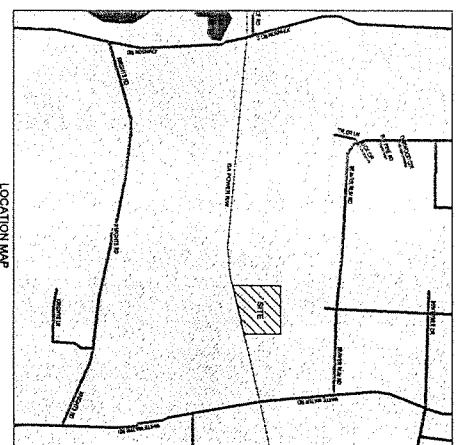
- Only Official Lowndes County Special Lighting District Petitions will be accepted.
- Only property owners need to sign this petition.





**PHASE 2 SITE DATA**  
 TOTAL AREA: 15.73 ACRES  
 TOTAL LOTS: 31  
 ZONING: R-10  
 MIN. LOT SIZE: 11,000 S.F. AREA ZONING  
 MIN. FRONT YARD SETBACK: 35'  
 FRONT YARD SETBACK: 35'  
 REAR YARD SETBACK: 35'  
 SIDE YARD SETBACK: 10'  
 SWY WIDTH: 30'  
 PAVEMENT: 3" CONC. ON 4" GRASS  
 CURB & GUTTER: 24" HAWK CURB  
 UTILITY EASEMENTS: 10'  
 WATER: LOWDES COUNTY  
 SEWER: LOWDES COUNTY

DESIGNED: JAMES W. COOPER  
 UNITED LAND DEVELOPMENT CORP.  
 1111 W. WINDY HILL RD.  
 SUITE 100  
 CHAMBERLAIN, MISSISSIPPI 39324  
 CHAMBERLAIN, MISSISSIPPI 39324



DATE	REVISION

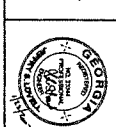
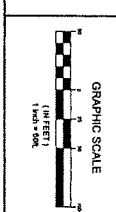


IF YOU DIG GEORGIA  
 CALL US FIRST!  
 1-800-282-7411  
 UNLITE PROTECTION CENTER  
 IT'S THE LAW

**LOVELL LEA**  
 ARCHITECTS  
 1010 GEORGIA POWER BLVD., SUITE 410  
 ATLANTA, GA 30329  
 PHONE: 404.525.3000 FAX: 404.525.3141 E-MAIL: LLEA@LLEA.COM

PRELIMINARY PLAT FOR:  
**BILL TOUCHTON**  
**QUARTERMAN ESTATES WEST PH. 2**  
 LOWDES COUNTY  
 STATE OF GEORGIA

SCALE	1"=60'
DESIGNED BY	J.W.C.
CHECKED BY	J.S.L.
SUBMITAL DATE	01/18/07
DRAWING NAME	Quarman Estates
DRAWING NO.	020106-05-02



**LL**  
 1 of 2 SHEETS

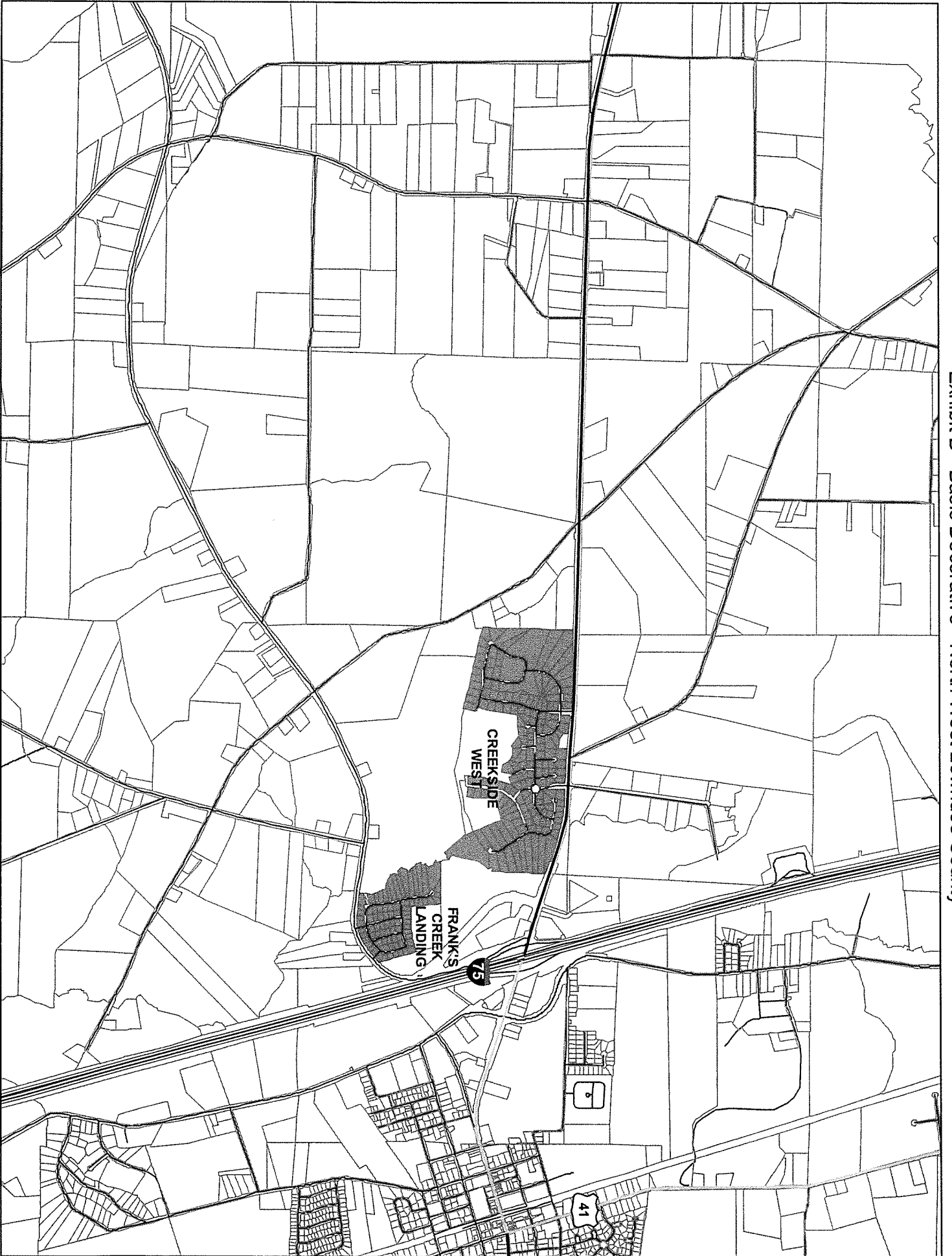
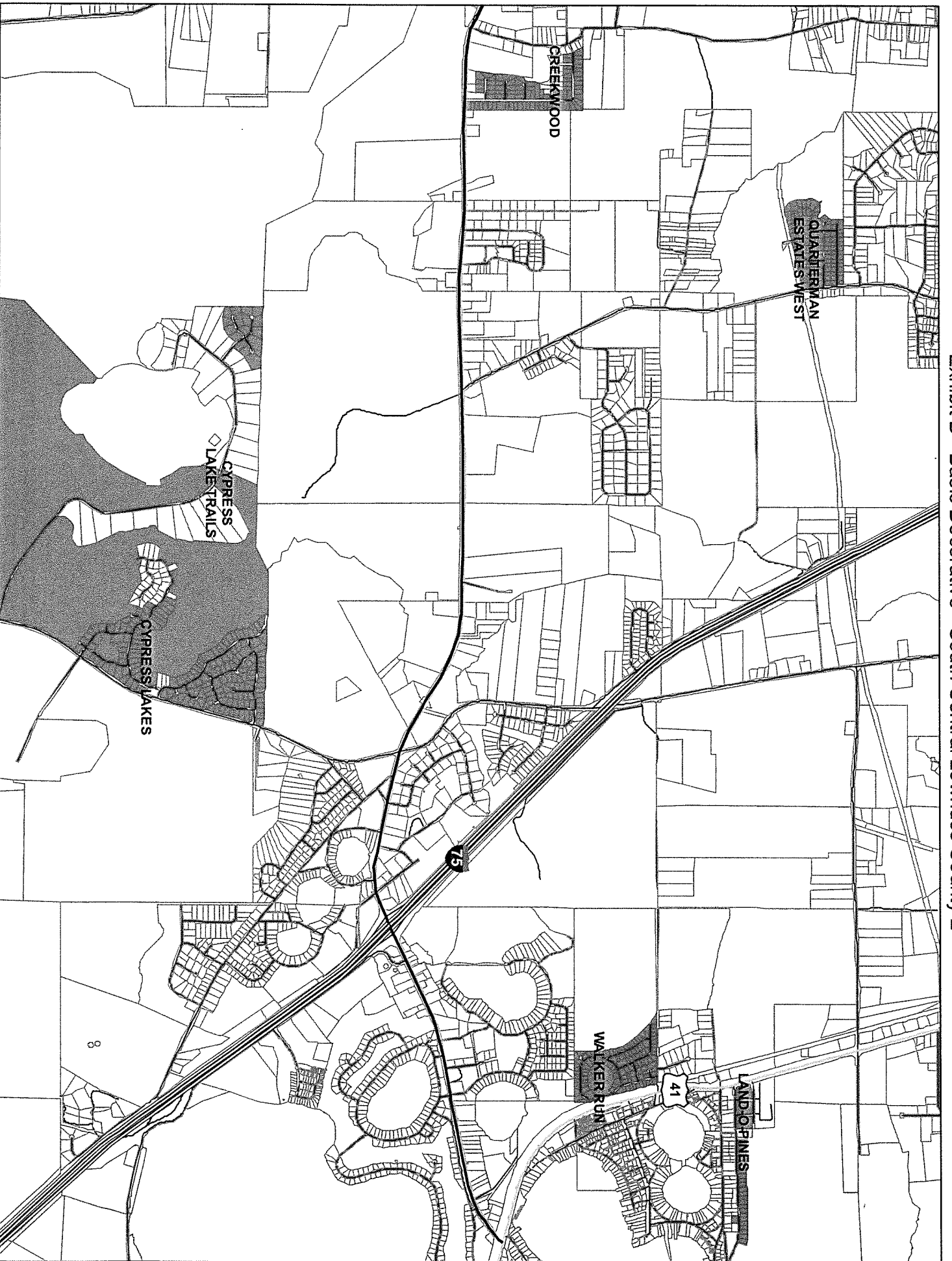


Exhibit B - Basic Decorative - South Central Lowndes County 2



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 S. &  
Wellman Pl. E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres  
Districts 3 & 4

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-15 Hogan Property, US Hwy 41 S. & Wellman Pl.  
E-A/R-1/M-1 to M-2, Well & Septic, ~7.01 acres

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HISTORY, FACTS AND ISSUES: This case was previously Tabled at the October 8, 2019 Board of Commissioners' meeting, pending the applicant's Variance request, which was approved with conditions at the ZBOA December 3, 2019 meeting. The case represents an attempt by the applicant to rezone approximately 7.01 acres containing 3 split-zoned, non-conforming parcels (R-1, E-A and M-1) to M-2 (Heavy Manufacturing). The general motivation for the case is aimed at bringing the current salvage yard operations into legal compliance and to allow for future modifications to the business. The subject properties front US Hwy 41 S., a minor arterial road, with additional frontage on Wellman Place, a local residential county-maintained road. The Future Development Map of the Comprehensive Plan depicts this area as within a Community Activity Center, where M-2 zoning is not listed as a permitted zoning district. However, the following factors should be taken into consideration: 1) The current and intended continuing use of the subject properties, 2) The fact that the current use predates the Lowndes County Unified Land Development Code that established the current zoning regulations, and in which the M-2 classification is the first classification listed for salvage yards, 3) the potential precedent set for this area regarding future zoning requests of adjacent/nearby properties, and 4) the adjacent R-1 zoning to the west.

The TRC considered the request and concurred with the following Staff-recommended condition: The use of the property shall be limited to the principal use of a salvage yard and accessory uses incidental and subordinate to such a facility. (Planning)

The GLPC considered the case at its regular November meeting and unanimously recommended for its approval with Staff's recommended condition. No one was present to speak in opposition nor in favor of the request.

The ZBOA Variance regarding setbacks was approved with the following conditions: 1) The Variance on the

property will remain in effect continuously with the junk yard/salvage yard use only; 2) The applicant must repair and/or replace the opaque fencing around the perimeter of the lot.

- OPTIONS: 1. Approve  
2. Approve with Conditions  
3. Table  
3. Deny

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



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# Franks Wrecking

*2900 US Hwy 41 South*

*Valdosta, Ga. 31601*

*229.245.6045*

We hereby submit this letter of intent to request rezoning for the property located at 2900 US Hwy 41 South. The property is currently zoned for M-1, R-1, and E-A. The business located here for more than 20 years is a salvage yard. The zoning would better fit the use of the property if the zoning classification was consolidated to an M-2 zoning. We are planning to make improvements to our office area and storage facility and would like to have the property rezoned properly before future improvements take place.

Sincerely,

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 16-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RODNEY GENE TENERY, JR., RLS/RF DATE

RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

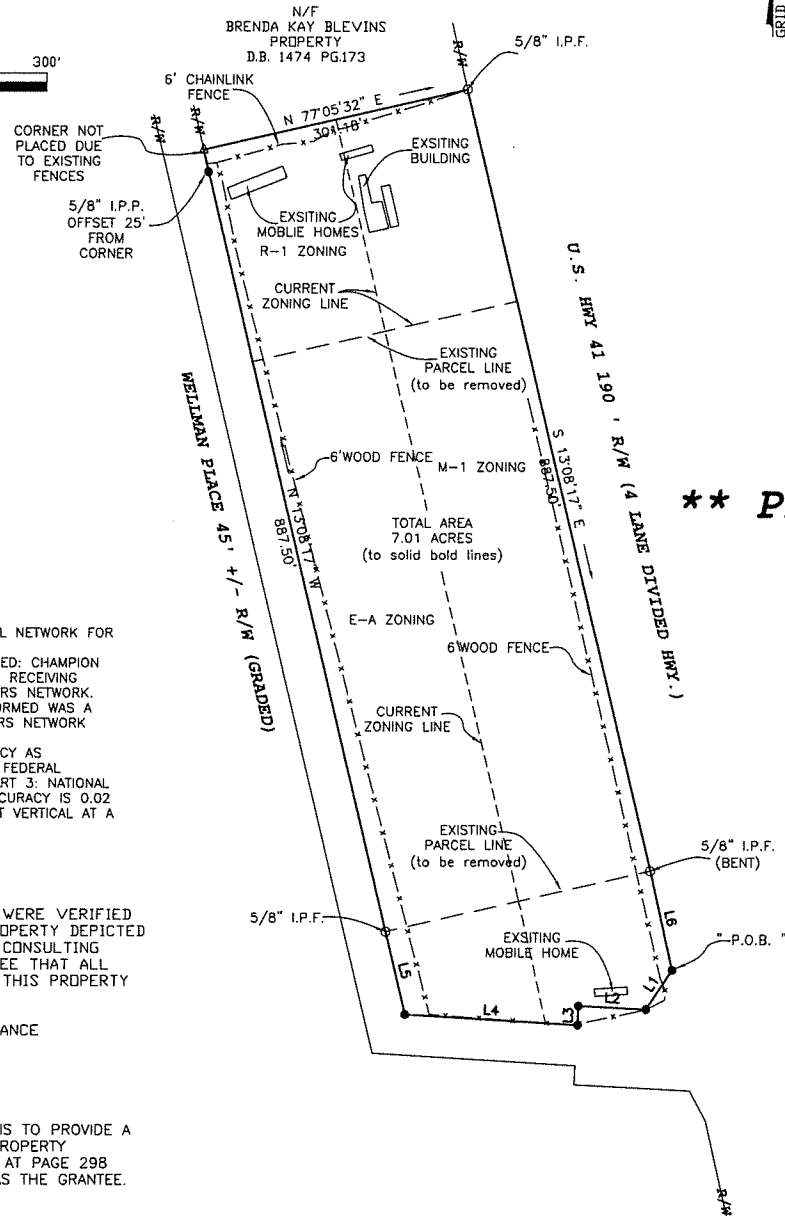
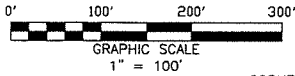
- SURVEY EQUIPMENT USED**
- LEICA 1203 TOTAL STATION 3 SEC.
  - GEOMAX ZOOM 90 TOTAL 2" STATION
  - 3005W TOPCON TOTAL STATION 5 SEC.
  - 200' STEEL MESH TAPE
  - CST, AUTO LEVEL
  - TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
  - CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
  - CHAMPION TKO GNSS RECEIVER
  - SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.  
GA. L.S. NO. 3015  
EROSION & SEDIMENT CONTROL  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,794.8 FEET, AND AN ANGULAR ERROR OF 0" 0' 01" PER ANGLE POINT. THE ADJUSTMENT WAS USED IN REVERSE ADJUSTMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AN HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 823,072.4 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE. GA CERTIFICATE OF AUTHORIZATION NO. LSF 926 GA BUSINESS LICENSE NO. 2534

GRID NORTH (NAD 83 GA. WEST ZONE)



- LEGEND**
- I.P.F. = IRON PIN FOUND
  - I.P.P. = IRON PIN PLACED
  - (5/8" REBAR) W/ CAP 100US
  - CONCRETE MONUMENT PLACED
  - ◆ GALVANIZED PIPE FOUND
  - ◆ GALVANIZED PIPE PLACED
  - ◆ GALVANIZED PIPE FOUND
  - R.M.F. = RIGHT OF WAY MARKER FOUND
  - P.B.R. = POINT OF BEGINNING
  - P.D.R. = POINT OF REFERENCE
  - = BROKEN LINE NOT TO SCALE
  - P/L = PROPERTY LINE
  - C/L = CENTER LINE
  - R/W = RIGHT OF WAY
  - B.M. = BENCHMARK
  - N.M. = NON MONUMENTED POINT
  - R.R. = RAIL ROAD
  - N/W = NOW OR FORMERLY
  - = GROUND SLOPE

**\*\* PRELIMINARY \*\***

LINE	BEARING	DISTANCE
L1	S 33°59'37" W	52.52'
L2	N 87°02'59" W	75.00'
L3	S 02°57'00" W	21.16'
L4	N 86°29'13" W	191.32'
L5	N 13°08'17" W	94.03'
L6	S 12°23'34" E	112.37'

**GPS NOTES:**

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.02 FEET HORIZONTAL AND 0.05 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

**GENERAL NOTES:**

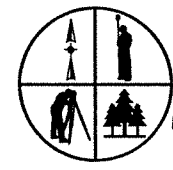
- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0240E, DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE X X.
- 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A COMBINATION SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 4052 AT PAGE 298 SHOWING RANDOLPH N. HOGAN AS THE GRANTEE.

