



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, NOVEMBER 8, 2021, 8:30 AM
REGULAR SESSION, TUESDAY, NOVEMBER 9, 2021, 5:30 PM
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. One Valdosta-Lowndes Presentation (Work Session)

5. Minutes For Approval

- a. Work Session - October 25, 2021, Regular Session - October 25, 2021, & Comprehensive Plan Update Public Hearing - October 26, 2021
Recommended Action: Approve
Documents:

6. Appointment

- a. Hospital Authority of Valdosta and Lowndes County
Recommended Action: Board's Pleasure
Documents:

7. Public Hearing

- a. REZ-2021-22 John Sineath, 3895 US HWY 41 North, 0.63 acres R-1 to C-G, County Utilities
Recommended Action: Board's Pleasure
Approve
Documents:
- b. REZ-2021-23 Cotton Property, 3986 Wilkerson Road, 5 acres, E-A to R-A, Well & Septic
Recommended Action: Board's Pleasure
Approve
Documents:
- c. REZ-2021-24 Barry Godfrey, Mt. Zion Church Road, 1.5 acres, R-10 to C-H
Recommended Action: Board's Pleasure
Approve
Documents:
- d. TWR-2021-01 CitySwitch II, LLC, Bemiss Road, New 265' Telecommunications Tower
Recommended Action: Board's Pleasure
Approve
Documents:

8. For Consideration

- a. FY23 5311 Regional Transit Resolution
Recommended Action: Approve
Board's Pleasure
Documents:
- b. Adoption of Budget Calendar for FY 2022 - 2023
Recommended Action: Adopt
Documents:
- c. Community Development Block Grant-CV - Second Harvest
Recommended Action: Approve
Board's Pleasure
Adopt
Documents:
- d. Code Red Annual Renewal
Recommended Action: Approve
Documents:
- e. Request for Cash Match Increase for VAWA ASG Salary Supplement
Recommended Action: Option 1
Documents:
- f. 2021 Comprehensive Plan Adoption
Recommended Action: Board's Pleasure
Adopt
Documents:

9. Bid

- a. 2021 LMIG Safety Action Plan Restriping
Recommended Action: Board's Pleasure
Approve
Documents:

10. Reports - County Manager

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

12. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Hospital Authority of Valdosta and Lowndes County

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: appointing or reappointing a member

HISTORY, FACTS AND ISSUES: Mr. Ben Copeland, Sr.'s seat on the Hospital Authority of Valdosta and Lowndes County will expire on December 1, 2021. The Authority submitted the names of Mr. Ben Copeland, Sr., Mr. Norman "Bo" Lovein, and Mrs. Suzanne Mathis for consideration. They have all expressed an interest in serving on the Authority.

OPTIONS: 1. Appoint/reappoint a member
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



HOSPITAL AUTHORITY OF VALDOSTA AND LOWNDES COUNTY, GEORGIA

Sam Allen, Chairman
Ben I. Copeland, Sr.
Brian Griner, MD
John W. Langdale, Jr.

Gregory Powell
John Roan, DDS
Tim Dame
Shirley J. Garland
Ronald E. Dean, Secretary

October 20, 2021

Mr. Bill Slaughter, Chairman
Lowndes County Board of Commissioners
327 North Ashley Street, 3rd Floor
Valdosta, Georgia 31601

RE: Vacancy on the Board of Trustees of the Hospital Authority of Valdosta and Lowndes County, Georgia

Dear Chairman Slaughter:

The Hospital Authority of Valdosta and Lowndes County, Georgia met at the regularly scheduled monthly meeting on October 20, 2021. The following three names are being submitted from which Lowndes County will select one person to fill the upcoming vacancy or reappointment of Mr. Ben I. Copeland, Sr.'s seat on the Authority which expires on December 1, 2021:

1. Mr. Ben I. Copeland, Sr.
2. Mr. Bo Lovein
3. Mrs. Suzanne Mathis

The Hospital Authority looks forward to hearing from Lowndes County as to its selection to fill the existing vacancy.

Thank you for your consideration in this matter.

With best wishes, I am

Sincerely,

Sam Allen, Chairman
Hospital Authority of Valdosta and Lowndes County, Georgia

CC: Hospital Authority Board, Mayor Scott James Matheson, Mark Barber, Paige Dukes

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #95

Date Submitted: 10/24/2021

Date:

10/24/2021

Board/Agency Applying For:

Hospital Authority

Last Name

Copeland Sr

First Name

Ben

Street Address

City/State/Zip

Lake Park Ga 31636

Phone Number

;

Email Address

Occupation

Retired

Professional Experience

Former President of Patten Seed Co .