**\*\* PRELIMINARY \*\***

**SURVEY FOR:  
RANDOLPH N. HOGAN**

LOCATED IN LAND LOT 157 OF THE 11TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

DATE OF FIELD SURVEY: 08 / 01 - 22 / 19  
DATE OF PLAT: 22 / 22 / 19



**Prime Consulting Solutions**

Land Surveying, Land Planning,  
Mapping & Consulting Forestry Solutions  
107 E. NORTH STREET  
VALDOSTA, GA 31601  
PH. 229-244-9735  
FAX 229-244-9781  
EMAIL hoganr12@bellsouth.net

THIS IS A SURVEY OF LAND PARCEL 0167 ON TAX MAP 173

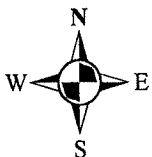
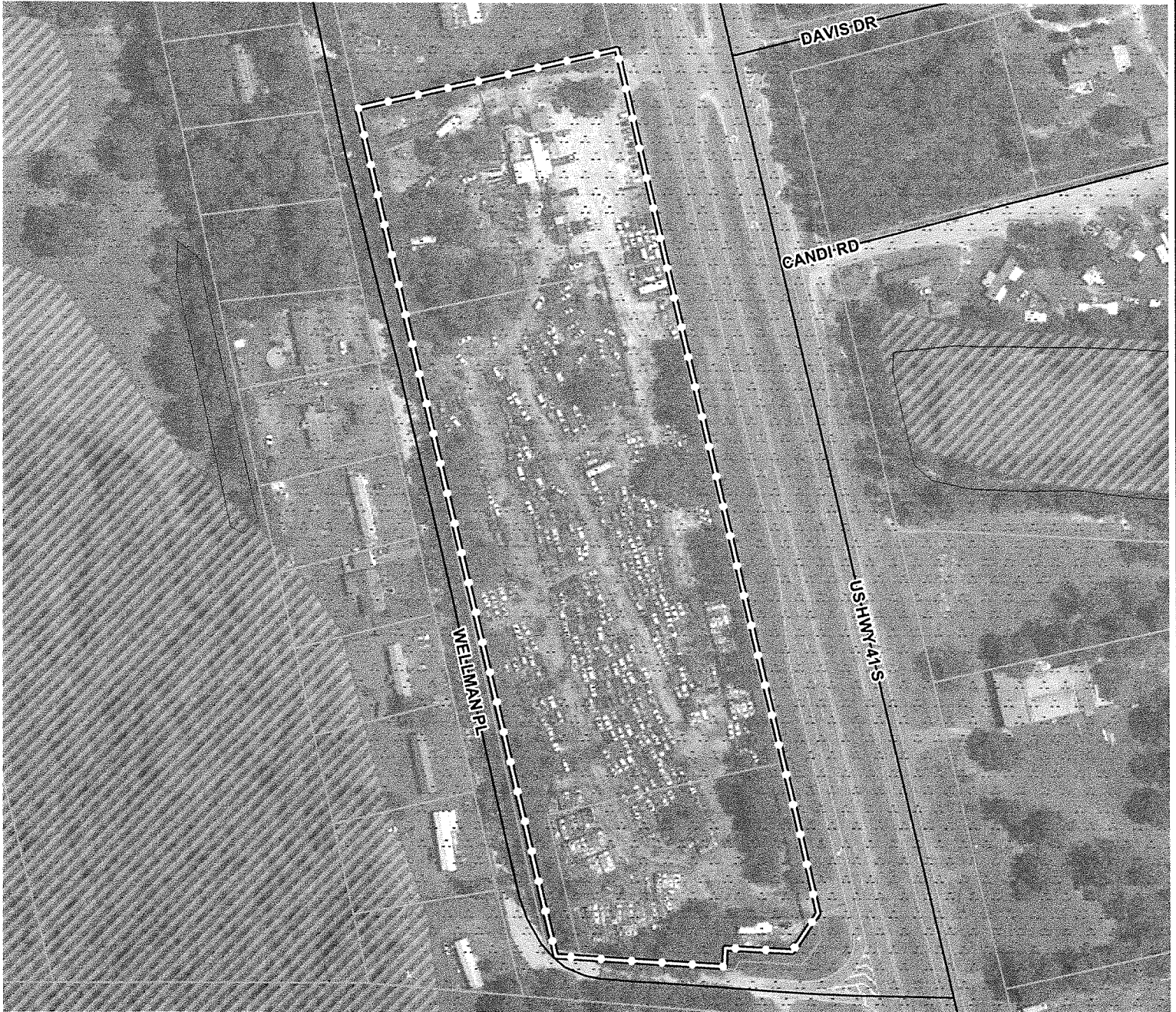
# REZ-2019-15

# WRPDO Site Map

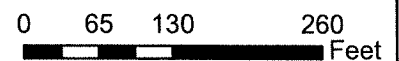
## Legend

- |                      |                    |
|----------------------|--------------------|
| — Roads              | □ Open Water       |
| — Railroads          | ▨ Valdosta Airport |
| ▨ Park               | ▨ Wetlands         |
| ▨ City Limits        | ▨ 100 Yr Flood     |
| ▨ Crashzone          | — Hydrology        |
| ▨ Crashzone West     | ▨ Drastic          |
| ▨ Urban Service Area | ▨ Recharge Areas   |
|                      | ▨ Parcels          |

## HOGAN PROPERTY Rezoning Request



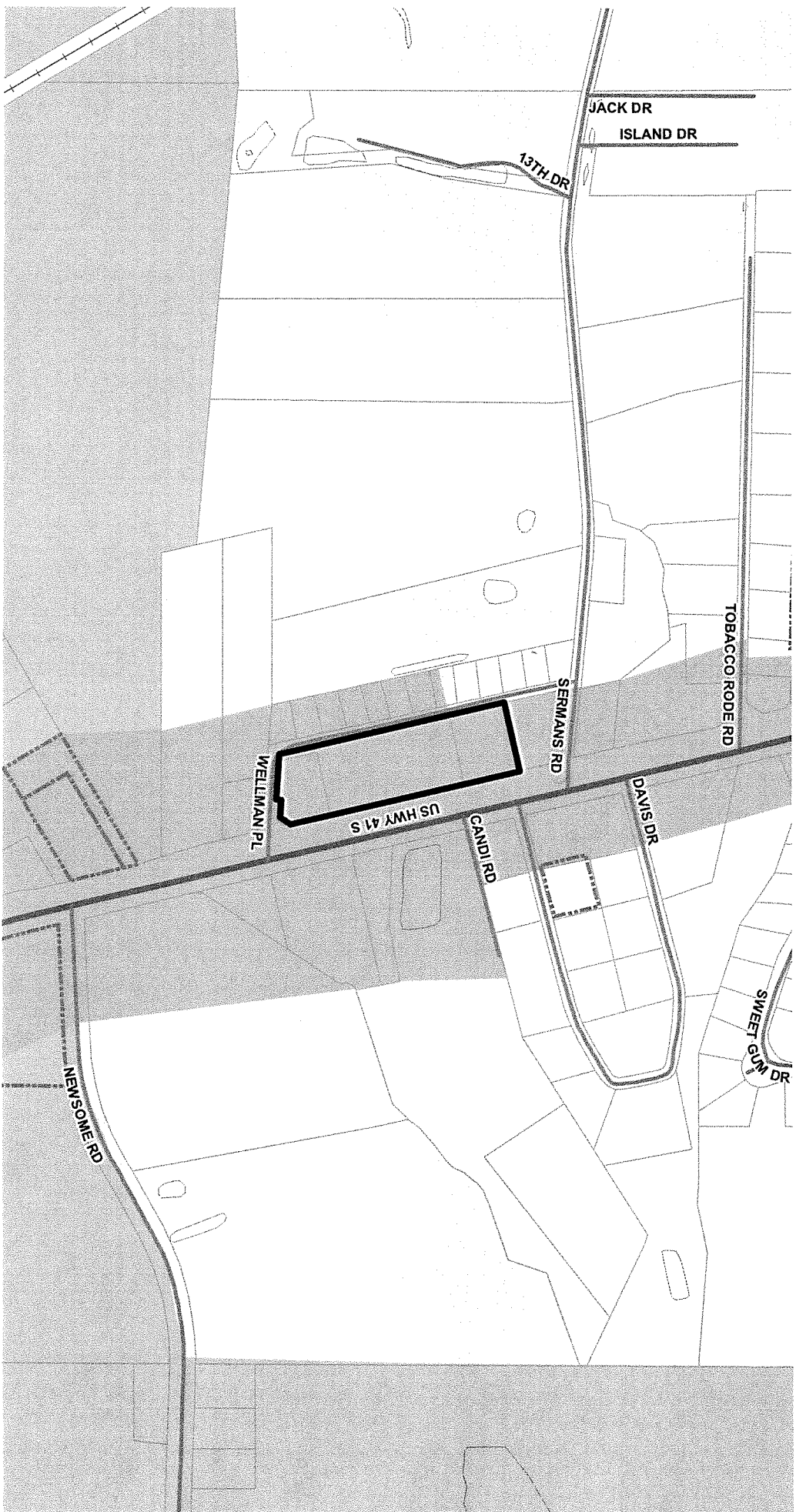
Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



# REZ-2019-15

# Future Development Map

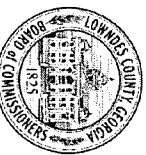
## HOGAN PROPERTY Rezoning Request



- Roads**
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Suburban
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear GreenSpace/Trails
- Hill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remotion Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transparitions/Communication/Utilities

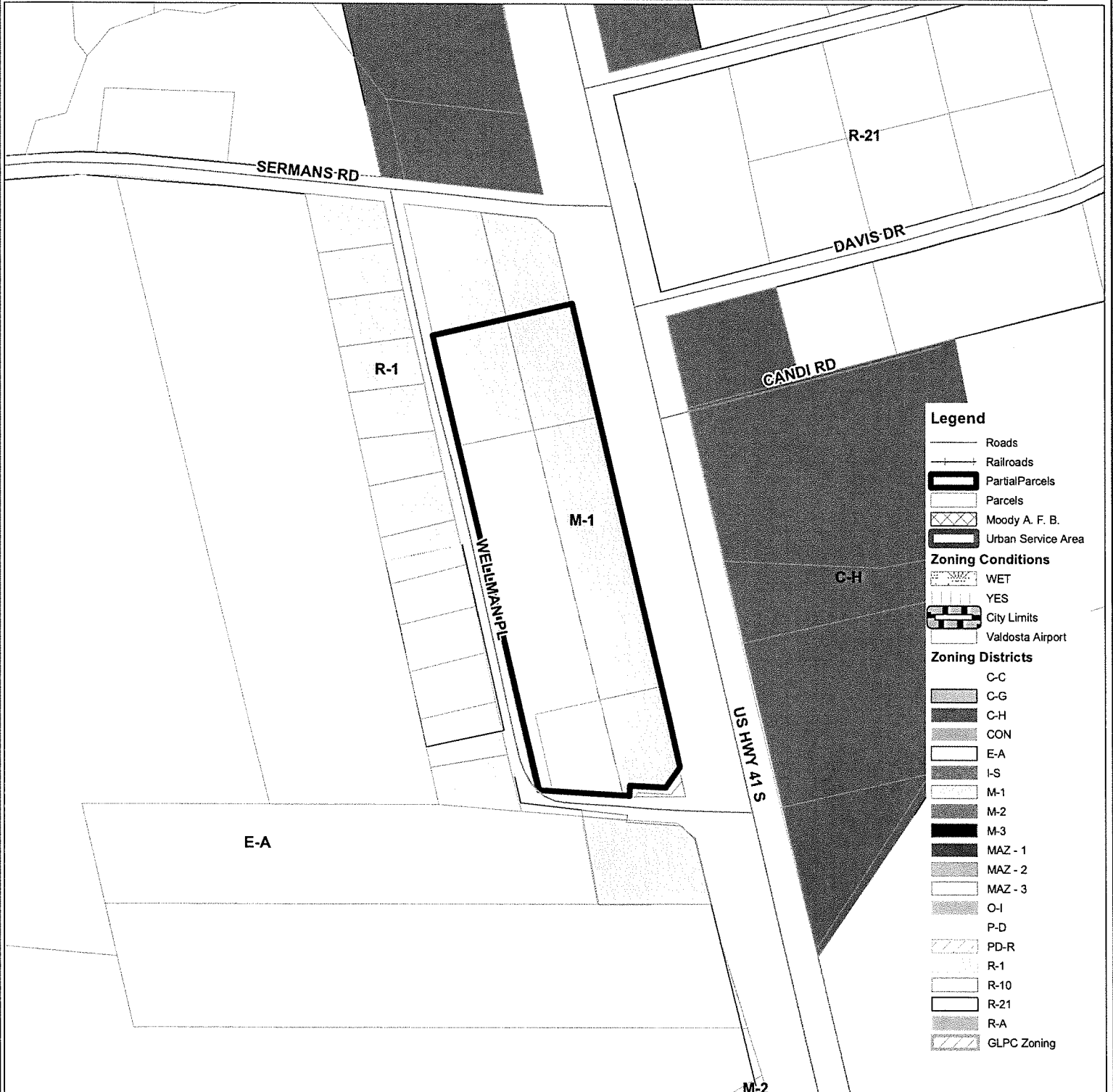


# REZ-2019-15

# Zoning Location Map

HOGAN PROPERTY  
Rezoning Request

CURRENT ZONING: E-A, R-1, & M-1  
PROPOSED ZONING: M-2



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-16 Bailey, 6529 Skipper Bridge Rd.  
0067-079 E-A to R-A, Well & Septic, 2.5 acres Districts 2 & 5

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-16 Bailey, 6529 Skipper Bridge Road, 0067-079  
E-A to R-A, Well/Septic, 2.5 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of 2.5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The motivation behind the request is to rezone 2.5 acres of a 5.0 acres parcel to create a ULDC conforming parcel upon the recording of a parcel division plat. The remnant will be combined with the parcel adjacent to the south, zoned E-A, also owned by the applicant. Access to and from the subject property is off Skipper Bridge Road, a County-maintained minor collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in an Agricultural/Forestry Character Area, in which R-A zoning is listed as a permitted zoning district.

In addition to the information above, the following factor should be considered - The applicant's intent to maintain the existing rural character and protect the surrounding farmland.

The TRC considered the request and had no objectionable comments.

Additionally, the GLPC unanimously recommended approval of the request at its November regular meeting.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



23 October 2019

Lowndes County Board of Commissioners  
327 North Ashley Street  
Valdosta GA 31601

Stan Folsom, GA RLS #2284  
1309 Edgewood Drive  
Valdosta GA 31601  
Office: (229) 244-2920  
folsom22@bellsouth.net

Re: Rezoning & Subdivision for John Bailey (Tax Map 67 parcel 79)  
Reason for Request: Revising property lines for estate purposes

Dear Sirs;

On behalf of Mr. Bailey, Folsom Surveying LLC submits this letter of intent to rezone Tract – 1 of his proposed subdivision to **R-A (Residential Agricultural, 2.5 acre minimum)**.

Mr. Bailey's proposed lot is located in Lowndes County, outside the Urban Service Area in an area designated "Agricultural/Forestry" on the Lowndes County 2030 Future Development plan. It is bounded on the north by property zoned E-A (Estate Agricultural), on the south & west by other property of Mr. Bailey's zoned E-A, and on the east by Skipper Bridge Road.

**Greater Lowndes 2030 Comprehensive Plan:**

**Policy 7.2 – The Rural Service Area shall be protected from incompatible dense development.**

Mr. Bailey's property is an existing residential usage, and the proposed zoning is an agricultural zoning. The proposed zoning is compatible with this goal in this area.

**Objective 7.2.1 – Locate rural residential...uses within the Rural Service Area.**

Mr. Bailey's property is an existing residential usage within the rural Service Area.

In summary, I feel that Mr. Bailey's proposed rezoning of his existing land usage matches both the current and the planned future character and development of the area.

Thank you for your consideration.

Sincerely;

Stan Folsom, GA RLS #2284

Folsom Surveying, LLC - Land Surveying & Related Professional Services  
1309 Edgewood Drive – Valdosta, GA 31601-4369

Stan Folsom GA RPLS #2284  
Barney, GA 229-775-2214

Office Phone  
229-244-2920

Office e-mail  
folsom22@bellsouth.net

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWMEDES COUNTY, 11/15/2008, THE UNINCORPORATED AREAS THIS PROPERTY IS IN FLOOD ZONE "X" AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

\*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE TAKEN FROM THE CORNER OF THE PROPERTY DESCRIBED HEREIN BY SUPERVISION. \*THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 43,992 WITH AN ANGLE ERROR OF 2 SECONDS PER ANGLE POINT AND WAS NOT ADJUSTED. \*THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 335,366 MINIMUM & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT. \*FIELD USED: 3" GEOMAX ZOOM ELECTRONIC TOTAL STATION & 100' TAPE.

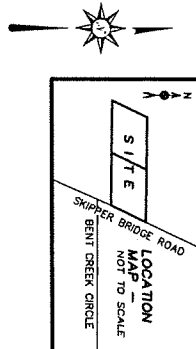
PRELIMINARY FOR REVIEW

COOK COUNTY  
10th LAND DISTRICT  
LAND LOT #507  
SUMNER ROAD --30' R/W  
(per PLAT 19 PAGE 63)

COUNTY LINE, LAND DISTRICT LINE, LAND LOT LINE & SOUTH MARGIN OF SUMNER ROAD

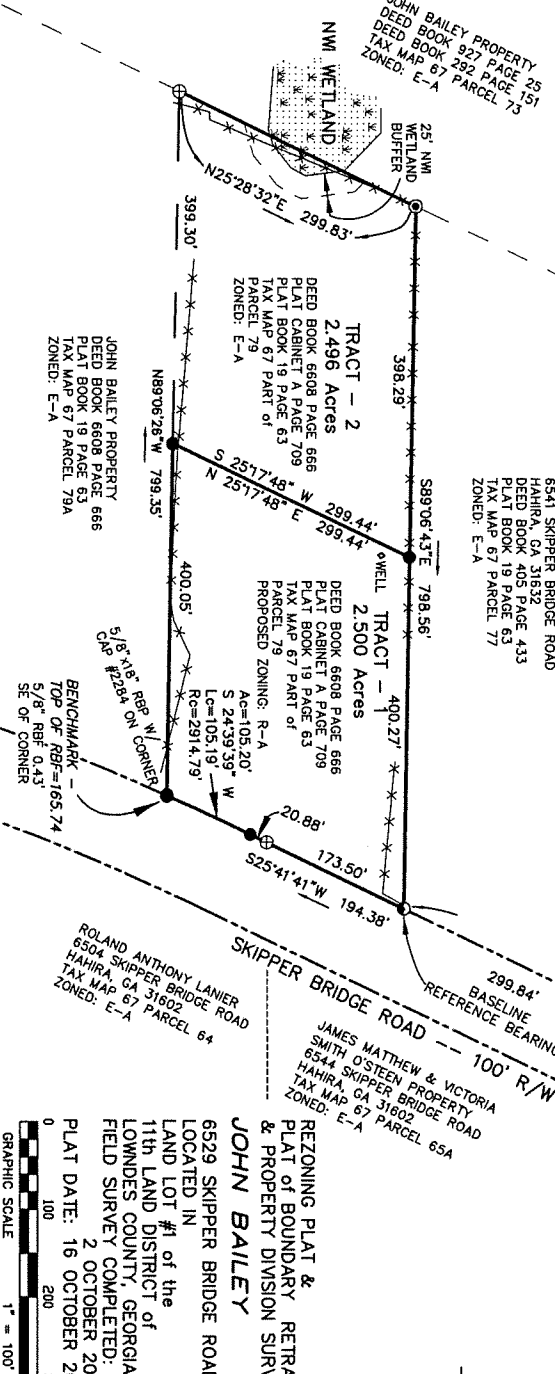
LOWMEDES COUNTY  
11th LAND DISTRICT  
LAND LOT #1

BEARINGS WERE CALCULATED FROM ADJACENT PLATS AND BARS REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT BOOK 19 PAGE 63.



NOTES

- TRACTS #1 & #2 COMPRISE TAX MAP 67 PARCEL 79.
- TRACTS #1 & #2 ARE NOT LOCATED WITHIN 1000' OF LOWMEDES COUNTY UTILITIES PER LOWMEDES COUNTY'S VALOR GIS WEBSITE.
- TRACT #1 IS SERVED BY AN INDIVIDUAL WELL & SEPTIC SYSTEM.
- TRACT #2 IS INTENDED TO BE COMBINED WITH JOHN BAILEY PROPERTY TAX MAP 67 PARCEL 79A.
- TRACT #1 PROPOSED ZONING IS R-1.
- TRACT #2 IS ZONED E-A.
- SETBACKS FOR E-A ZONING:
  - \*\*MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
  - \*\*MINIMUM SIDE BUILDING SETBACK = 20'
  - \*\*MINIMUM REAR BUILDING SETBACK = 50'
  - \*\*MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
  - \*\*MINIMUM SIDE BUILDING SETBACK = 20'
  - \*\*MINIMUM REAR BUILDING SETBACK = 50'
- SETBACKS FOR R-A ZONING:
  - \*\*MINIMUM FRONT BUILDING SETBACK = 70' FROM THE CENTERLINE OF COLLECTOR ROAD
  - \*\*MINIMUM SIDE BUILDING SETBACK = 20'
  - \*\*MINIMUM REAR BUILDING SETBACK = 40'
- WETLAND NOTES: NO FILL OR WORK SHALL BE PERMITTED WITHIN JURISDICTIONAL WETLANDS WITHOUT A PERMIT FROM THE MANY TOP OF ENGINERS. THE REDDESIGNED SURVEY AND SHOWN CORRECTION TO THE CORNERS OF THE REDDESIGNED SURVEY AND SHOWN CORRECTION TO THE TIE RODS ARE SHOWN IN ORDER TO CORRELATE WITH THE LOWMEDES CO. UDC (SECT. 10.01.064H) (5). ANY QUESTION CONCERNING THE WETLANDS SHOULD BE DIRECTED TO THE U.S. ARMY CORPS OF ENGINEERS.
- HIGH WATER = 150.0
- MINIMUM FINISHED FLOOR ELEVATION = 152.0
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO UDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE UDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT - NOTE: THIS PLAT IS OF A BOUNDARY SURVEY ONLY. THIS PLAT DOES NOT SHOW ALL OF THE IMPROVEMENTS THAT ARE LOCATED ON THIS PROPERTY.



REZONING PLAT & PLAT OF BOUNDARY RETRACEMENT & PROPERTY DIVISION SURVEY FOR JOHN BAILEY

6529 SKIPPER BRIDGE ROAD LOCATED IN LAND LOT #1 of the 11th LAND DISTRICT of LOWMEDES COUNTY, GEORGIA FIELD SURVEY COMPLETED: 2 OCTOBER 2019 PLAT DATE: 16 OCTOBER 2019



SURVEY DATA NOTE: THE SOURCE OF THE TITLE DESCRIPTIONS FOR THE SUBJECT PROPERTIES HEREIN IS DEED BOOK 9089 PAGE 666; GRANTEE THEREIN IS JOHN BAILEY.

AS REQUIRED BY SUBSECTION (d) of O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPLETED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETS WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENT AGENCIES HAVE APPROVED THIS MAP PLAT OR PLAT FOR BEING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

DATE: \_\_\_\_\_

LOWMEDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROBABLY OBTAINED THROUGH RECORDING.

PRELIMINARY FOR REVIEW

STAN FOLSOM GA RLS #2284

DATE: 24 OCTOBER 2019

REGISTRATION NO. 2284

STAN FOLSOM

REGISTERED LAND SURVEYOR

FOLSOM SURVEYING, LLC  
ROLAND STAN FOLSOM  
GEORGIA RLS #2284  
LST000218  
1309 EDGEWOOD DRIVE  
VALDOSTA, GA. 31601  
229 - 244 - 2920  
folsom@bellsouth.net

LEGEND

- REBAR = CONCRETE REINFORCING ROD
- RBP = IRON REBAR FOUND
- SE = SOUTH/EAST
- W/C = WITH PLASTIC CAP
- R/W or R.O.W. = RIGHT OF WAY
- Ac = ARC
- Lc = LENGTH OF CHORD
- Rc = RADIUS
- NM = NATIONAL WETLAND INVENTORY
- = 5/8" x 1/8" IRON REBAR FOUND WITH CAP #2284
- ⊕ = 1" OPEN TOP PIPE FOUND
- ⊙ = 1/2" IRON REBAR FOUND
- ⊗ = PROPERTY BOUNDARY SURVEYED
- ⊘ = RIGHT OF WAY LINE
- = WIRE FENCE
- = NOT TO SCALE

WILBUR C. & AVENE FOLSOM  
PROPERTY  
6541 SKIPPER BRIDGE ROAD  
HAHIRA, GA 31632  
DEED BOOK 405 PAGE 433  
PLAT BOOK 19 PAGE 63  
TAX MAP 67 PARCEL 77  
ZONED: E-A

ROLAND ANTHONY LAWLER  
PROPERTY  
6504 SKIPPER BRIDGE ROAD  
HAHIRA, GA 31602  
TAX MAP 67 PARCEL 64  
ZONED: E-A

JAMES MATTHEW & VICTORIA SMITH O'STEEN PROPERTY  
6544 SKIPPER BRIDGE ROAD  
HAHIRA, GA 31602  
TAX MAP 67 PARCEL 65A  
ZONED: E-A

JOHN BAILEY PROPERTY  
DEED BOOK 6608 PAGE 666  
PLAT BOOK 19 PAGE 63  
TAX MAP 67 PARCEL 79A  
ZONED: E-A

JOHN BAILEY PROPERTY  
DEED BOOK 6608 PAGE 666  
PLAT BOOK 19 PAGE 63  
TAX MAP 67 PARCEL 79A  
ZONED: E-A



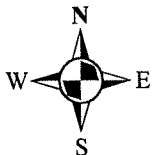
# REZ-2019-16

# WRPDO Site Map

## Legend

- |                    |                  |
|--------------------|------------------|
| Roads              | Open Water       |
| Railroads          | Valdosta Airport |
| Park               | Wetlands         |
| City Limits        | 100 Yr Flood     |
| Crashzone          | Hydrology        |
| Crashzone West     | Drastic          |
| Urban Service Area | Recharge Areas   |
|                    | Parcels          |

## BAILEY Rezoning Request



Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



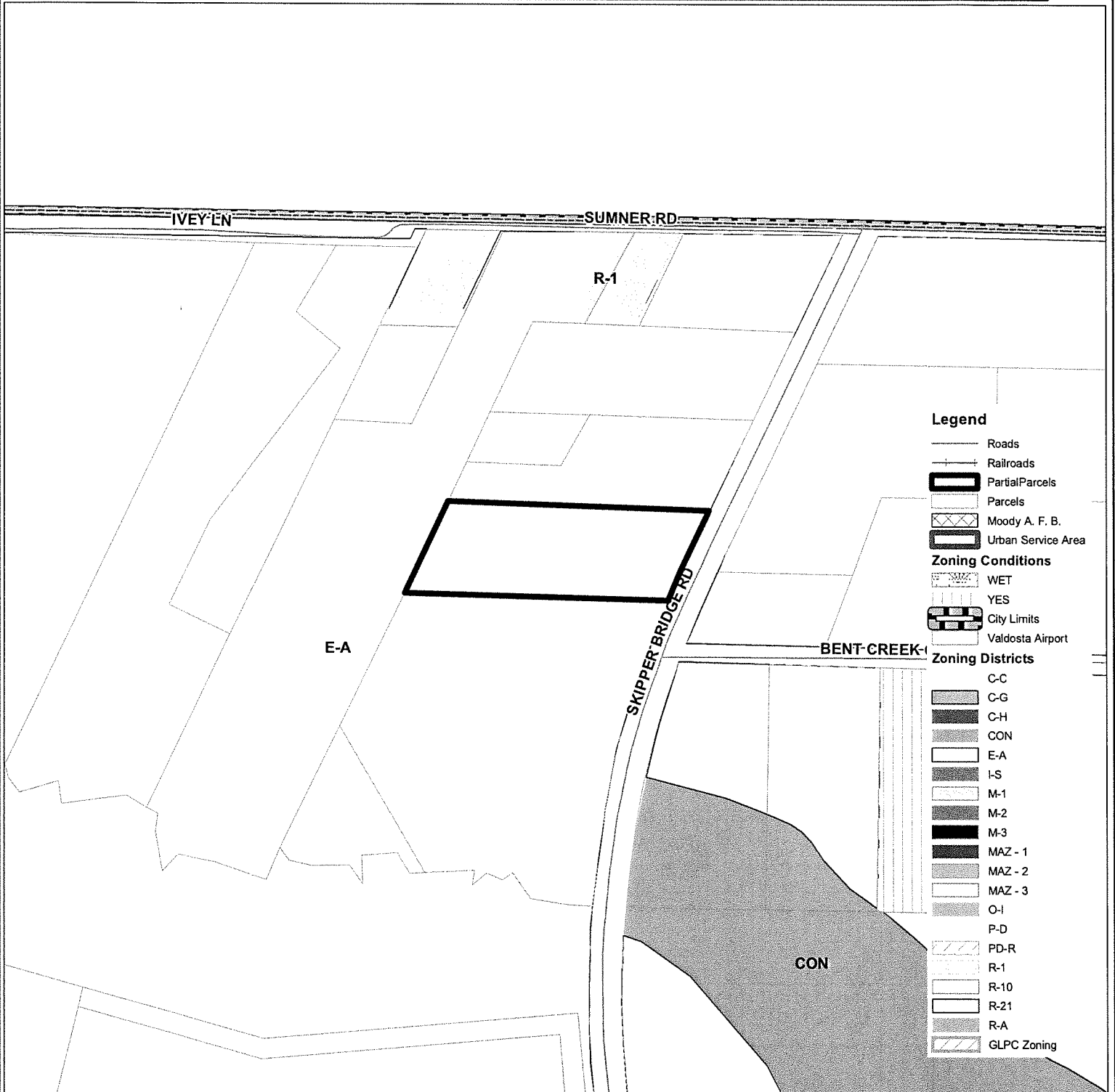
0 162.5 325 650 Feet

# REZ-2019-16

# Zoning Location Map

**BAILEY**  
Rezoning Request

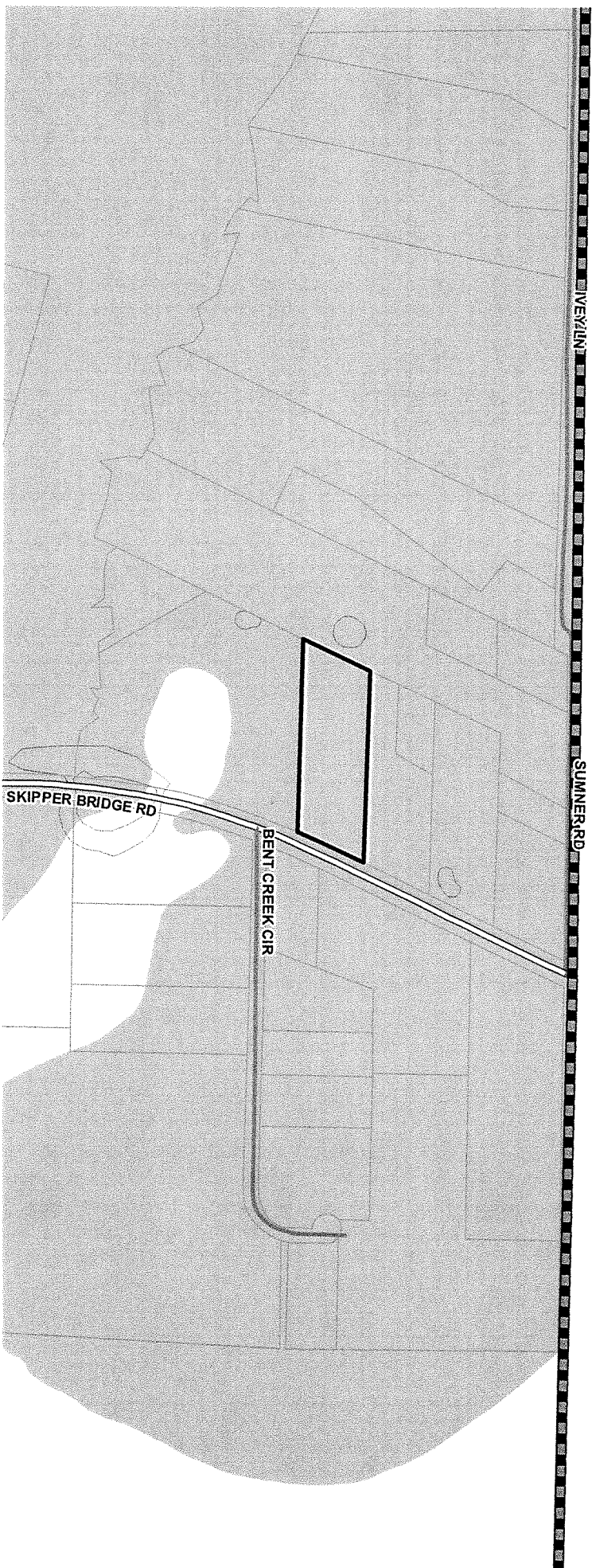
**CURRENT ZONING: E-A**  
**PROPOSED ZONING: R-A**



# REZ-2019-16

# Future Development Map

## BAILEY Rezoning Request



- Roads**
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mail Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Retention Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-17 Quillian Powell, 2686 Loch Laurel Rd. R-1 to E-A, Well & Septic, ~78.92 acres Districts 3 & 5

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-17 Quillian Powell, 2686 Loch Laurel Road R-1 to E-A, Well/Septic, ~78.92 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant's prospective buyer to be able to utilize the land as provided for in an Estate Agricultural Zoning District, as described in the ULDC. The subject property possesses road frontage on Loch Laurel Road, a County-maintained major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is listed as in an Urban Service Area and depicted as in a Rural Residential Character Area, in which E-A zoning is listed as a permitted zoning district.

In addition to the information above, the following factors should be taken into consideration: 1) the Description of a Rural Residential Character Area, and the Development Strategy of such, as found on page 128 of the Comprehensive Plan, a copy of which is in your packets, 2) the existing "pastoral character" of the property, but also, 3) the concern of "spot zoning".

The TRC considered the request and had no objectionable comments and Staff has found the request consistent with the Comprehensive Plan.

Additionally, the GLPC heard the request at its November regular meeting and unanimously recommended for approval of the request

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

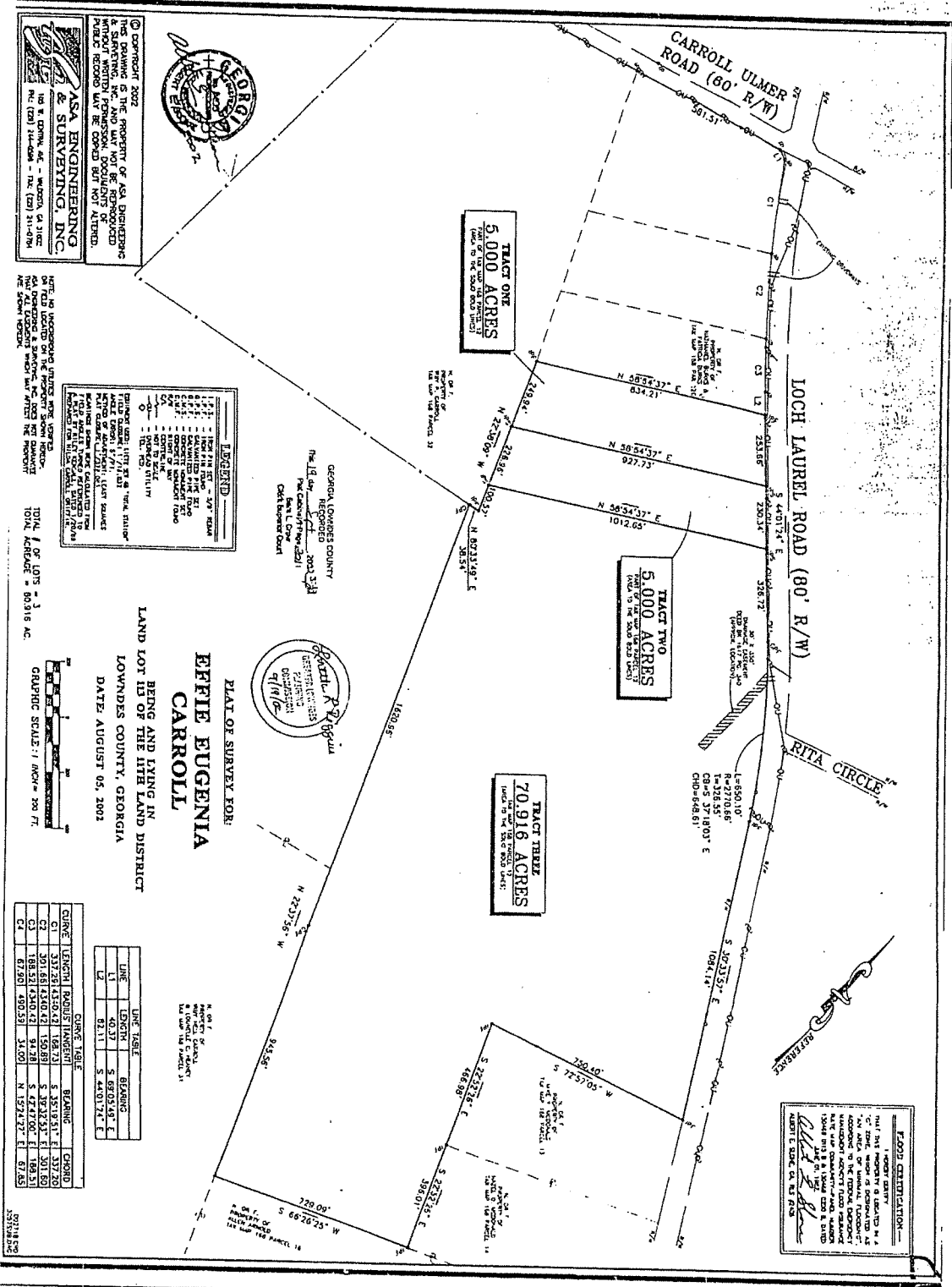
November 4, 2019

To: Lowndes County Zoning Commission

From: Edward and Rhonda Mark  
4111 Live Oaks Circle, Valdosta, Ga. 31601  
229-292-5569

Re: Our Intent for the Property located at 2686 Loch Laurel Rd. Lowndes County Georgia
















Currently, we own and operate a farm at 4709 Barrett- Coody Rd. in Lowndes County. This property is approximately 67 acres and is zoned Agricultural. We have and raise ponies, donkeys and various breeds of chicken, duck and turkeys. With the purchase of the above referenced property at 2686 Loch Laurel Rd., we plan to continue and expand our current farm activities and probably grow our own hay.