Knowledge & Skills

50 years experience in business management

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Hospital Authority of Valdosta and Lowndes County

Extra Activities & Community Organizations

Volunteer positions with the Technical College System of Georgia and Wiregrass Technical College for 40 years.

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #94

Date Submitted: 10/22/2021

Date:

10/22/2021

Board/Agency Applying For:

Hospital Authority Board

Last Name

Lovein

First Name

Norman

Street Address

City/State/Zip

Nashville, Ga 31639

Phone Number

Email Address

Occupation

Retired auto dealer

Professional Experience

Knowledge & Skills

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

SGMC Foundation

Extra Activities & Community Organizations

Rotary club

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #96

Date Submitted: 11/1/2021

Date:

11/1/2021

Board/Agency Applying For:

Hospital Authority Board

Last Name

MATHIS

First Name

SUZANNE

Street Address

City/State/Zip

LAKELAND, GA 31635

Phone Number

Email Address

Occupation

ATTORNEY

Professional Experience

Practice of Law for 36 years

Knowledge & Skills

I've been on the Advisory Board for South Georgia Medical Center- Lakeland. I've been on the Foundation Board for South Georgia Medical Center-Lakeland.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Member of the Advisory Board for South Georgia Medical Center-Lakeland

Extra Activities & Community Organizations

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-22 John Sineath, 3895 US HWY 41 North, 0.63 acres R-1 to C-G, County Utilities

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-21 John Sineath, 3895 US HWY 41 North, 0.63 acres R-1 to C-G, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low-Density Residential (R-1) zoning to General Commercial (C-G) zoning. The general motivation, in this case, is a speculative commercial use of the subject property. For reference, a chart showing the allowable uses in C-G zoning is attached. Access to and from the subject property is proposed to be off of Old US 41 N., a County maintained arterial road on the east side of the property, and Stewart Circle to the west, a County maintained collector road. It should be noted that this section of Old US 41 N is undergoing widening. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance, C-G zoning is listed as a permitted zoning within a Neighborhood Activity Center Character Area.

Aspects of this case worthy of consideration include the following: 1. The subject property is within the Old US 41, North Corridor Road Overlay District (COR), 2. The previous approval of the last section of this property's redevelopment for a floor covering facility, and 3. The future interconnections associated with existing and future developments.

The TRC reviewed this application and had no objectionable comments, and the GLPC recommended approval by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

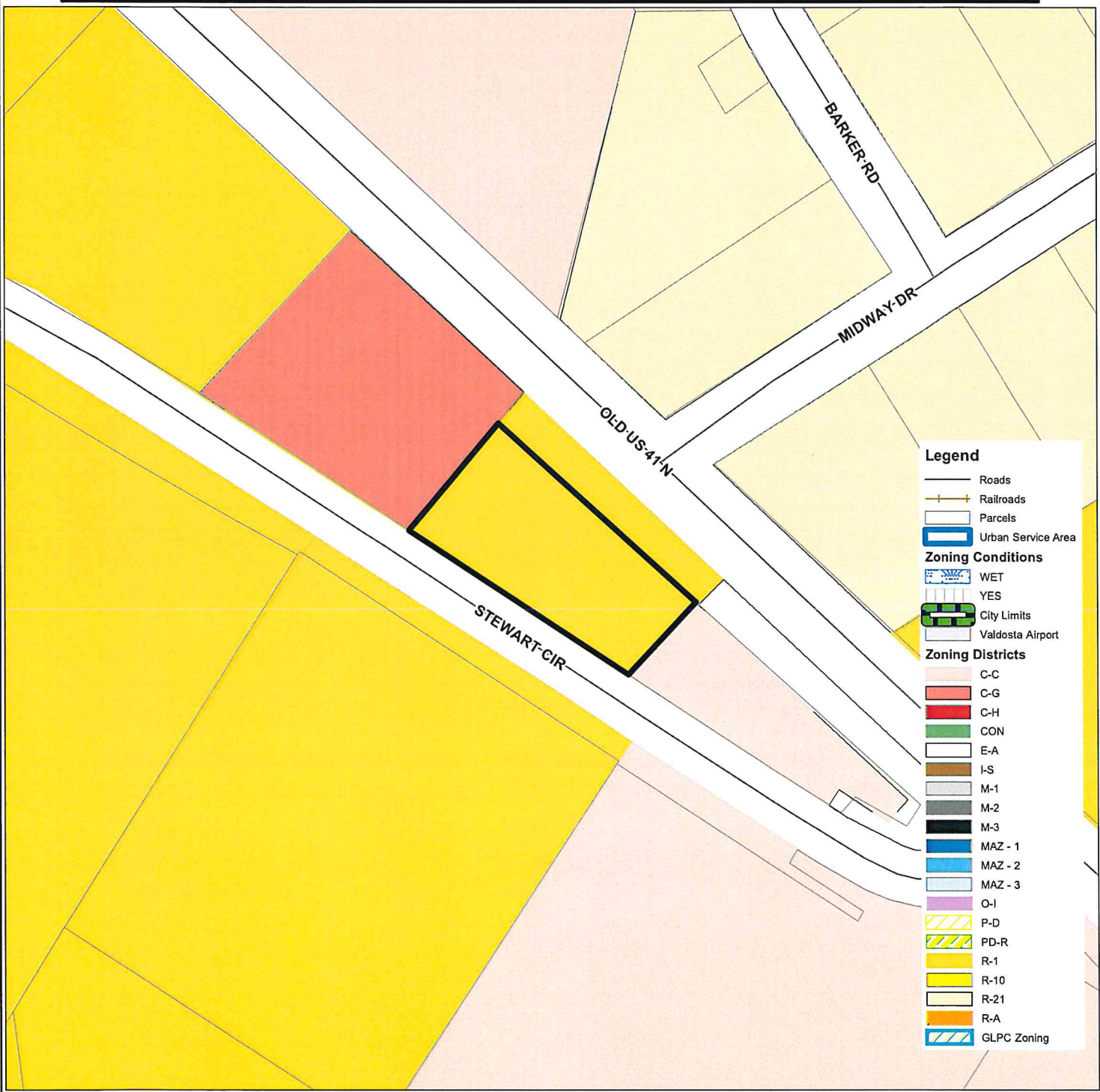
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-22

Zoning Location Map

John Sineath
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: C-G



Legend

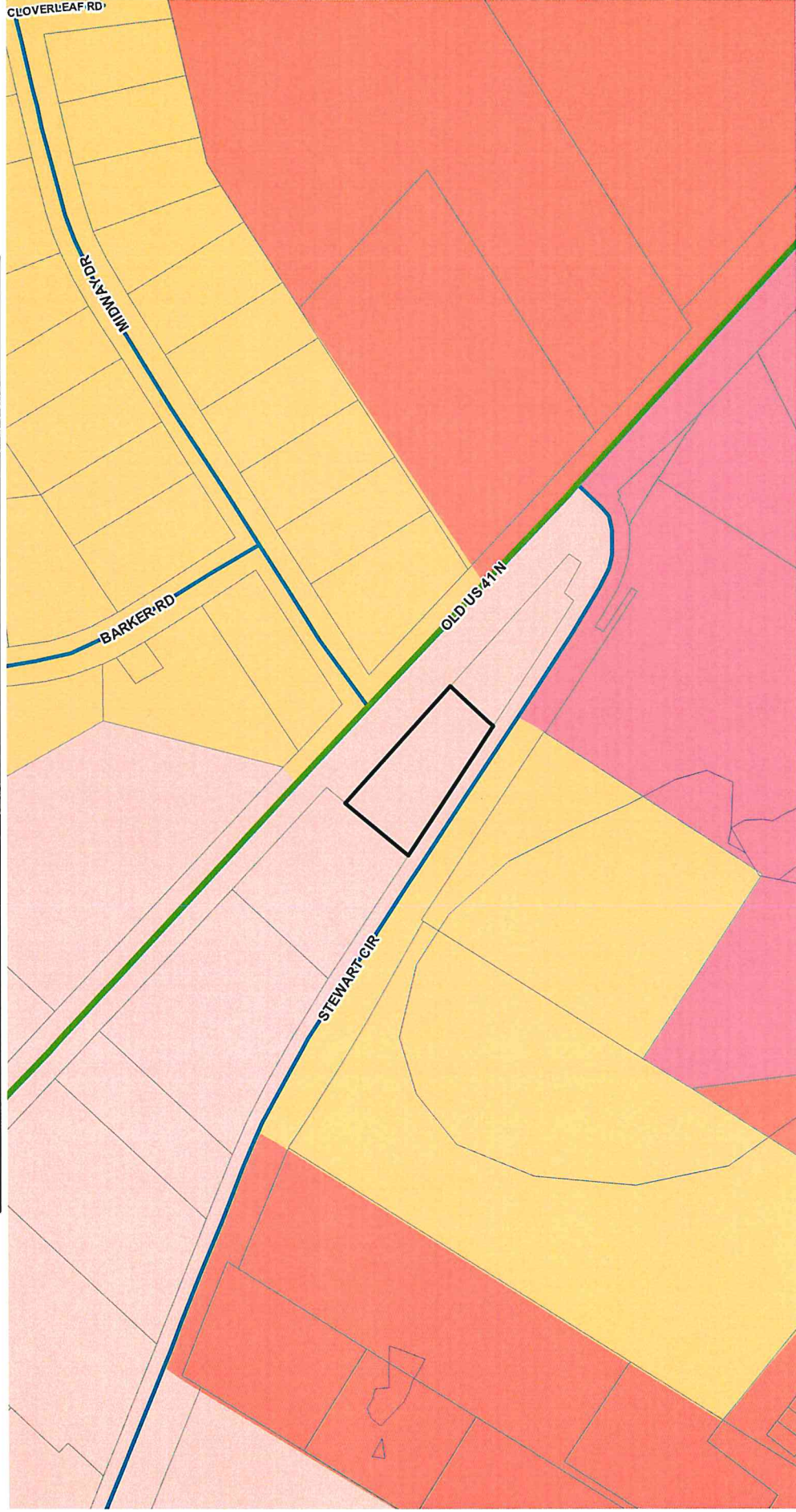
- Roads
- Railroads
- Parcels
- Urban Service Area
- Zoning Conditions**
- WET
- YES
- City Limits
- Valdosta Airport
- Zoning Districts**
- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