# REZ-2019-17

# WRPDO Site Map

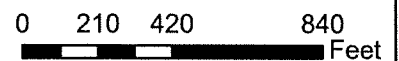
## Legend

- |   |                    |   |                  |
|---|--------------------|---|------------------|
|  | Roads              |  | Open Water       |
|  | Railroads          |  | Valdosta Airport |
|  | Park               |  | Wetlands         |
|  | City Limits        |  | 100 Yr Flood     |
|  | Crashzone          |  | Hydrology        |
|  | Crashzone West     |  | Drastic          |
|  | Urban Service Area |  | Recharge Areas   |
|   |                    |  | Parcels          |

## QUILLIAN POWELL Rezoning Request



Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



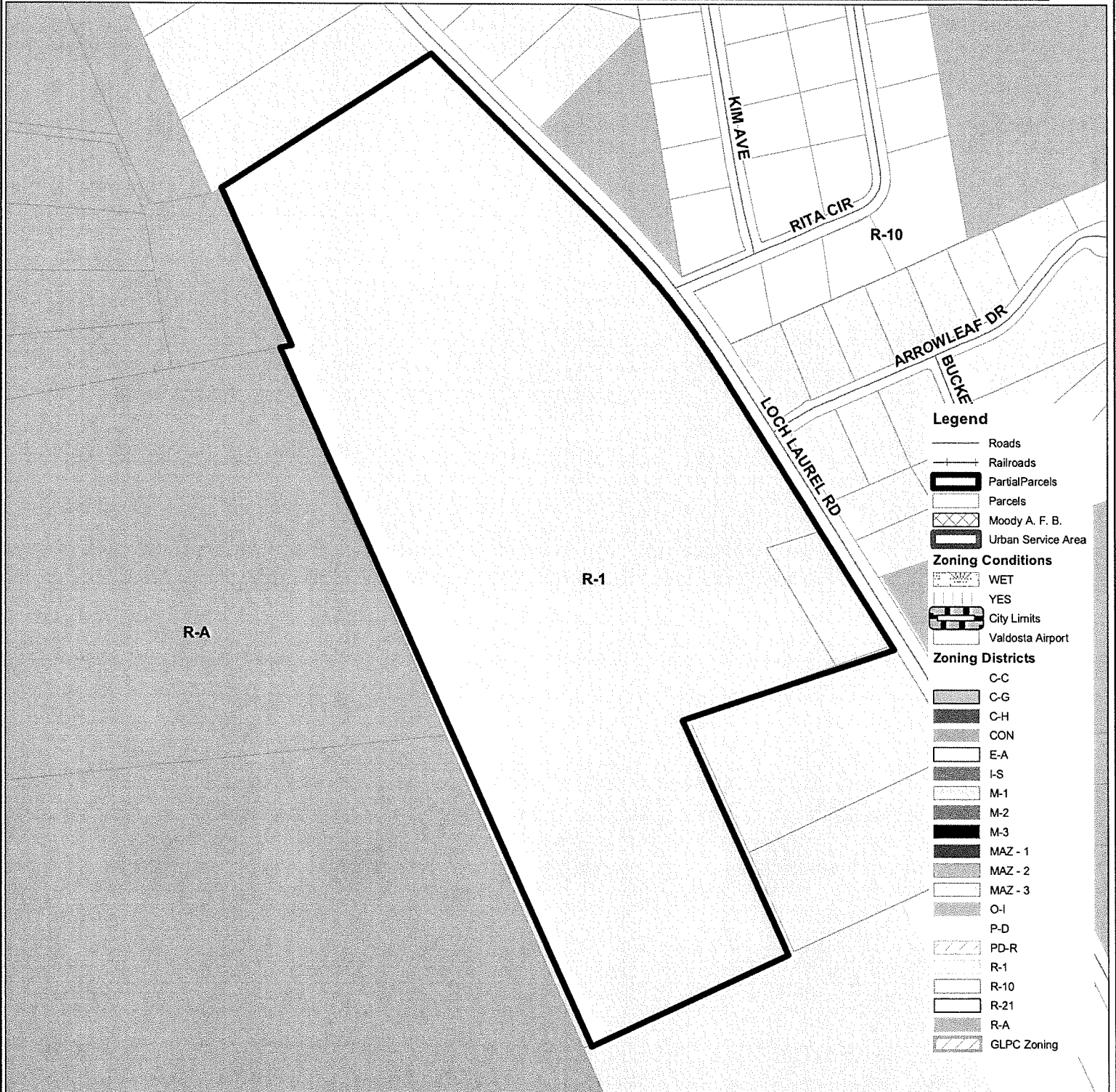


# REZ-2019-17

# Zoning Location Map

QUILLIAN POWELL  
Rezoning Request

CURRENT ZONING: R-1  
PROPOSED ZONING: E-A



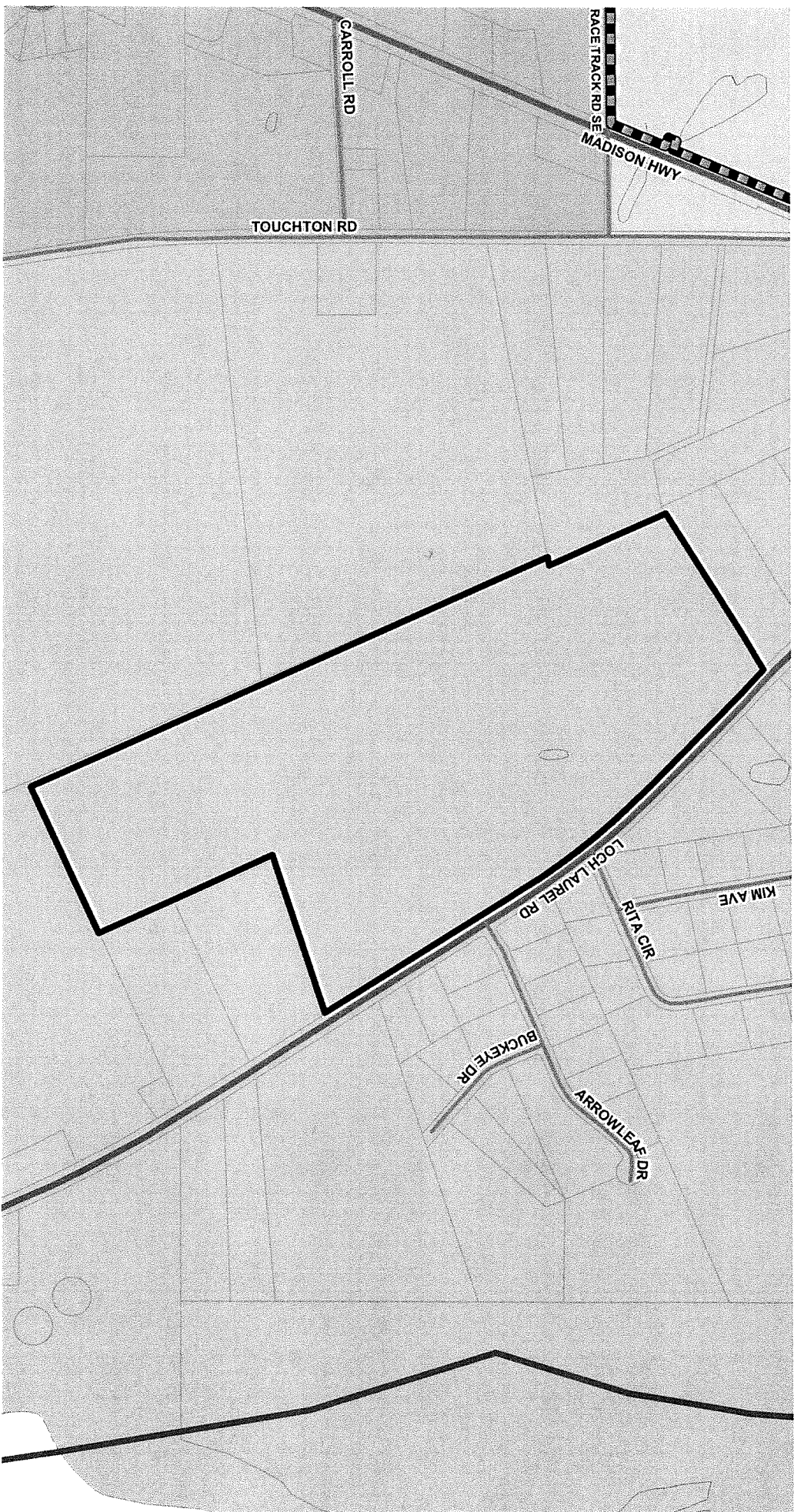
Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



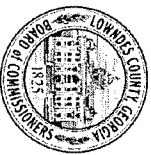
# REZ-2019-17

# Future Development Map

## QUILLIAN POWELL Rezoning Request



**VALOR**  
VALORIA LOWNDES REGIONAL GEOGRAPHIC INFORMATION SYSTEM  
Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



- Roads**
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- Railroads**
- Urban Service Area**
- City Limits
  - Open Water
- Neighborhood Activity Center**
- Agriculture / Forestry
  - Community Activity Center
  - Downtown
  - Established Residential
  - Industrial Activity Center
  - Industrial Area
  - Institutional Activity Center
  - Linear Greenpark/Trails
  - Mill Town
  - Moody Activity Zone
  - Neighborhood Activity Center
  - Park/Recreation/Conservation
  - Public / Institutional
  - Regional Activity Center
  - Remerion Neighborhood Village
  - Rural Activity Center
  - Rural Residential
  - Suburban Area
  - Transitional Neighborhood
  - Transportation/Communication/Utilities

## Rural Residential



**DESCRIPTION:** Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

**DEVELOPMENT STRATEGY:** The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. "Franchise" or "corporate" architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

### **PERMITTED ZONINGS:**

Estate-Agricultural (E-A)  
Low Density Residential (R-1)  
Rural Planned Development

Residential Agriculture (R-A)  
Crossroads-Commercial (C-C)

### **QUALITY COMMUNITY OBJECTIVES:**

- **Sense of Place** - Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Resource Management** - Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Housing Options** - Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

### **IMPLEMENTATION MEASURES:**

- **Low Impact Development (LID)** - Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

E-A, Estate Agricultural **District** (5 acre). This **district** is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban **residential development**. Single-family homes, and specified **accessory structures** and uses are permissible.

R-1, Low **Density Residential** (1 acre). This **district** is intended to provide for single-family **residential dwellings** on individual lots at a low **density of development**, consistent with the **use** of private wells and septic tanks.

<b>Zoning Districts:</b>	<b>E-A</b>	<b>R-1</b>
<b>P – Permissible</b>		
<b>S – Permissible Subject to Supplemental Standards</b>		
<b>Land Uses:</b>		
<b>Residential</b>		
<b>Dwellings</b>		
Single-family(See Also Section 4.01.03 and 9.01.01(C))	P	P
<b>Manufactured homes</b> (See Also Section 4.01.03 and 9.01.01(C))	P	P
<b>Social Services</b>		
<b>Family Personal Care Homes</b> (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S
<b>Group Personal Care Homes</b> (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S
Agricultural and <b>Farm</b> Operations (For an “S” See Also Section 4.03.02)	P	
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P	
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)	P	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)	S	
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S
Cemeteries (For an “S” See Also Section 4.03.06)	S	
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	S	S
<b>Family Day Care</b> (6 or less children) (For an “S” See Also Section 4.03.08)	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)		S
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	
Nature Facilities, Picnic Areas, Parks, and Trails	P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)	S	

<b>Zoning Districts:</b> <b>P – Permissible</b> <b>S – Permissible Subject to Supplemental Standards</b>	<b>E-A</b>	<b>R-1</b>
<b>Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)</b>	<b>S</b>	
<b>Religious Uses and Facilities (For an “S” See Also Section 4.03.15)</b>	<b>S</b>	<b>S</b>
<b>Private K-12 Schools (For an “S” See Also Section 4.03.24)</b>	<b>S</b>	<b>S</b>
<b>Private Colleges and Universities (For an “S” See Also Section 4.03.07)</b>	<b>S</b>	<b>S</b>

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-18 Davis, 2180 New Statenville Hwy.  
0188 167G & 0188 172 E-A & R-1 to R-1, Well & Septic, ~13.73 acres  
Districts 3 & 4

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

- ( ) Annual
- ( ) Capital
- (X) N/A
- ( ) SPLOST
- ( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-18 Davis, 2180 New Statenville Hwy., 0188 167G & 0188 172 E-A & R-1 to R-1, Well/Septic, ~13.73 acres

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HISTORY, FACTS AND ISSUES: This is a request to rezone ~13.73 acres from E-A (Estate Agricultural) & R-1 (Low Density Residential) zoning to R-1 zoning. The motivation behind the request is to enable the applicant to subdivide and create 2 lots for residential use while combining the remaining tract with his adjacent R-1 zoned parcel. The property is located on New Statenville Hwy., a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within a Rural Residential Character Area, in which R-1 zoning is listed as a permitted zoning district.

The following factor should be considered in addition to the above information: The R-1 zoned properties to the south of the applicant's E-A zoned parcel, including the applicant's large R-1 zoned parcel with which Tract 3 is to be combined.

During the GLPC regular meeting in November, two citizens spoke desiring clarification, primarily having to do with the intended use. The applicant was also present to answer any questions. Ultimately, the GLPC unanimously recommended approval of the request.

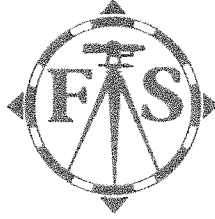
- OPTIONS:
1. Approve
  2. Approve with Conditions
  3. Table
  4. Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



23 October 2019

Lowndes County Board of Commissioners  
327 North Ashley Street  
Valdosta GA 31601

Stan Folsom, GA RLS #2284  
1309 Edgewood Drive  
Valdosta GA 31601  
Office: (229) 244-2920  
folsom22@bellsouth.net

Re: Rezoning & Subdivision for Tyler & Katelan Davis (Tax Map 188 part of Parcel 172)  
Reason for Request – Revising property to facilitate new residential useage

Dear Sirs;

On behalf of Mr. & Mrs. Davis, Folsom Surveying LLC submits this letter of intent to rezone Tax Map 188 Parcel 172 to **R-1 (Low Density Residential, 1 acre)**.

Mr. & Mrs. Davis' proposed lots are located in Lowndes County, outside the Urban Service Area. They are bounded on the north by New Statenville Road & E-A (Estate Agricultural) zoning, on the east & west by E-A zoning, and on the south by R-1 and CON (Conservation) zoning.

**Greater Lowndes 2030 Comprehensive Plan:**

**Policy 7.2 – The Rural Service Area shall be protected from incompatible dense development.**

The Davis' property is within an area designated as "Rural Residential" on the Lowndes County Future Development Map. The proposed zoning is compatible with this goal in this area.

**Objective 7.2.1 –** Locate rural residential...uses within the Rural Service Area.

**Policy 7.6 – A Recognizable Transition from the Urban to the Rural Areas of the Community Shall be Developed.**

The Davis' property is within the Rural Residential area in a neighborhood that has a growing number of low density residential developments.

In summary, I feel that the Davis' proposed land usage matches both the current and the planned future character and development of the area.

Thank you for your consideration.

Sincerely;

Stan Folsom, GA RLS #2284

Folsom Surveying, LLC - Land Surveying & Related Professional Services  
1309 Edgewood Drive – Valdosta, GA 31601-4369

Stan Folsom GA RPLS #2284  
Barney, GA 229-775-2214

Office Phone  
229-244-2920

Office e-mail  
folsom22@bellsouth.net





# REZ-2019-18

## WRPDO Site Map

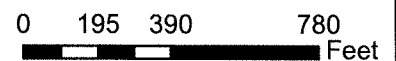
### Legend

- |                    |                  |
|--------------------|------------------|
| Roads              | Open Water       |
| Railroads          | Valdosta Airport |
| Park               | Wetlands         |
| City Limits        | 100 Yr Flood     |
| Crashzone          | Hydrology        |
| Crashzone West     | Drastic          |
| Urban Service Area | Recharge Areas   |
|                    | Parcels          |

### DAVIS Rezoning Request



Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)

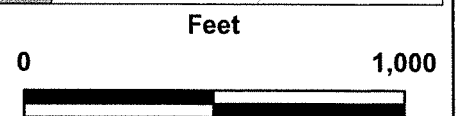
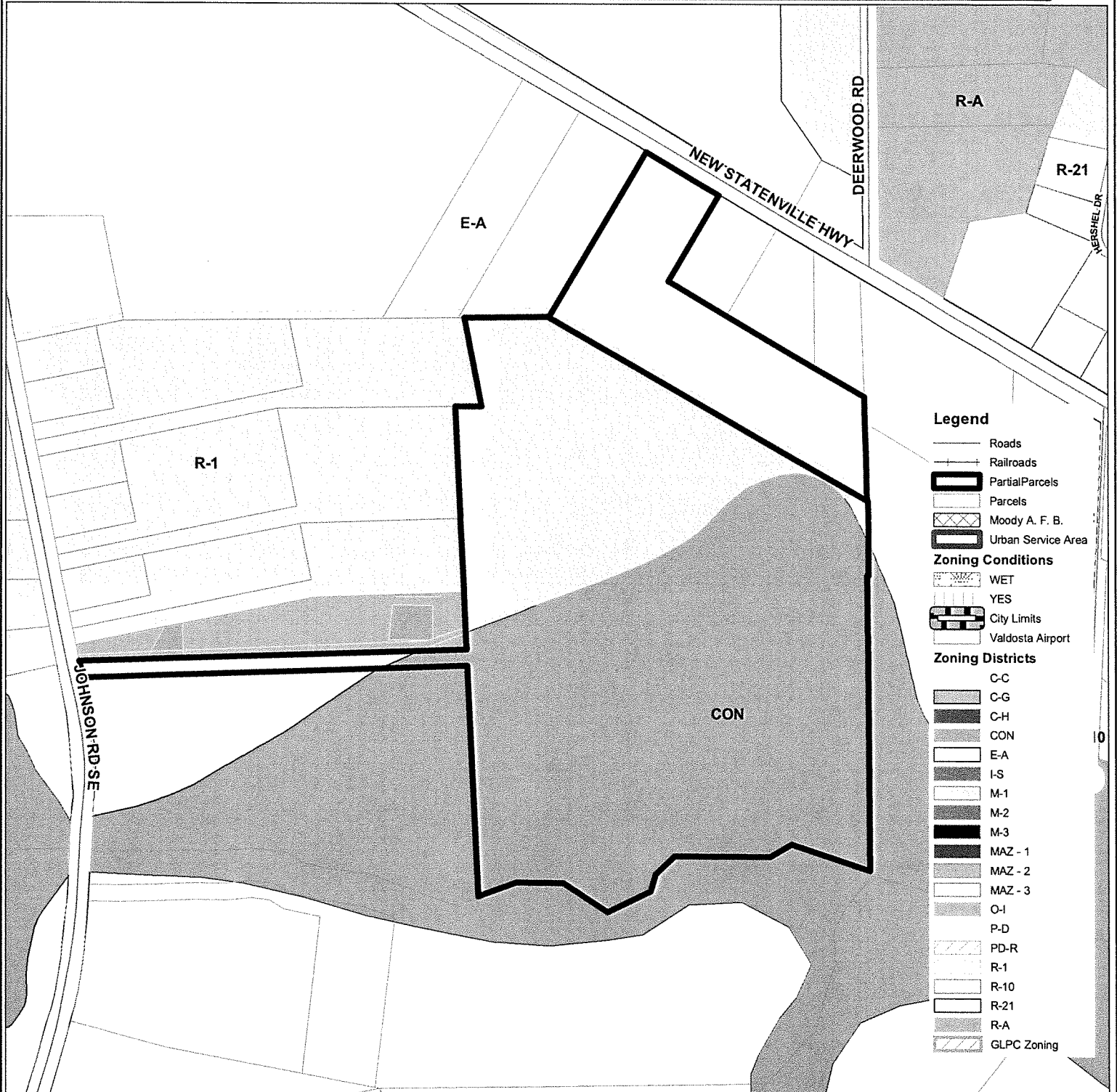


# REZ-2019-18

# Zoning Location Map

DAVIS  
Rezoning Request

CURRENT ZONING: E-A & R-1  
PROPOSED ZONING: R-1



# REZ-2019-18

# Future Development Map

## DAVIS Rezoning Request



- Roads**
- Functional Classification**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
- Urban Service Area**
- City Limits
  - Parcels
  - Open Water
- Railroads**

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear GreenSpace/Trails
- Mill Town
- Mood/Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Adoption of the 2020 - 2021 Budget Calendar

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Adoption of the 2020 - 2021 Budget Calendar

---

HISTORY, FACTS AND ISSUES: Attached for your review is the proposed budget calendar for Fiscal Year 2020-2021. Preparations have already begun and packages have already been sent to departments and outside agencies. The calendar is a guideline for the process and milestones leading up to the adoption of the final budget in June. The final budget must be adopted by the Board of Commissioners by June 30, 2020.