REZ-2021-22

Future Development Map

John Sineath
Rezoning Request



Roads

Functional Classification

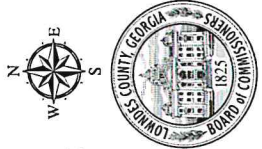
- 1. INTERSTATE
- 3. OTHER PRINCIPAL ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water

Land Use Categories

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



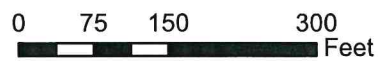
REZ-2021-22

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 |

John Sineath
Rezoning Request



Lowndes County
J D Dillard
Planning & Zoning Director

RE: 3895 N HWY 41

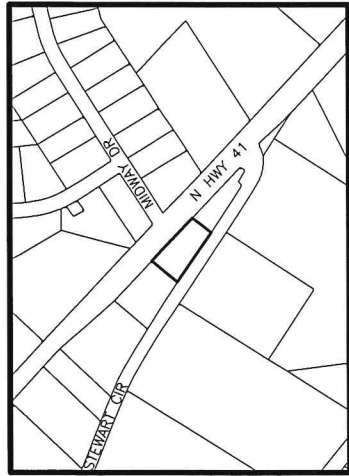
JD

In reference to 3895 N HWY 41, 0072 0198A, please accept this letter as a Notice of Intent. The zoning change is requested to bring the parcel to the same Zoning as the parcel adjacent to it, 3911 N HWY 41, 0072 0198. Currently, we have prospects that would comply with this zoning with an occupancy of Business/Office/Mercantile.

John Sineath



10/13/2021



OLD US HWY 41 NORTH (130' R/W)

P.O.B.
NORTHERN MOST PROPERTY
CORNER OF THAT 0.63 ACRE
TRACT RECORDED IN PLAT
CABINET "B" PAGE 309

S 46°49'21" E 238.64'

TRACT 1
0.63 Acres
CURRENTLY ZONED R-1
PROPOSED ZONING C-G

NOW OR FORMERLY
LRE PROPERTIES LLC
DB 6561 PG 743
ZONED C-G

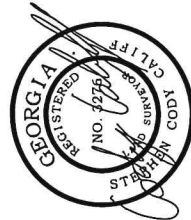
N 39°46'14" E 132.63'

NOW OR FORMERLY
LSO INVESTMENTS LLC
DB 6352 PG 169
ZONED C-C

S 38°30'53" W 95.91'

N 55°28'08" W 150.91'

STWEART CIRCLE (60' R/W)



INNOVATE
Engineering & Surveying

PHONE: 229-249-9113 www.innovatecs.com
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:

3895 NORTH HWY 41



FIELD CLOSURE: 1' IN 41,221'
ANGLE ERROR: 3" PER ANGLE
PLAT CLOSURE: 1' IN 977,724'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRX6+ GNSS ROVER
CARLSON RT3 TABLET DC

LOCATED IN
LAND LOT 37
12th LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 10/11/2021
FIELD SURVEY DATE:
10/11/2021
SCALE 1" = 50'

Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional zoning districts are established:

- A. OI, Office Institutional. This district is intended to allow development of business and professional activities, medical and dental facilities, and the development and maintenance of publicly owned lands and structures, parks and recreation areas, public schools, and buildings used principally for government functions. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.
- B. C-C, Crossroads Commercial. This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential and agricultural areas. It is further the intent of this district to encourage such uses to be a part of a crossroads commercial convenience center.
- C. C-G, General Commercial. This district is intended to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping centers.
- D. C-H, Highway Commercial. This district is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

Zoning Districts:	C-C	C-G	C-H
P – Permissible			
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
Land Uses:			
Social Services			
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	P
Transitional Care Facility (For an “S” See Also Section 4.03.27)			S
Agricultural and Farm 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)	S		S
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S		S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)			S
Adult Entertainment (See Also Adult Entertainment Ordinance)			S
Alcohol Package Store	P	P	P

Zoning Districts:	C-C	D-C	H-C
P – Permissible			
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	S		S
Bait and Tackle	P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)		S	S
Business Services such as Copying, Mailing, or Printing	P	P	P
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S
Club, Lodge, Meeting or Event Facility		P	P
Day Care Center (19+ children) (For an “S” See Also Section 4.03.08)	P	P	P
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	P	P	P
Family Day Care (6 or less children) (For an “S” See Also Section 4.03.08)	P	P	P
Detail Shop / Car Wash	P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	S	S	S
Financial Institutions, Banks and Credit Unions	P	P	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.			P
Funeral Home	P	P	P
Gasoline Station, with or without a Convenience Store	P	P	P
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P
Grocery Store	P	P	P
Home Sales Lot, Manufactured or Site Built Display			P
Hotels and Motels		P	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)	S	S	S
Laundry, Self-Service	P	P	P
Lounge, Bar, and Nightclub			P
Light Industry with total cumulative building sqft. under 30,000 sqft.			P
Medical and Dental Clinics, Laboratories	P	P	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S
Parking lots and Parking Garages	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P

Zoning Districts:			
P – Permissible	C-C	C-G	C-H
S – Permissible Subject to Supplemental Standards			
Blank – Prohibited			
Professional Offices	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)			S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks		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		P
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S		S
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S
Research and Experimental Laboratories			P
Restaurant	P	P	P
Retail Stores	P	P	P
Business, Commercial Schools	P	P	P
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P
Trade, Industrial Schools	P		P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.			P
Theaters, Movie or Performing Arts (Indoor Only)		P	P
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	P	P	P
Truck Stops			P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)	S	S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.			P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.			P

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-23 Cotton Property, 3986 Wilkerson Road, 5 acres, E-A to R-A, Well & Septic

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-23 Cotton Property, 3986 Wilkerson Road, 5 acres, E-A to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided. Section 4.01.01(B) of the ULDC Design Standards for Lots prevents lots from being created that do not meet the minimum dimensional requirements for their zoning district, thus creating the need to request rezoning.

The subject property is located on the corner of Wilkerson Rd and Hickory Grove Rd N and is part of the Rural Residential Character Area, with access to and from the property from both adjacent roads. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The surrounding zoning is E-A, with an average lot size of at least 5 acres, 2) The closest R-A zoning is approximately .44 miles to the east, on Fletcher Grove Rd, 3) The subject property contains road frontage on two County maintained roads, providing enough road frontage to divide the parcel.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land-use patterns of the area, and the GLPC recommend approval by unanimous vote (9-0).

- OPTIONS:
- 1) Board's Pleasure
 - 2) Approve
 - 3) Approve with Conditions
 - 4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