OPTIONS: 1. Adopt the Budget Calendar for FY 2020 - 2021  
2. Board's Pleasure

RECOMMENDED ACTION: Adopt

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**Budget Calendar**  
**Fiscal Year 2020-2021**

---

Manager's Budget Letter and Packages		December 2, 2019
Preliminary Budget Meetings		December/January
Requests for Personnel Due		January 20, 2020
Complete Budget Packages Due to Finance		February 3, 2020
Commission Retreat		February 2020
Begin Budget Analysis/Input		February 10, 2020
Budget Package to County Manager		February 17, 2020
Revenue Projections		February 17, 2020
Commission Meets with Constitutional Officers, Elected Officials and Outside Agencies		March 16 - 20, 2020
Budget Committee Meets with Departments		March 2020
Manager Recommendations Finalized		April 24, 2020
Commission Work Sessions		May 11 - 15, 2020
Advertise Budget & Public Hearings	Ad	June 2, 2020
	PH	June 9, 2020
	Ad	June 16, 2020
Budget Adoption		June 23, 2020

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LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer license - Kalpeshkumar Patel of Omni K Corp., DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Beer license - Kalpeshkumar Patel of Omni K Corp., DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA

---

HISTORY, FACTS AND ISSUES: Kalpeshkumar Patel of Omni K Corp., DBA Eagle Food Mart - 4952 Bemiss Rd., Valdosta, GA is requesting a license for the sale of beer for consumption off premise. This is due to a change of ownership. 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 Beer License

2: Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**Alcoholic Beverage License Application  
Lowndes County Board of Commissioners  
Finance Department – Licensing Division**

***Before completing this application, you must verify that the proposed location of your establishment is located in unincorporated Lowndes County.***

**1. TYPE OF LICENSE(S) APPLIED FOR (check all that apply):**

- Retail Dealer – Off Premises Consumption (Distilled Spirits)
- Retail Dealer – Off Premises Consumption (Malt Beverages)
- Retail Dealer – Off Premises Consumption (Wine)
- Retail Consumption Dealer – Consumption on Premises (Distilled Spirits)
- Retail Consumption Dealer – Consumption on Premises (Malt Beverages)
- Retail Consumption Dealer – Consumption on Premises (Wine)
- Wholesaler – Distilled Spirits with warehousing in Lowndes County
- Wholesaler – Distilled Spirits without warehousing in Lowndes County
- Wholesaler – Malt Beverages with warehousing in Lowndes County
- Wholesaler – Malt Beverages without warehousing in Lowndes County
- Wholesaler – Wine with warehousing in Lowndes County
- Wholesaler – Wine without warehousing in Lowndes County
- Alcoholic Beverage Catering License

No retail dealer licensee shall hold any retail consumption dealer license for the same location, and vice versa; and no wholesale dealer licensee shall hold any retail dealer license or retail consumption dealer license for the same location.

**2. Official Legal Name of Entity or Person seeking the License(s) (the "Applicant"):**

Kalpesh Kumar Patel of Omni K Corp.

3. Applicant's Business or Trade Name (if different than official legal name):

Eagle Food Mart, Omni K Corp

4. List any aliases, tradenames, or other names under which the Applicant is known or conducting business, or has been known or conducted business during the past three years:

Prince & Shiya Corp. DBA Liquor King

5. If Applicant is an Entity, Full Name of the Individual Making this Application for the Applicant:

6. Street Address of establishment for which license is sought:

4952 Bemiss Rd

Valdosta Ga 31605

7. Street Address of Applicant's Primary Place of Business, if different from question #6 above:

8. Describe the type of establishment to be operated pursuant to the license applied for and the category(ies) of alcoholic beverage related functions and activities to be conducted at such establishment. [Attach additional pages if more space is needed]

Convenience Store with Gas

9. Lowndes County's alcohol ordinance prohibits the distribution, sale or consumption of alcoholic beverages within 300 feet of any church building. The ordinance also prohibits the distribution, sale or consumption of wine or malt beverages within 100 yards, or of distilled spirits within 200 yards, of any school building, educational building, school grounds or college campus. Those distances are measured



from the door of the licensed establishment to the nearest street, thence along said street to the nearest point of any church building, school building, educational building, school grounds or college campus. List below the name and street address of the nearest church and the nearest educational facilities to the proposed establishment including the address.

Church: 3.7 miles

School, college or other educational facility or grounds:

6 miles

10. Has the Applicant or the establishment to be licensed been denied or had revoked an alcohol license by Lowndes County within the preceding twelve (12) months?  YES  NO  
If yes, please explain. [Attach additional pages if more space needed]

\_\_\_\_\_  
\_\_\_\_\_

11. Has the Applicant, any person identified in question 12 below, or any employee of the establishment for which licensure is being sought ever been refused a license related to alcohol or had such license suspended or revoked (either by Lowndes County or another jurisdiction)?  YES  NO  
If yes, state the month and year of such occurrence, the jurisdiction, and the circumstances. [Attach additional pages if more space needed]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Type of Legal Entity applying for license:  Individual  Partnership  
 Joint Venture  Corporation  
 Firm  Association  
 Limited Liability Company (LLC)  
 Other: \_\_\_\_\_

If the Applicant is a partnership, joint venture or firm, list the names and addresses of all owners of the partnership, joint venture or firm. [Attach additional pages if more space is needed]

_____	_____
Name	Address
_____	_____
Name	Address
_____	_____
Name	Address
_____	_____
Name	Address

If the Applicant is a corporation or association, list the names and addresses of its principal officers, directors and the three stockholders owning the largest amounts of stock. [Attach additional pages if more space is needed]

<u>Kalpesh Patel</u>	<u>Vadosta Ga 31605</u>
President	Address
_____	_____
Vice President	Address
_____	_____
Secretary	Address
_____	_____
Treasurer	Address
_____	_____
Director	Address
_____	_____
Director	Address
_____	_____
Stockholder	Address
_____	_____
Stockholder	Address
_____	_____
Stockholder	Address

13. Has the Applicant, any person listed in question 12 above, or any employee of the applicant's establishment ever been convicted of a felony? [ ] YES  NO

14. Has the Applicant, any person listed in question 12 above, or any employee of the Applicant's establishment been convicted within the previous five (5) years of a misdemeanor or of any other violation involving gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules or regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude? [ ] YES  NO

15. Has the Applicant, any person identified in question 12 above and each employee of Applicant's establishment attach a fully completed and executed consent statement for necessary investigation reports? (see attachment A)  YES [ ] NO

16. If the establishment for which a license is sought is or was licensed under the Lowndes County Alcohol Ordinance (or any previous ordinances or resolutions pertaining to alcoholic beverages), present details of how the Applicant has or will acquire the establishment, including on what terms and conditions. Further, describe in detail any familial, business, investment, debtor/creditor, or other relationship the Applicant may have or have had during the past three (3) years with the current or former licensee or establishment owner, and in each case with any person identified in question 12 above. [Attach additional pages if more space is needed]

Kalpesh Patel purchased the business from his brother  
Mukesh Patel. Mukesh has owned and operated the store for the  
last 3 years in his Corp. Omni E. Market.

17. Has the individual making this application attached a fully completed and executed affidavit (see attachment B) verifying his or her legal presence in the U.S., and also presented as his or her identification an original of one of the following current and valid "secure and verifiable documents" under O.C.G.A. § 50-36-1: driver's license issued by one of the states or territories of the U.S. or Canada; U.S. or foreign passport; picture I.D. issued by one of the states or territories of the U.S.; U.S. Certificate of Citizenship or Naturalization; or U.S. Permanent Resident Card or Alien Registration Receipt Card?  
 YES [ ] NO

18. Is there attached a fully completed and executed affidavit verifying compliance by the Applicant with the federal work authorization program? (see attachment C or D)  YES [ ] NO

NOTE: The Applicant may be required to submit further information or documentation as requested by the County.

CERTIFICATION REGARDING APPLICATION

Personally, appeared before the undersigned officer duly authorized to administer oaths, the undersigned affiant, who after first being duly sworn, hereby affirms, says and certifies that he/she is the Owner of Omni K Corp DBA Eagle Food Mart is authorized to make and execute this application on behalf of the Applicant, and further hereby affirms, says and certifies as to each of the following:

I have read and understand the Lowndes County Alcoholic Beverage Ordinance and will ensure that all employees of the establishment for which licensure is sought will be familiar with the provisions and regulations of that Ordinance.

I will ensure that the establishment for which licensure is sought complies at all times with all applicable laws, rules and regulations of the United States, the State of Georgia and Lowndes County, now in force or which may hereafter be enacted as relates to the sale, distribution, or consumption of alcoholic beverages.

I understand that any license issued is valid for a period of one year, beginning January 1<sup>st</sup> and expiring December 31<sup>st</sup>, that no license shall be assignable or transferrable either to a new licensee or for another location, and that no portion of the license fee shall be refunded should the license be revoked during the license year or should the establishment close.

The information, documents and statements made or contained in this Application, or submitted as a part thereof or supplementary thereto is in each case accurate and complete. I further understand that making false or fraudulent statements and/or representations in or with respect to this Application may subject me to criminal and/or civil penalties including a fine and/or imprisonment.

Submitted herewith is the sum of \$ 525.00 [must be a cashier's check, money order, other certified funds, or cash] which includes the license fee for the year, or partial year, plus the administration fee. I understand that, should the Application be denied, I will receive a refund for the license fee only and that the administration fee is non-refundable.

K. APESH PATEL  
Signature of Individual Making this Application

Sworn to and subscribed before me  
this 4<sup>th</sup> day of Nov, 2019.

Date: 11-04-19

Scott Courson  
Notary Public

My commission expires: 09-24-21



4952 Bemiss Rd



Distance Check

Date: November 19, 2019

Establishment: Citgo Station

Address: 4952 Bemiss Road; Valdosta, Georgia 31605

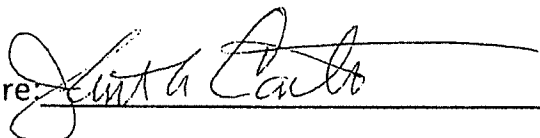
Nearest School: Highland Christian Academy

Address: 4023 Pine Grove Road; Vald. 31605 Distance: 2/10 mile

Nearest Church: Pine Grove Community Baptist Church

Address: 4024 Pine Grove Road; Vald. 31605 Distance: 2/10 mile

Officer Assigned: K. Carter

Signature:  \_\_\_\_\_

Comments: Measured using odometer vehicle number 15-74

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Francis Lake Lift Station Pump

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: \$31,426.80

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of repair of pump

---

HISTORY, FACTS AND ISSUES: Pump #1 at the Francis Lake lift station was pumping below capacity. This is a 75Hp pump. Upon inspection it was determined that the pump requires a complete rebuild. A quote was received from Xylem, Inc. for \$31,426.80. Staff recommends the pump be repaired by Xylem, Inc. for \$31,426.80.

OPTIONS: Approval  
Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



### PRODUCT REPAIR / SERVICE ESTIMATE

Estimate #: R2018-SAV-0162

Date: 11/18/2019

Page 1 of 5

Tag #: 3354

JobName: Francis Lake

#### Customer Information

Company Name: LOWNDES COUNTY UTILITES DEPT

Contact:

Address PO BOX 1349

Telephone:

Telephone:

VALDOSTA GA31603

Fax:

Email:

Following is an estimate prepared for you regarding the repair of your Flygt pump.

#### Product Identification

Product Number: 33000919672

Serial Number: 3300.091-9860003

Model: 3300

Impeller Code: 0642

HP: 75

Volts: 460

Phases: 3

#### Inspection Information

Inspected By: Bryan Atkins

Motor Data: Wire Configuration: U1:Red V1:White W1:Black

Megger to ground: R 550 B 550 W 550

Sensors:

Resistance through cable: RB n/a RW n/a BW

n/a

FLS

Stator Condition: Good

CLS

Shaft Condition: Unusable

KLIX

Oil Condition: Unusable

Bearing

Inspection Plugs:

Cable

Hydraulic: Impeller/Propeller Condition: Good

Cable Condition: Poor

Volute Condition: Poor

Cable Length:







### PRODUCT REPAIR / SERVICE ESTIMATE

Estimate #: R2018-SAV-0162

Date: 11/18/2019

Page 2 of 5

Tag #: 3354

JobName: Francis Lake

Hydraulic Type: C

Installation

Type: P

Control

Discharge Size: 10

MFV

Primary Requirement: Oil in stator housing

#### Repair/Service Requirements and remarks

There was oil / media in the stator housing . The lower oil housing is badly damaged from cavatation. I had to break out the locking collar assembly. The insulation is damaged on the cable and has been twisted and smashed in a couple locations.The suction cover no linger has a lip to support the wear ring . The face of the volute is deeply worn to the point i dont believe devcon will work .

#### Parts, Labor and Other Charges

Parts:

Qty	PartNo	Description	Sell Price	Total Price
1	601 89 24	KIT,REPAIR BASIC 3300.180	\$5,366.20	\$5,366.20
1	527 72 01	ROTOR UNIT	\$6,357.40	\$6,357.40
1	84 44 18	GROMMET,CR 41ID 60OD 26L	\$111.30	\$111.30
50	94 21 11	CABLE,SUBCAB AWG 1/3-2-1-GC+ 41.7MM	\$42.70	\$2,135.00
2	374 56 00	RING,RETAINING	\$34.30	\$68.60
2	82 44 26	WASHER,STEEL 90MM ID 110MM OD	\$34.30	\$68.60
1	504 78 11	CABLE UNIT	\$102.90	\$102.90
1	518 89 02	DETECTOR,LEAKAGE UNIT FLS	\$163.80	\$163.80
1	620 78 00	HOUSING,OIL CI	\$3,127.60	\$3,127.60
1	374 85 00	COVER,SUCTION CI	\$2,476.60	\$2,476.60
1	319 30 00	VOLUTE,MT 10" UVF CI	\$9,874.90	\$9,874.90
1	84 59 12	ASSEMBLY,LOCKING 55X85	\$213.50	\$213.50
1	341 86 00	WASHER,STEEL/NBR	\$71.40	\$71.40





### PRODUCT REPAIR / SERVICE ESTIMATE

Estimate #: R2018-SAV-0162

Date: 11/18/2019

Page 3 of 5

Tag #: 3354

JobName: Francis Lake

Labor and Other Charges:

Qty	PartNo	Description	Sell Price	Total Price
11	14-69 00 03A	LABOR,SVC FLYGT,NO TAX Z4-TP MODELS: 3000,7000,8000	\$102.00	\$1,122.00
1	14-69 00 21D	ENV FEE >50HP TP ENVIRONMENTAL FEE	\$87.00	\$87.00
1	14-69 00 24B	MISC ITEMS,LARGE PUMPS TP MATERIALS,LUBES,SOLVENTS,ETC	\$80.00	\$80.00

Total Price: \$31,426.80

#### Product Replacement

Product Number: 3301.185-0258

Estimated Delivery: 8-10 Weeks

Cost of New Unit: \$49,103.25

Description:

Flygt Model NP-3301.185 10" volute Submersible pump equipped with a 460 Volt / 3 phase / 60 Hz 85 HP 1150 RPM motor, 638 impeller, 1 x 50 Ft. length of SUBCAB 3x50+2G35/2+S(2x0,5) submersible cable, FLS leakage detector, volute is prepared for Flush Valve

#### Terms

**Please note:** If additional repair requirements are identified during service, the total cost of your repair may change. Should this occur, we will contact you for approval before proceeding.

A signed Purchase Order or approval below must be received before any repair work can begin.

If repaired unit is not picked up or delivered within 5 days of completion, the repair will be invoiced.

Taxes: State, local and other applicable taxes are not included in this quotation.

Terms of payment: Net 30 Standard



Flygt Products  
128 A Airport Park Drive , Garden City GA 31408  
PH: (912) 966-1577  
FX: (912) 966-1579





## PRODUCT REPAIR / SERVICE ESTIMATE

Estimate #: R2018-SAV-0162

Date: 11/18/2019

Page 4 of 5

Tag #: 3354

JobName: Francis Lake

(closing text)

Christine Huggins

Phone: 912-436-3393

Fax: 912-966-1579

Email: christine.huggins@xylem.com





### PRODUCT REPAIR / SERVICE ESTIMATE

Estimate #: R2018-SAV-0162

Date: 11/18/2019

Page 5 of 5

Tag #: 3354

JobName: Francis Lake

#### Customer Approval

Complete and sign this Approval and return to Xylem Water Solutions USA, Inc with, or in place of, your Purchase Order

I authorize Xylem Water Solutions USA, Inc to proceed for the amount shown above.

Repair

Replacement

Customer Name: \_\_\_\_\_

Date: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

PO #: \_\_\_\_\_

Ship To:

Will Pick Up

Deliver

Ship To

Ship/Delivery Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bill To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Taxable:

Yes

No

Tax Exemption Certificate must be on file or tax will be applied to the invoice.