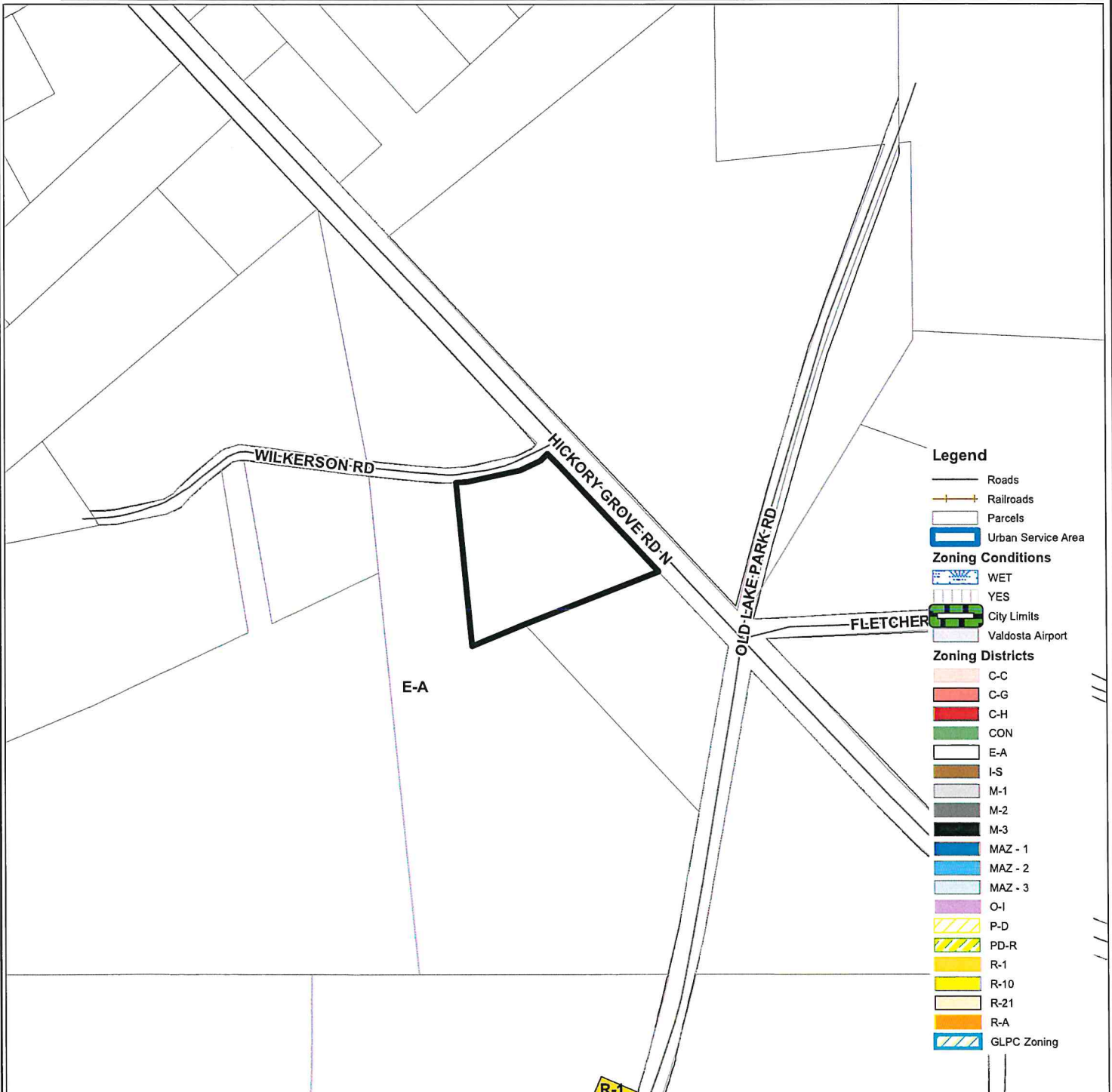
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-23

Zoning Location Map

Cotton Property
Rezoning Request

CURRENT ZONING: EA
PROPOSED ZONING: RA

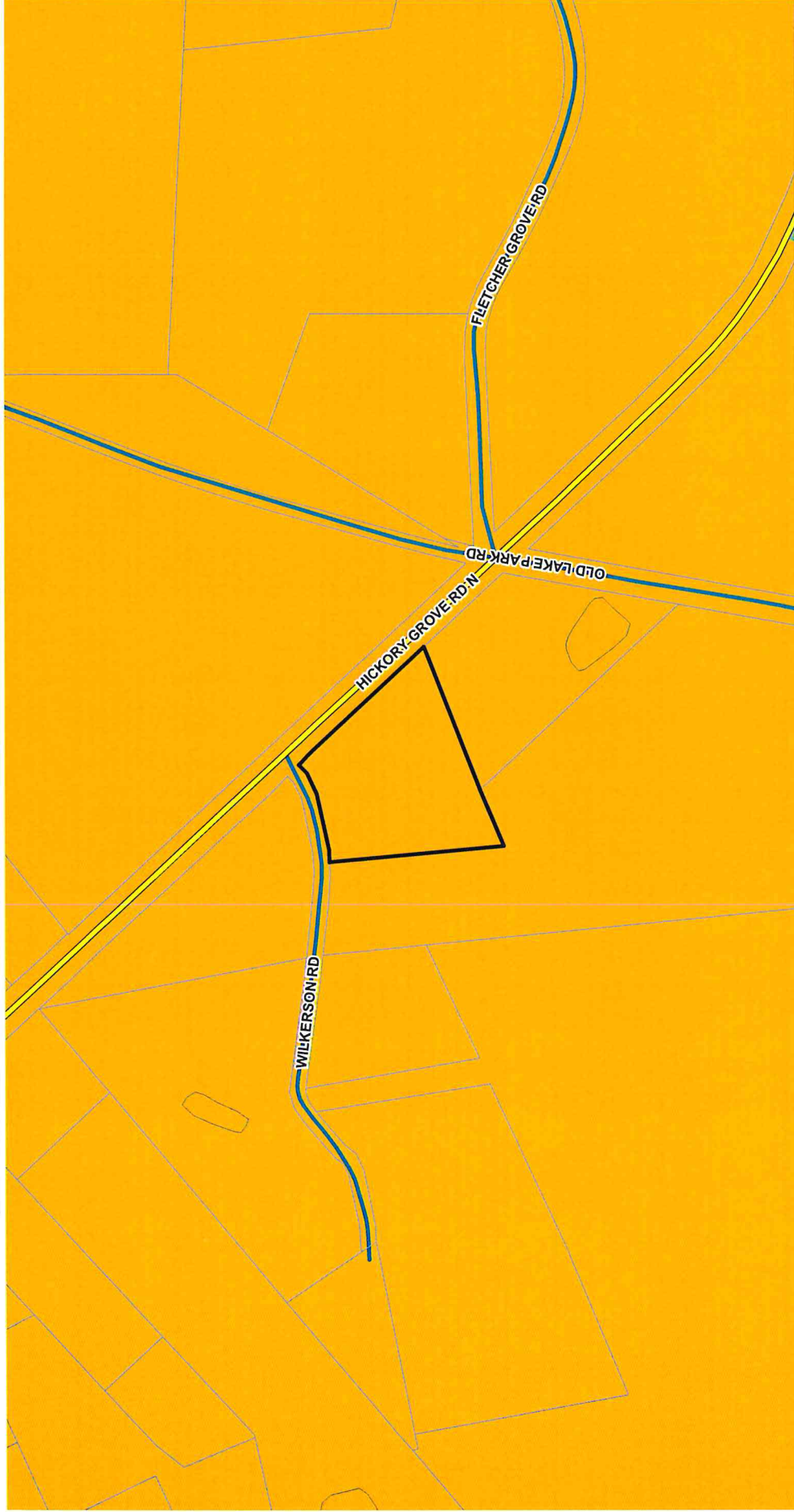


Legend

- Roads
- Railroads
- Parcels
- Urban Service Area
- Zoning Conditions**
 - WET
 - YES
 - City Limits
 - Valdosta Airport
- Zoning Districts**
 - C-C
 - C-G
 - C-H
 - CON
 - E-A
 - I-S
 - M-1
 - M-2
 - M-3
 - MAZ - 1
 - MAZ - 2
 - MAZ - 3
 - O-I
 - P-D
 - PD-R
 - R-1
 - R-10
 - R-21
 - R-A
 - GLPC Zoning



Cotton 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
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/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

N
W E
S

LOWNDES COUNTY, GEORGIA
BOARD of COMMISSIONERS
1825

VALOR
VALDOSTA-LOWNDES REGIONAL GEOGRAPHIC INFORMATION SYSTEM

Visit VALOR on the web at: WWW.VALORGIS.COM

REZ-2021-23

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 |

Cotton Property Rezoning Request



To whom it may concern:

I Bonita Cotton wish to rezone my property from E-A to R-A zoning in Lowndes County. My desire is to ultimately divide my property into two 2.5 acre tracts so that I may sell my home and 2.5 acres.

Sincerely

Bonita Cotton

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-24 Barry Godfrey, Mt. Zion Church Road, 1.5 acres, R-10 to C-H

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-24 Barry Godfrey, Mt. Zion Church Road, 1.5 acres, R-10 to C-H

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-10 (Suburban Residential) to C-H (Highway Commercial). The applicant's desire is to semi-retire, and downsize his current operation at 3255 N Valdosta Road by relocating his automobile inventory to the subject property. Currently, the subject property is considered legal non-conforming since it is developed with several structures- some commercial and some residential in an R-10 district. It is the intent of the ULDC to allow nonconformities to continue until they are removed or discontinued, but nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding structures or uses prohibited elsewhere in the same district (ULDC 9.01.00). In order to add a vehicle sales lot to the property, a rezoning is necessary as the proposed use is prohibited in R-10 districts.

The subject property is depicted as a Community Activity Center on the Future Development Map and is within the Urban Service Area, however, County Utilities are not available. Community Activity Centers permit C-H zoning when located along major collector roads or arterials and encourage uses linked to the economic activities in the surrounding region. The character of this area is mixed with commercial properties to the west and north, residential property to the east and south, and educational institutions further east beyond the residential section.

Supplemental standards for vehicle sales establishments found in Section 4.03.04(B) of the ULDC require that the display and sales area for vehicles be provided with a paved, or stabilized dust-free surface, and be set back a minimum of 100 feet from properties zoned for residential use. Additionally, Section 4.07.06(C) Buffer Area Standards require a minimum buffer area of 30 feet between commercially zoned properties adjacent to residentially zoned properties.