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Termination of Lease - Public Defender

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Termination of Lease

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HISTORY, FACTS AND ISSUES: In 2015 the County leased certain space from IDP South Patterson Street, LLC (as assignee of Rishi Saxena) at 106 S. Patterson St, Valdosta for office space for the Public Defender's Office. The Public Defender's Office has relocated to another space. The County needs to terminate the IDP South Patterson Street, LLC lease as of the end of 2019.

OPTIONS: 1. Approve termination of the lease and authorize the Chairman to send notice of the lease termination, substantially in the form attached.

2. Redirect

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

*Lowndes County  
Board of Commissioners*

*Bill Slaughter, Chairman*



*Joyce E. Evans, District 1  
Scott Orenstein, District 2  
Mark Wisenbaker, District 3  
Demarcus Marshall, Ph.D. District 4  
Clay Griner, District 5*

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*Post Office Box 1349 • Valdosta, GA 31603-1349 • Phone (229) 671-2400 • Fax (229) 245-5222*

December 11, 2019

Certified Mail  
Return Receipt Requested

IDP South Patterson Street, LLC  
1709A Gornto Road PMB #343  
Valdosta, GA 31601

Re: Office Lease Agreement, date May 12, 2015, between IDP South Patterson Street, LLC (as assignee of Rishi K. Saxena) and Lowndes County Board of Commissioners

Gentlemen,

In accordance with Section 17 of the above-referenced Lease, the Lowndes County Board of Commissioners took positive action at its December 10, 2019 meeting to terminate the Lease as of the end of the calendar year, December 31, 2019. Please accept this letter as notice of that termination of the Lease as of that date.

Very truly yours,

Bill Slaughter, Chairman  
Lowndes County Board of Commissioners

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Hahira Extraterritorial Water and Sewer Service Extensions

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Hahira Extraterritorial Water and Sewer Service Extensions

---

HISTORY, FACTS AND ISSUES: Section 2 of the Special Settlement Provisions of the Lowndes County Service Delivery Strategy Agreement effective July 1, 2008, provides "Any party may make an extraterritorial extension of water and sewer services upon approval of the affected party." It also provides "Such approval shall not be unreasonably withheld," considering the factors listed in the Agreement.

The Board received the attached October 4, 2019, notice of annexation and rezoning which incorporates Hahira's making extraterritorial extensions of water and sewer services into the County's water and sewer service areas.

The subject property is 59.627 acres depicted on the Rezoning Map and other attachments to the Rezoning Application attached to the notice. The subject property is on the south side of Hahira.

The subject property was annexed into the City of Hahira at the Hahira Mayor and Council's November 7, 2019, meeting.

The attached notice evidences Hahira's intention to make extraterritorial extensions to provide water and sewer services to the subject property. The Annexation Petition and Rezoning Application signed by the property owner attached to the notice evidence the property owner's request for water and sewer services by Hahira.

The proposed extraterritorial extensions will not negatively affect property owners in the County's service areas or existing County water and sewer customers. The subject property is contiguous to Hahira's existing water and sewer service areas. The County has not made investments in infrastructure planning to serve the subject property or other properties in the immediate area and does not have plans to serve the subject property or other properties in the immediate area. The proposed extensions will not otherwise negatively affect the County's plans for the provision of water and sewer services to other properties in the County's service areas.

A proposed letter from Chairman Slaughter to Mayor Cain communicating the Board of Commissioners' approval of the proposed extraterritorial extensions is attached.

OPTIONS: 1. Approve the proposed extraterritorial extensions and authorize Chairman Slaughter to sign and deliver the attached letter to Mayor Cain.

2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:





Valdosta – Hahira Planning & Zoning Division  
300 North Lee Street  
Post Office Box 1125  
Valdosta, Georgia 31603-1125  
(229) 259-3563 Fax (229) 329-4228

\*\* VIA CERTIFIED MAIL \*\*

October 4, 2019

Chairman and Members  
Board of Commissioners of Lowndes County, Georgia  
c/o County Clerk  
Post Office Box 1349  
Valdosta, Georgia 31603

RE: Annexation and Rezoning Application received by the City of Hahira

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed annexation and rezoning of the property listed below. Enclosed, please find a copy of the annexation and rezoning petition for this property.

HA-2019-06 Annexation request by Ben House

Tax Map 0048 – Parcel 044 (59.63 acres) The applicant is requesting to annex and rezone this property from Medium Density Residential (R-21)(county) to Single-Family Residential (R-10) in the City of Hahira. The proposed development is a residential subdivision with about 134 housing units. The applicant is also proposing "Planned Development" approval from the City of Hahira for this development which would allow a potential mixture of housing density as well as flexibility in the layout design – all based on an approved conceptual master plan. The development is proposed to have Restrictive Covenants with an established HOA, some common areas and greenspace, and all of the development will be connected to the City's water and sewer system. (see attached maps and other materials)

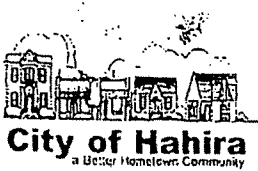
In accordance with O.C.G.A. Section 36-36-113, the County Commission has thirty (30) days to notify the City of any majority vote of the governing authority objecting to the proposed annexation. This notification must occur via certified mail or statutory overnight delivery. Please let me know if you require any additional information.

Sincerely,

Matt Martin AICP  
Planning & Zoning Administrator

cc: County Planners (via hand-delivery)

CERTIFIED MAIL 7017 2620 0001 0252 8526



### CITY OF HAHIRA ANNEXATION PETITION

(Administered by the City of Valdosta)  
300 North Lee Street \* PO Box 1125 \* Valdosta, GA 31603-1125  
229.259.3563 \* 229.259.5450 (T)

\* This is a Petition application requesting voluntary annexation into the corporate limits of the City of Hahira. This petition form must be submitted along with an application for Rezoning and an additional filing fee of \$ 25. All properties listed in a single application must be contiguous and under a single local government jurisdiction.

**1) Owner Information:**

Name: Ben House Phone: \_\_\_\_\_

Mailing Address: 802 Millpond Rd., Valdosta, Ga 31602 Email: brh31602@gmail.com

Has the owner made any campaign contributions over \$250 to any local government official of the local government considering the application? YES  NO (Circle One)

**2) Property Information:** Map Number: 48 All / Part (Circle One) of Parcel Number 44

General Location Description: 6670 Brookridge Dr., Hahira, Ga 31632

Acreage (use square footage if less than 1 acre) 59.627 Current Zoning: R-20 Proposed Zoning: R-10

Existing Use of the Property: Vacant Proposed Use: Residential Sub-Planned Dev

Why is voluntary annexation being requested ?

Annexation is requested as part of rezoning and connect to City utility system.

**3) For Annexation of Residential Properties:**

In order for the City of Hahira to comply with the U.S. Department of Justice procedures for the administration of the Voting Rights Act of 1965, as amended, the following information is required for the annexation of any residential properties:

(a) Total number of existing residential structures located on the subject property ? 0

(b) Total number of person(s) residing in these structures ? 0

(c) Age, Sex, and Race of each of those individuals:	Age	Sex	Race
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

I hereby certify that the above listed information is correct and I hereby formally request voluntary annexation of my property, as described above, into the corporate limits of the City of Hahira.

Signature of Property Owner

09/25/2019  
Date



**CITY OF HAHIRA  
REZONING APPLICATION**


(Administered by the City of Valdosta)  
300 North Lee Street \* PO Box 1125 \* Valdosta, GA 31603-1125  
229.259.3563 \* 229.259.5450 (f)

**APPLICATION CHECKLIST**

Please use this checklist to ensure that all items required by your application have been included. **Incomplete applications will not be accepted.** Should you have any questions, please do not hesitate to call the City of Valdosta Planning and Zoning Office at (229) 259-3563. Thank you.

Completed	Description
	Letter of Intent (See Page 3, Item 5C of this application.)
	Map and Parcel Number of Subject Property
	Current and Proposed Zoning
	If the Applicant is different from the Owner, a Notarized Letter of Authorization from the Property Owner designating the applicant to act on their behalf
	Date of <b>REQUIRED</b> Pre-Application Meeting
	List of adjacent property owners obtained from the Tax Assessor's Office (See Page 3, Item 5B of this application.)
	Survey plat completed by a licensed surveyor registered in the State of Georgia. (See Page 3, Item 5D of this application for specific requirements.)
	Legal description by metes and bounds. (See Page 3, Item 5E of this application for specific requirements.)
	Conceptual site plan (See Page 3, Item 5F of this application.)
	Signature of the Applicant
	Date
	Application Fee

I certify that the above items have been completed and that I have read the above statement.

  
\_\_\_\_\_  
Signature of Applicant

09/25/2019  
Date

**REZONING APPLICATION**

OFFICIAL USE ONLY			
SUBMITTAL DEADLINE: <u>25<sup>th</sup> of each month</u>		APPLICATION CHARGE: \$475.00	
PUBLIC HEARING DATES		CERTIFIED MAIL: \$ <u>168</u> (\$ 7.00 x Each Adjacent Property Owner)	
PLANNING COMMISSION: _____		PUBLIC HEARING SIGNAGE: \$ <u>20</u> (\$ 20.00 x Sign on Each Street Frontage)	
GOVERNING BODY: _____		TOTAL APPLICATION FEE: \$ <u>643</u>	
Date Received: <u>9-25-2019</u>	Received By: <u>[Signature]</u>	Date Checked For Completeness: <u>10-1-2019 - complete</u>	Reviewer's Initials: <u>[Signature]</u>
Property Posted:	Letters Mailed:	Legals:	Decision:

This is an application for an amendment of the official Zoning Map. This completed application, together with all required attachments and fees must be returned to the Planning and Zoning Administrator by one of the established monthly deadlines in order to initiate review and consideration of the rezoning request. All properties listed in a single application must be contiguous and under a single local government jurisdiction. The applicant is responsible for the completeness, accuracy, and timely submittal of this application including all of its attachments and fees. Unless otherwise stated, please type or neatly print the responses to each of the following:

1) **Applicant Information** (Contact person authorized to receive all communication regarding this application):

Name: Ben House Phone: \_\_\_\_\_

Mailing Address: 802 Millpond Rd., Valdosta, Ga 31602 Email: brh31602@gmail.com

Has the applicant made any campaign contributions over \$250 to any local government official of the local government considering the application? YES  NO (Circle One)

2) **Property Information:** Map Number: 48 All / Part (Circle One) of Parcel Number 44

General Location Description: 6670 Brookridge Dr., Hahira, Ga 31632

Acreage (use square footage if less than 1 acre) 59.627 Current Zoning: R-21 Proposed Zoning: R-10

Existing Use of the Property: Vacant Proposed Use: Residential Subdivision-Planned Dev

Does this proposed use require a Special Exception? YES  NO (If yes, attach a Special Exception Application)

Has this property been denied a zoning change during the past 12 months? No

Has any public hearing been held regarding this property during the past 3 years? No  
(If yes, please describe.) \_\_\_\_\_

How will this property receive water and sewer service? (Public, private, community, septic, etc.)

Public - City of Hahira

According to the Water Resource Protection District Ordinance (WRPDO) Map, does the subject property(s) include any protected water resources?  YES NO (Circle One)

(If yes, please describe.) Wetlands

Does the proposed development trigger a Development of Regional Impact (DRI) based on Georgia Department of Community Affairs Thresholds? YES  NO (Circle One)

- 3) **Owner Information:** If the applicant listed above is not the current owner of the property, please list the name and address of all current owners of record of the subject property. (If necessary, attach these sheets) **If the applicant is not the current owner or is one of multiple owners, a notarized Letter of Authorization shall be signed and submitted by the owner(s) authorizing the Applicant to submit and be responsible for this application.**

<u>Map/Parcel Number</u>	<u>Owner of Record</u>	<u>Mailing Address</u>
<u>0048-044</u>	<u>CJB Land Development</u>	<u>802 Cherokee Avenue</u>
_____	_____	_____
_____	_____	_____

- 4) **Date of REQUIRED Pre-Application Meeting:** \_\_\_\_\_  
 (Pre-Application meeting must have been held within 6 months prior to submitting the application).

- 5) **Attachments:** The following items must be submitted in full prior to acceptance of this application

A) **Zoning Change Questionnaire** (See page 4)

B) **Adjacent Property Owners** (See page 5) Completed listing on provided form of all current owners of record for properties located immediately adjacent to, or directly across the street or railroad right-of-way from the subject property. This information may be obtained from the Lowndes County Tax Assessor's Office 229.671.2540. (The accuracy and completeness of this information shall be the responsibility of the applicant.)

C) **Letter of Intent;** stating the request, why the request is being made, and any other specific information pertaining to the request.

D) **Survey Plat (NO LARGER THAN 11" x 17");** mechanically drawn and prepared by a licensed surveyor registered in the State of Georgia. Drawing shall include the following:

- 1) North Arrow, Numeric Scale, and Graphic Scale (Should be 1" = 100' or other more appropriate scale)
- 2) Inset map showing location relative to major roads, government boundaries, landmarks, etc.
- 3) Existing and proposed zoning
- 4) All existing water and sewer facilities, including their location, size and existing easements, if any, as well as the location of the nearest fire hydrants
- 5) Depiction of the base 100-year flood lines or note that property is not in flood zone
- 6) Notation of surrounding properties including current ownership, zoning, intersecting boundary lines, right-of-way lines, etc.

E) **Legal description by metes and bounds.**

F) **Proposed conceptual site plan.** Plan shall include:

- 1) Applicant name, date of drawing and revision dates if applicable
- 2) Existing and proposed site improvements including buildings with usages, roadways with names, and other improvements relative to the development
- 3) Existing and proposed natural features, including streams and other water resources
- 4) Any additional information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development

G) **Annexation Petition if applicable.**

H) **Special Exception Petition if applicable.**

ZONING CHANGE QUESTIONNAIRE

The Zoning Ordinance states that in order to promote the public health, safety, morality and general welfare of the citizenry against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making zoning decisions. The applicant is encouraged to respond to these questions to help gain some understanding as to why rezoning requests may or may not be approved.

- 1) Is the proposed zoning change consistent with the surrounding land use pattern?  
Yes
- 2) Are there other zonings of this type near the subject property?  
Yes
- 3) Will the proposed change cause an increase in population density?  
Yes
- 4) Will the proposed change likely increase traffic on roads, increase the demand on public services (utilities, fire protection, and police protection)?  
Yes
- 5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community?  
No
- 6) Will there be any negative affects on the environment (wetlands, floodplain, groundwater, air quality, etc.)?  
No, wetlands will be conserved as part of development plan.
- 7) Will the proposed change negatively affect marketability or development of surrounding properties?  
No
- 8) Is the proposed change out of scale with the needs of the community?  
No
- 9) Could the proposed change be considered a grant of special privilege for the subject property that is not enjoyed by surrounding properties?  
No

I do hereby certify that to the best of my knowledge, the above information and attachments are true and correct. I authorize the staff of the Planning and Zoning Office or their designee to enter and inspect the premises, which are the subject of this application.

  
Signature of Applicant

09/25/2019  
Date

**ADJACENT PROPERTY OWNERS**

1) Map & Parcel Number:	See attached pages
Name:	
Mailing Address:	

2) Map & Parcel Number:	
Name:	
Mailing Address:	

3) Map & Parcel Number:	
Name:	
Mailing Address:	

4) Map & Parcel Number:	
Name:	
Mailing Address:	

5) Map & Parcel Number:	
Name:	
Mailing Address:	

6) Map & Parcel Number:	
Name:	
Mailing Address:	

7) Map & Parcel Number:	
Name:	
Mailing Address:	

8) Map & Parcel Number:	
Name:	
Mailing Address:	

9) Map & Parcel Number:	
Name:	
Mailing Address:	

  
Signature of Applicant

09/25/2019  
Date

(Attach additional pages if necessary)

ADJACENT PROPERTY  
INFORMATION

1. Gloria Cooper Johnson ETAL  
5647 Cooper Road NW  
Tax Map 0048 033  
Hahira, GA 31632  
Zoned = R-21
2. Gloria Cooper Johnson ETAL  
6647 Cooper Road NW  
Hahira, Ga 31632  
Tax Map 0048 030  
Zoned = R-6
3. Marcia Jill Ellis  
579 Bryson Circle  
Hahira, GA 31632  
Tax Map 0048 167  
Zoned = R-6
4. Jordan & Nicole E. Williams  
575 Bryson Circle  
Hahira, GA 31632  
Tax Map 0048 168  
Zoned = R-6
5. David Chase & Courtney Nikole Sain  
571 Bryson Circle  
Hahira, GA 31632  
Tax Map 0048 169  
Zoned = R-6
6. Price South Properties, LLC  
569 Bryson Circle  
Hahira, GA 31632  
Tax Map 0048 170  
Zoned = R-6
7. Jeremy H. Hall  
565 Bryson Circle  
Hahira, GA 31632  
Tax Map 0048 171  
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18. The City of Hahira  
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19. GA Southern & Florida Railroad  
C/O Gulf & Ohio Railways  
401 Henley Street Suite 5  
Knoxville, TN 37902  
Tax Map 0048 046  
Zoned = R-6
20. Shawn Moore Construction LLC  
P.O. Box 4627  
Valdosta, GA 31604  
Tax Map 0048 074  
Zoned = R-6
21. James William & Daniel L. Miley  
105 North Owens Street  
Hahira, GA 31632  
Tax Map 0048 102A  
Zoned = R-21
22. Daniel L. Miley  
6454 South Tilman Street  
Hahira, GA 31632  
Tax Map 0048 102  
Zoned = E-A
23. City of Hahira Georgia  
Hahira, GA 31632  
Tax Map 0050 033  
Zoned = E-A
24. City of Hahira  
Hahira, GA 31632  
Tax Map 0050 032  
Zoned = E-A
25. Gloria Cooper Johnson ETAL  
6647 NW Cooper Road  
Hahira, GA 31632  
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Zoned = R-21
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6647 NW Cooper Road  
Hahira, GA 31632  
Tax Map 0048 033  
Zoned = R-21
26. Deborah O. Skinner  
6667 Brookridge Drive  
Hahira, GA 31632  
Tax Map 0048 043  
Zoned = R-1
27. Cassia Marie Bass  
6671 Brookridge Drive  
Hahira, GA 31632  
Tax Map 0048 043A  
Zoned = R-1
28. Arthur & Willie Mae Washington  
6675 Brookridge Drive  
Hahira, GA 31632  
Tax Map 0048 042  
Zoned = R-1
29. Irene Rowe Holloway  
6681 Brookridge Drive  
Hahira, GA 31632  
Tax Map 0048 041  
Zoned = R-1
30. John T. Mifam Jr.  
6633 Cooper Rd  
Hahira, GA 31632  
Tax Map 0048 040  
Zoned = R-1



## Letter of Intent

The request is to annex and rezone this property into the City of Hahira. This request is being made for the purpose of developing the property into a residential subdivision. The existing wetlands will be preserved as a part of the green space in the subdivision.

Ben House  
Southern Classic Realtors  
(229) 563-6488

Signature  Date 09/25/2019

HA-2019-04

HA-2019-06

All that tract or parcel of land situate, lying and being in Original Land Lot Number 88 in the 12th Land District of Lowndes County, Georgia, being 59.627 acres and made a part of the description herein, said property being more particularly described as follows; TO LOCATE THE POINT OF REFERENCE, COMMENCE AT A POINT MARKING THE NORTHWEST CORNER OF LAND LOT 88; FROM SAID POINT; thence along the Northern line of said lot S 87°50'25" E a distance of 1168.41' to an iron pin 5/8"; being the point of beginning; thence S 87°50'25" E a distance of 1104.94' to an iron pin 5/8"; thence S 87°45'58" E a distance of 106.04' to an iron pin 5/8"; thence S 17°20'05" E a distance of 201.73' to an iron pin 5/8"; thence S 05°43'07" E a distance of 1353.79' to an iron pin 1/2"; thence S 54°13'30" W a distance of 298.77' to a point; thence S 64°41'32" W a distance of 79.18' to a point; thence S 74°36'26" W a distance of 268.08' to a point; thence S 71°19'13" W a distance of 133.55' to a point; thence S 69°40'52" W a distance of 455.81" to a point; thence S 69°01'28" W a distance of 126.25' to a point in an oak tree; thence N 15°04'03" W a distance of 1619.66' to an iron pin 5/8"; thence N 89°46'43" E a distance of 262.35' to an ipf 5/8"; thence N 00°13'27" W a distance of 546.31' to an iron pin 5/8"; which is the point of beginning.

HA-2019-04

HA-2019-05

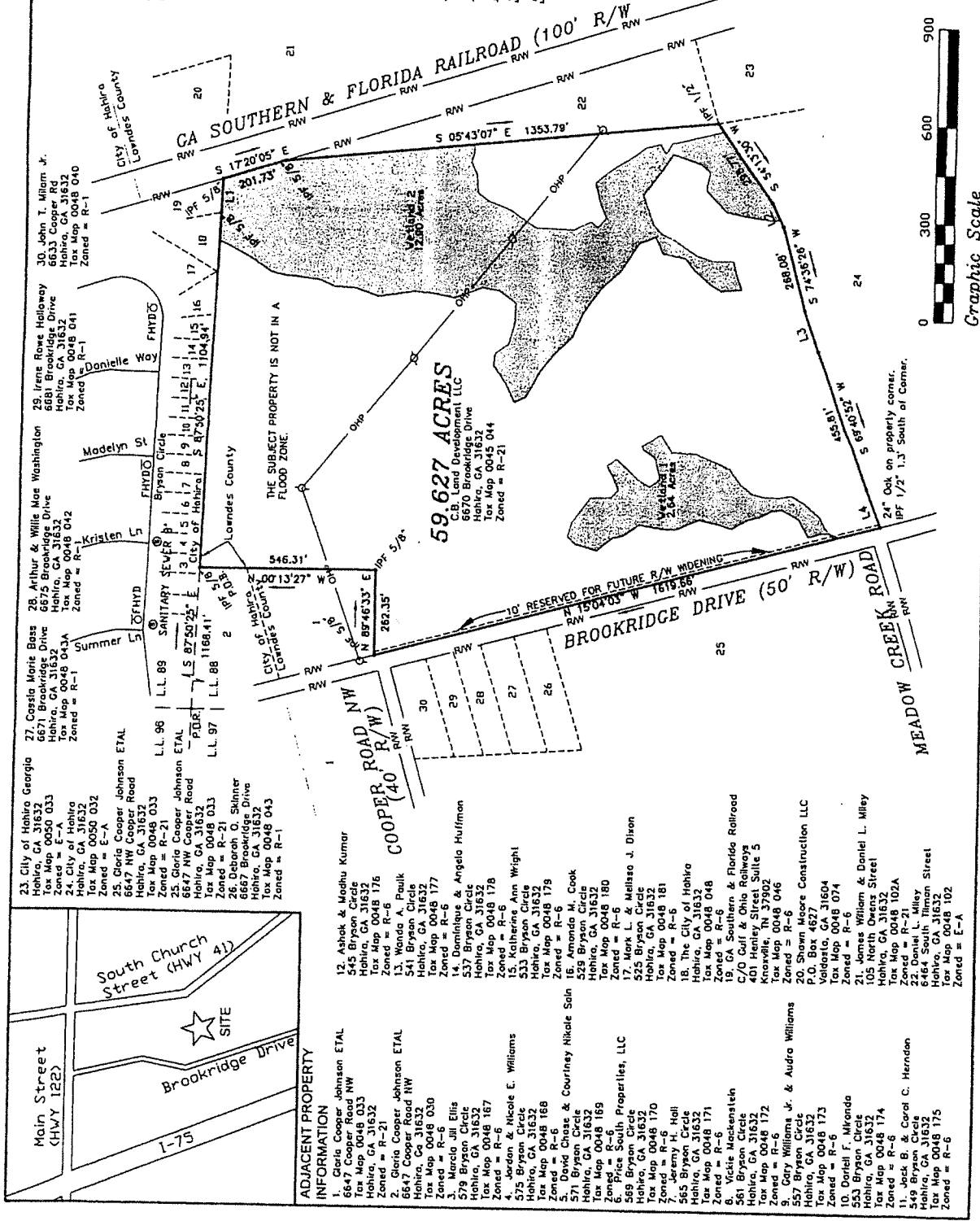
HA-2019-06

**SURVEY DATA**  
 Error of closure (plot): 1 in 50,000+  
 Error of closure (field): 1 in (open traverse)  
 Field work started on: 09-18-2019  
 Field work completed on: 09-24-2019  
 Angular error: 1" NA  
 Adjusted by: [Signature]  
 Equip. used: Topcon Power Station (S)

LINE	BEARING	DISTANCE
L1	S 87°45'58" E	106.04
L2	S 64°41'32" W	79.18
L3	S 71°19'13" W	133.55
L4	S 69°01'28" W	176.25

Resoning Map for:  
**C.B LAND DEVELOPMENT LLC**  
 Land Lot # 88, 12th L.D.,  
 Lowndes County, Georgia.  
 Scale: 1" = 300'  
 September 24, 2019

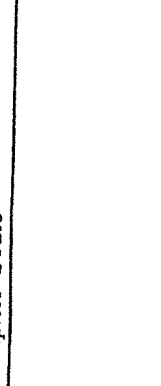
**Carter Surveying, L.L.C.**  
 246 McCrea Road  
 Willacoochee, Georgia 31650  
 Est. Established 2004  
 Job # 0122-02 Plot # 0122-05 Rezone  
 Tax Map / parcel(s) 0045 / 044  
 Ph. 912.634.6066 email gmsurveying@gmail.com



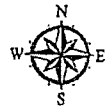
- ADJACENT PROPERTY INFORMATION**
- Gloria Cooper Johnson ETAL  
6647 Cooper Road NW  
Hohira, GA 31632  
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  - Gloria Cooper Johnson ETAL  
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Tax Map 0048 030  
Zoned = R-6
  - Marcia Jill Ellis  
579 Bryson Circle  
Hohira, GA 31632  
Tax Map 0048 187  
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  - Jordan & Nicole E. Williams  
575 Bryson Circle  
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  - David Chase & Courtney Nikale Sun  
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  - Anonimo M. Cook  
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Hohira, GA 31632  
Tax Map 0048 180  
Zoned = R-6
  - Mark L. & Melissa J. Dixon  
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Hohira, GA 31632  
Tax Map 0048 181  
Zoned = R-6
  - City of Hohira  
521 Bryson Circle  
Hohira, GA 31632  
Tax Map 0048 048  
Zoned = R-6
  - GA Southern & Florida Railroad  
C/O Gulf & Ohio Railway  
401 Henley Street, Suite 5  
Knoxville, TN 37902  
Zoned = R-6
  - Shannon Hare Construction LLC  
P.O. Box 4627  
Vadosta, GA 31604  
Tax Map 0048 074  
Zoned = R-6
  - James William & Daniel L. Miley  
105 North Owens Street  
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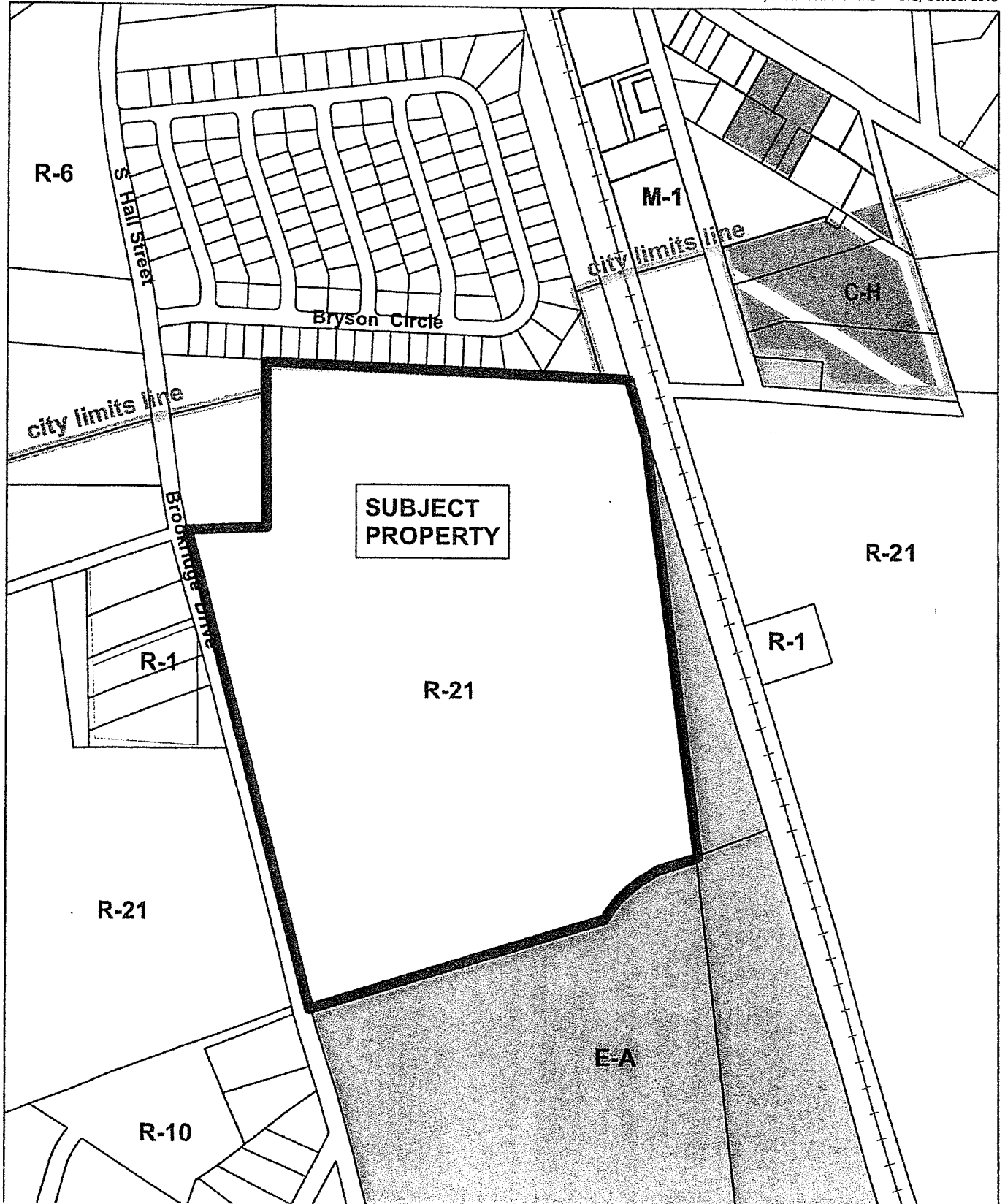
# HA-2019-04 & HA-2019-05 & HA-2019-06 Zoning Location Map



Ben House  
Rezoning / Planned Development / Annexation Requests

200 100 0 200 Feet

\*\* Map Data Source: VALOR GIS, October 2019



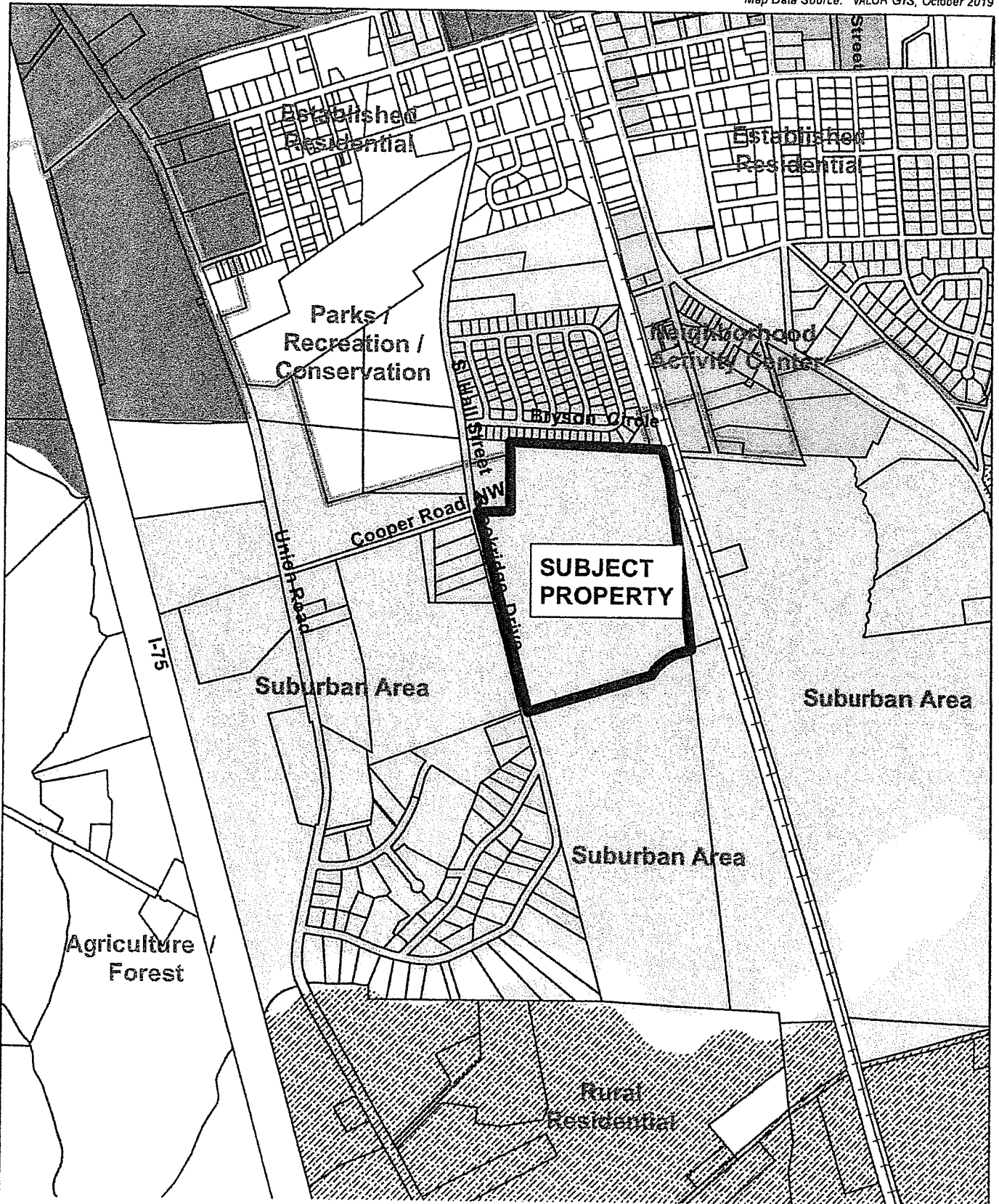
# HA-2019-04 & HA-2019-05 & HA-2019-06 Zoning Location Map



Ben House  
Rezoning / Planned Development / Annexation Requests

400 200 0 400 Feet

\*\* Map Data Source: VALOR GIS, October 2019



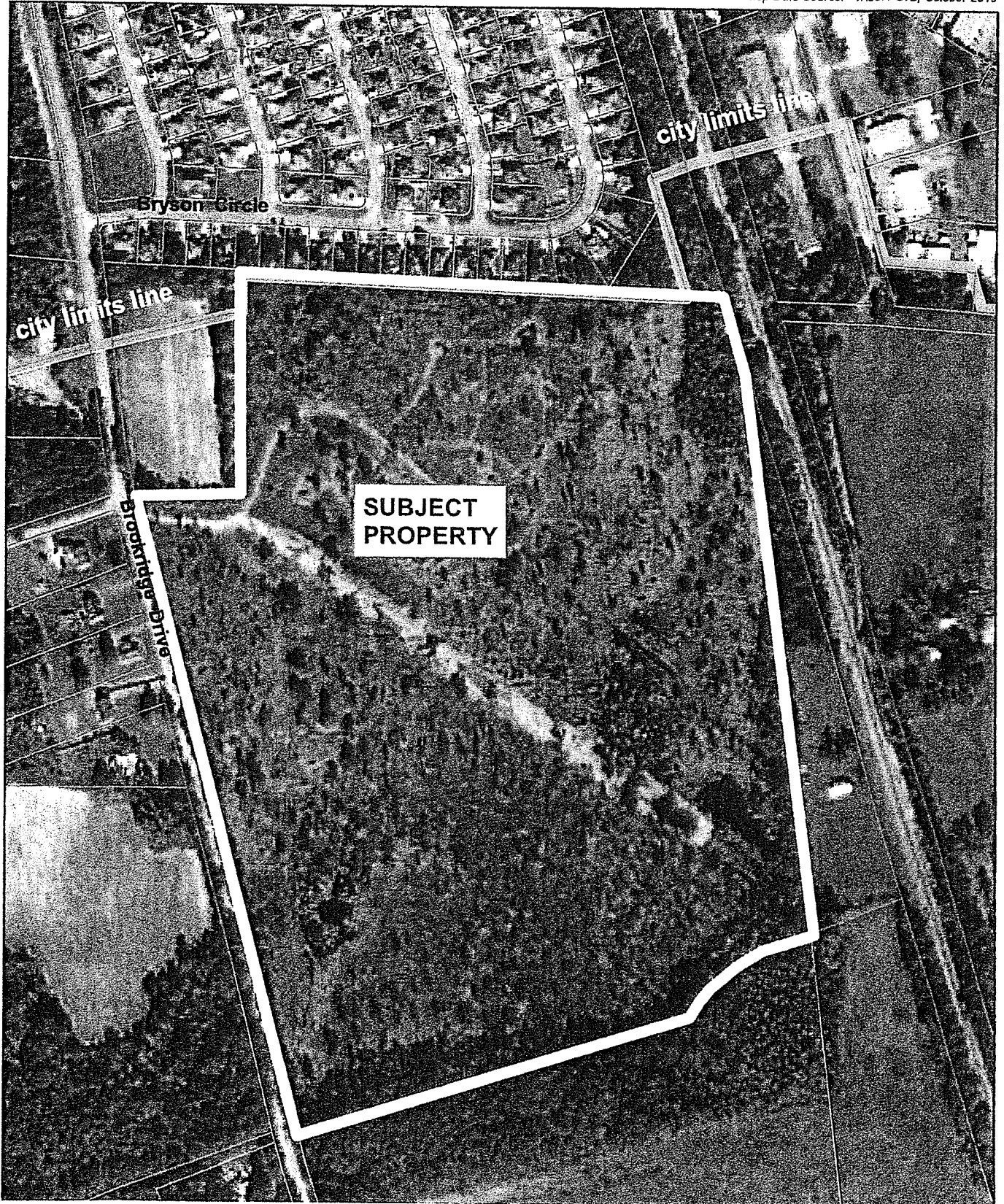
# HA-2019-04 & HA-2019-05 & HA-2019-06 Tax Parcels Aerial