Health Department records indicate only two addresses/uses on the property for a three-bedroom home and a manufactured home on well and septic, which maximizes the use of the property based on DPH lot rules. The property currently possesses five addresses/uses on the property; a three-bedroom home, two manufactured homes, and two storage warehouses. The DPH lot size rule does not allow for any additional uses of the property.

The TRC reviewed this request and found it consistent with the comprehensive plan, and after a lengthy

discussion about the allowed uses in C-H zoning and how future development might best comply with the requirements of the ULDC, the Planning Commission ultimately recommended approval (8-1).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

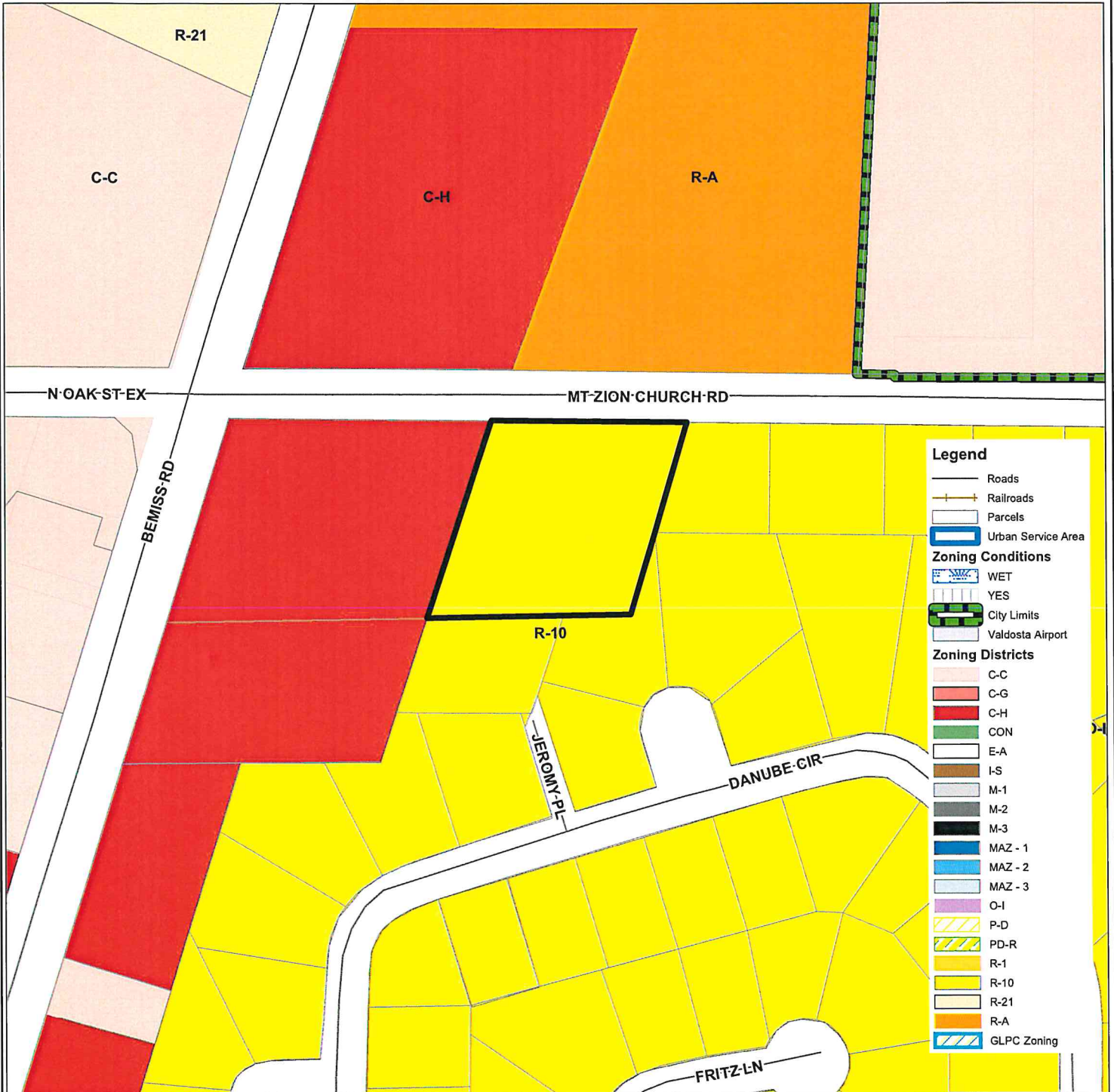
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-24