Ben House  
Rezoning / Planned Development / Annexation Requests

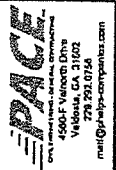
\*\* 2018 aerial imagery 200 100 0 200 Feet

\*\* Map Data Source: VALOR GIS, October 2019



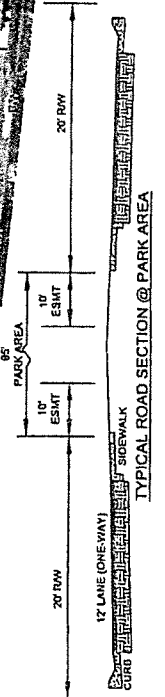
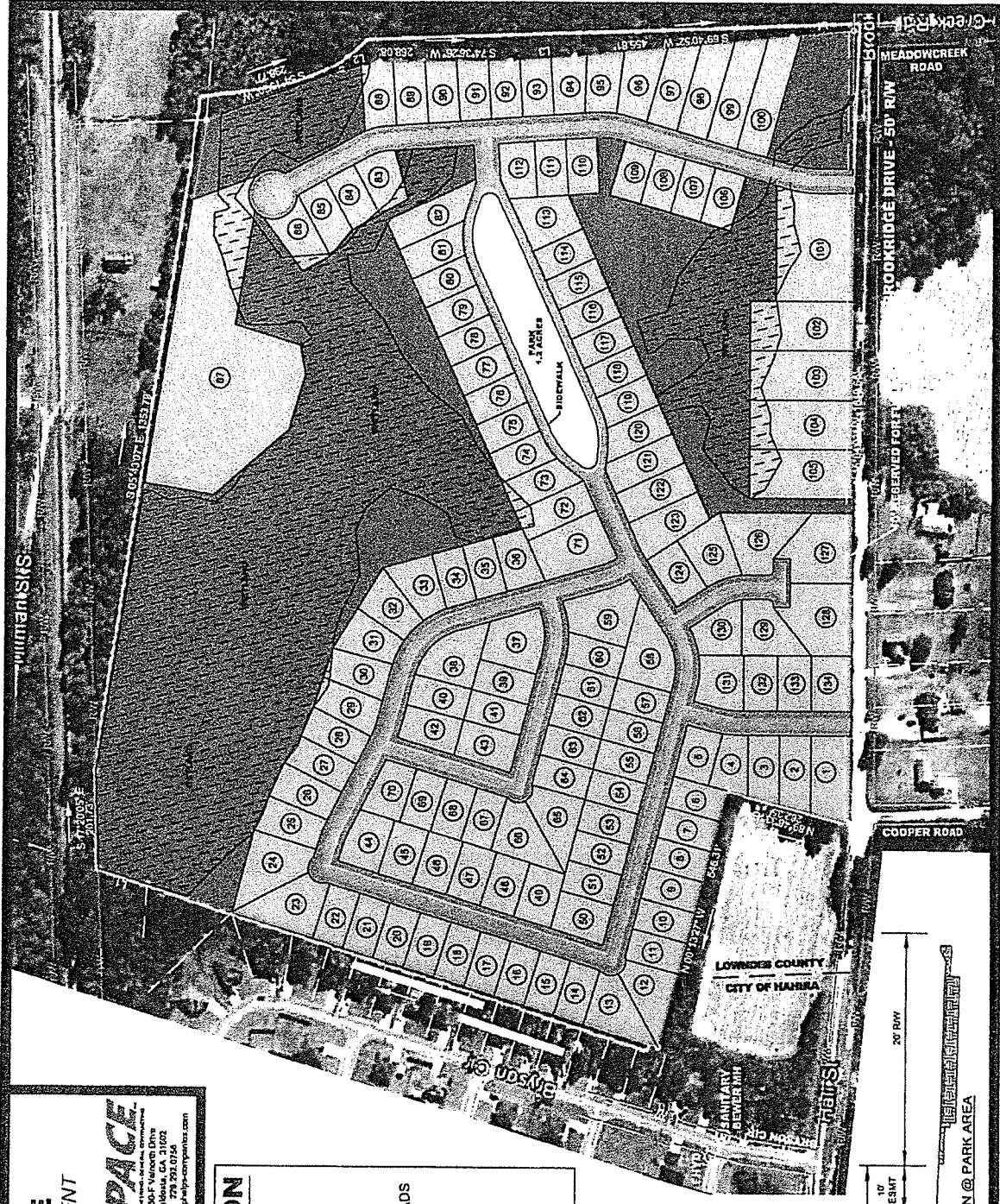
# STONEBROOKE

## A PLANNED DEVELOPMENT



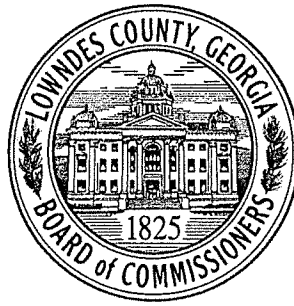
### PROJECT INFORMATION

- MUNICIPALITY: CITY OF HAHIRA (PENDING ANNEXATION)
- TOTAL ACREAGE: 59.6 ACRES
- CURRENT ZONING: R-21 (COUNTY)
- PROPOSED ZONING: R-10 W/ P-D OVERLAY
- PROPOSED LOTS: 134
- TYPICAL LOT: 65' x 115'
- MINIMUM LOT AREA: 7,475 SF
- LOTS 1-100 & 106-134 FRONT INTERIOR ROADS
- LOTS 101-105 FRONT BROOKRIDGE DRIVE
- SETBACKS: FRONT - 20'  
SIDE - 6'  
REAR - 20'
- JURISDICTIONAL WETLANDS ONSITE: YES
- UTILITIES: HAHIRA WATER & SEWER



*Lowndes County  
Board of Commissioners*

*Bill Slaughter, Chairman*



*Joyce E. Evans, District 1  
Scott Orenstein, District 2  
Mark Wisenbaker, District 3  
Demarcus Marshall, Ph.D. District 4  
Clay Griner, District 5*

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*Post Office Box 1349 • Valdosta, GA 31603-1349 • Phone (229) 671-2400 • Fax (229) 245-5222*

**By Certified Mail, Return Receipt Requested**

December 11, 2019

Bruce Cain, Mayor  
City of Hahira  
102 South Church Street  
Hahira, GA 31632

Re: Extraterritorial Extension of Water and Sewer Services to Property of Ben House

Mayor Cain:

The Board of Commissioners approves the City of Hahira's making extraterritorial extensions of water and sewer services into the water and sewer service areas of Lowndes County for the purpose of the City of Hahira's providing water and sewer services to the 59.627 acres of property of Ben House depicted on the enclosed Rezoning Map for C.B. Land Development LLC, dated September 24, 2019, prepared by Carter Surveying, L.L.C.

Matt Martin's letter dated October 4, 2019, addressed to me as Chairman and the members of the Board of Commissioners, regarding the annexation and rezoning of the subject property, evidences the City of Hahira's intention to make extraterritorial extensions to provide water and sewer services to the subject property. The Annexation Petition and Rezoning Application signed by the property owner enclosed with Mr. Martin's October 4, 2019, letter evidence the property owner's request for water and sewer services by the City of Hahira.

The proposed extraterritorial extensions will not negatively affect property owners in the County's service areas or existing County water and sewer customers. The subject property is contiguous to the City of Hahira's existing water and sewer service areas. The County has not made investments in infrastructure planning to serve the subject property or other properties in the immediate area and does not have plans to serve the subject property or other properties in the immediate area. The proposed extensions will not otherwise negatively affect the County's plans for the provision of water and sewer services to other properties in the County's service areas.

This approval is given pursuant to Section 2 of the Special Settlement Provisions of the Lowndes County Service Delivery Strategy Agreement effective July 1, 2008, which provides "Any party may make an extraterritorial extension of water and sewer services upon approval of the affected



party.” It also provides “Such approval shall not be unreasonably withheld,” considering the factors listed in the Agreement.

The subject property is as a result of this approval in the City of Hahira’s water and sewer service areas.

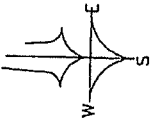
Sincerely,

Bill Slaughter  
Chairman

cc: Jonathan Sumner  
Matt Martin  
Commissioners Evans, Orenstein, Wisenbaker, Marshall, Griner  
Joe Pritchard  
Steve Stalvey

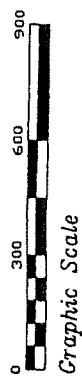
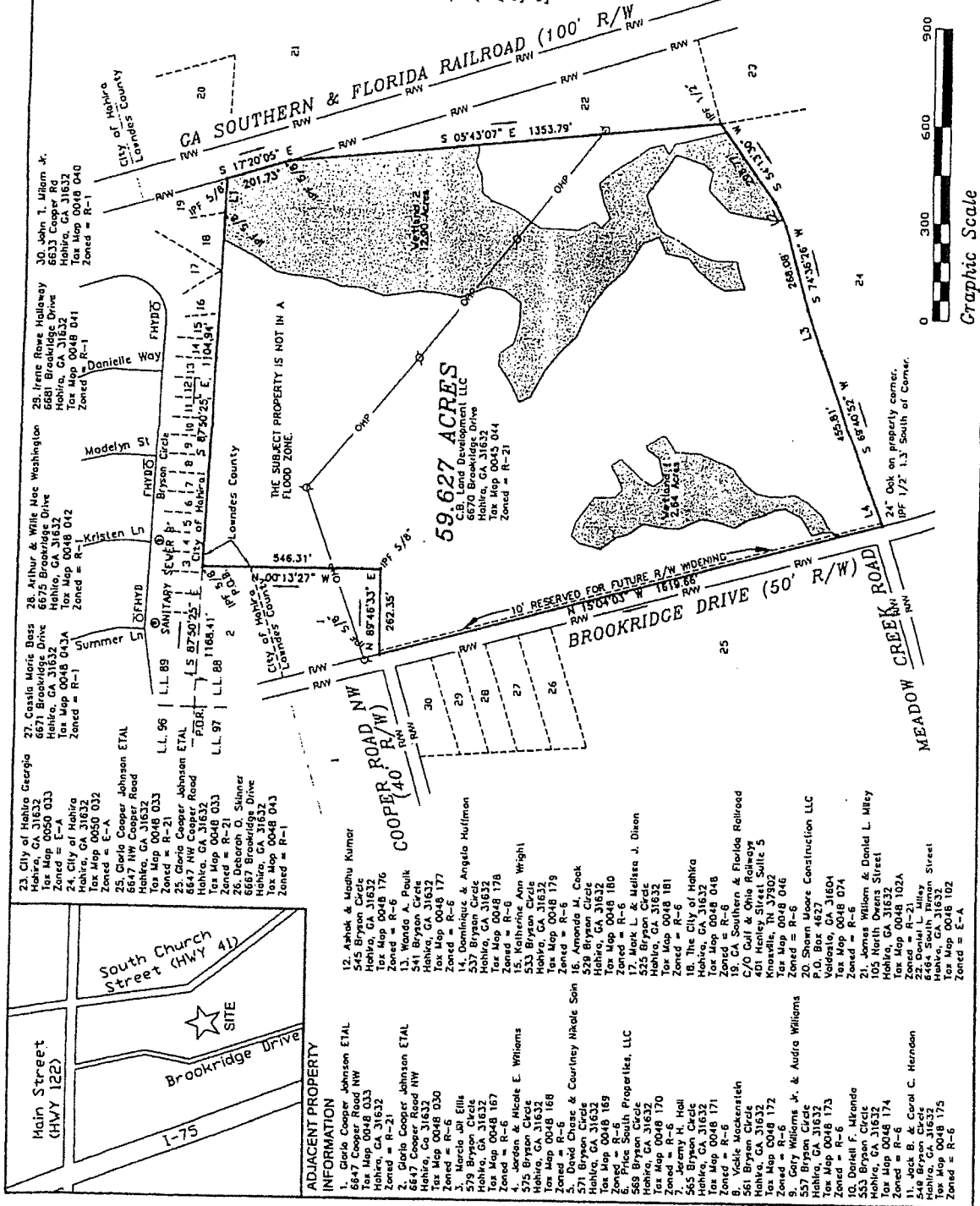
**SURVEY DATA**  
 Error of closure (plot): 1 in 50,000+  
 Error of closure (field): 1 in (open traverse)  
 Field work started on: 09-18-2019  
 Field work completed on: 09-24-2019  
 Angular error: 1" per angle point  
 Adjusted by: NA  
 Equip. used: Topcon Power Station (37)

LINE	BEARING	DISTANCE
L1	S 87°45'58" E	106.04
L2	S 64°41'32" W	79.18
L3	S 71°19'13" W	133.55
L4	S 69°01'28" W	176.25



Resuming Map for:  
**C.B LAND DEVELOPMENT LLC**  
 Land Lot # 88, 12th L.D.,  
 Lowndes County, Georgia.  
 Scale: 1" = 300'  
 September 24, 2019

**Carter Surveying, L.L.C.**  
 246 McCrea Road  
 Willacochee, Georgia 31650  
 Est. 1981  
 Tax Map / parcel(s) [Flat] L 0122-05 REZONE  
 0045 / 044  
 PH: 912.634.5066 email gmcarter@csll.com



23. City of Hahira Georgia  
 27. Coastal Morris Bases  
 28. Arthur & Willie Mae Washington  
 29. Irene Rowe Holloway  
 30. John T. Uffman Jr.  
 31. Irvin & Willie Mae Washington  
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**ADJACENT PROPERTY INFORMATION**

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LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2020 Holiday Schedule

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of the 2020 Holiday Schedule

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HISTORY, FACTS AND ISSUES: In accordance with the Lowndes County Personnel Policy, the 2020 Holiday schedule is being presented for the Commission's consideration. Lowndes County observes 8 holidays that span a total of 10 working days.

OPTIONS: 1. Approve the 2020 Holiday Schedule in accordance with the Lowndes County Personnel Policy.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Kevin Beals

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



## Memorandum

**To:** All Agencies  
**From:** Human Resources  
**Date:** July 1, 2019  
**Subject:** *2020 Holiday Schedule*

According to the Lowndes County Personnel Manual, the holiday schedule for 2020 is as follows:

Wednesday	January 1, 2020	New Year's Holiday
Monday	January 20, 2020	M.L.K. Birthday – Observed
Friday	April 10, 2020	Good Friday
Monday	May 25, 2020	Memorial Day – Observed
Friday	July 3, 2020	Independence Day - Observed
Monday	September 7, 2020	Labor Day
Thursday	November 26, 2020	Thanksgiving Day
Friday	November 27, 2020	Thanksgiving Holiday
Thursday	December 24, 2020	Christmas Holiday
Friday	December 25, 2020	Christmas Holiday
Friday	January 1, 2021	New Year's Holiday (2021)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Section 125 Plan Document Renewal for 2020

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adoption of Section 125 Plan Document

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HISTORY, FACTS AND ISSUES: The Section 125 Cafeteria Plan is a premium only plan (POP) that provides for a pre-tax deduction for qualified health plans for our employees. This plan adoption renewal for 2020 is necessary to comply with IRS regulations.

Adoption of the Section 125 Cafeteria Plan allows Lowndes County to withdraw premium only payments, from employees' paychecks, on a pre-tax basis. Health premiums that qualify for tax savings include medical, dental, vision, critical illness, accidental death and dismemberment, hospital indemnity and/or cancer insurance, short and long term disability policies and group-term life insurance policies up to \$50,000.00. Lowndes County's premium only plan became effective on May 26, 1989.

- OPTIONS: 1. Adopt the Section 125 Premium Only Plan for 2020 and authorize the Chairman to sign the Certificate of Resolution and Adoption Agreement.
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Kevin Beals

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2020 Workers' Compensation Insurance Renewal

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: \$165,229.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approve Workers' Compensation insurance coverage through the ACCG-GSIWCF (Group Self-Insurance Workers Compensation Fund)

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HISTORY, FACTS AND ISSUES: Lowndes County participates in the ACCG-GSIWCF (Group Self Insurance Workers Compensation Fund) Insurance Program (a non-profit, Georgia County government owned insurance fund). This non-profit program began in 1982 with 11 counties and has grown to 171 counties and authorities within the State of Georgia.

The renewal premium for Lowndes County is \$182,971.00. However, due to a dividend credit of \$17,742.00 the total amount due comes to \$165,229.00. It should be additionally noted that Lowndes County's safety/loss control program contributed to an additional 7.5% reduction in premium costs which is equivalent to an additional savings of \$14,835.00.

OPTIONS: 1. Approve Workers' Compensation insurance coverage renewal through the ACCG-GSIWCF.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Human Resources

DEPARTMENT HEAD: Kevin Beals

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Approval of the 2020 Commission Meeting Calendar

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT:

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: Approval of the 2020 Commission Meeting Calendar

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HISTORY, FACTS AND ISSUES: The calendar provided for the Commission's review has listed the commission meeting dates for 2020. The Commission is asked to review and approve the 2020 Commission Meeting calendar.

OPTIONS: 1. Approve the 2020 Commission Meeting Calendar  
2. Board's pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# Commission Meeting Schedule & Holidays

# 2020

## Meeting Dates

January 13, 14, 27, 28  
 February 10, 11, 24, 25  
 March 9, 10, 23, 24  
 April 13, 14, 27, 28  
 May 11, 12, 26  
 June 8, 9, 22, 23  
 July 13, 14, 27, 28  
 August 10, 11, 24, 25  
 September 8, 21, 22  
 October 12, 13, 26, 27  
 November 9, 10  
 December 7, 8

## Holidays

January 1—New Year's Day  
 January 20—MLK Birthday observed  
 April 10—Good Friday  
 May 25—Memorial Day observed  
 July 3—Independence Day observed  
 September 7—Labor Day  
 November 26—Thanksgiving Day  
 November 27—Thanksgiving Holiday  
 December 24—Christmas Holiday  
 December 25—Christmas Day

ACCG Annual Conf—April 24-27,  
 2020



January	February	March	April
S M T W T F S S S	S M T W T F S S S	S M T W T F S S S	M T W T F S S S
13 14 27 28	10 11 24 25	9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
May	June	July	August
S M T W T F S S	S M T W T F S S	S M T W T F S S	S M T W T F S S
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
September	October	November	December
S M T W T F S S	S M T W T F S S	S M T W T F S S	S M T W T F S S
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Office of the Governor Criminal Justice Coordinating Council  
Accountability Court Lowndes County DUI Court- State Court

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: \$2035.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Lowndes County DUI Court Grant

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HISTORY, FACTS AND ISSUES: This award is made under the Accountability Courts State of Georgia grant program. The Lowndes County DUI Court has been awarded a supplemental grant by the Criminal Justice Coordinating Council for a total of \$18,314 ; with a 10% match requirement by the County in the amount of \$2035. These supplemental funds are to pay our surveillance officer of the DUI Court team and also to continue using MIDS to assist with getting our participants to their required treatment classes.

- OPTIONS: 1. Approve  
2. Board's pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: State Court

DEPARTMENT HEAD: Judge Golden

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: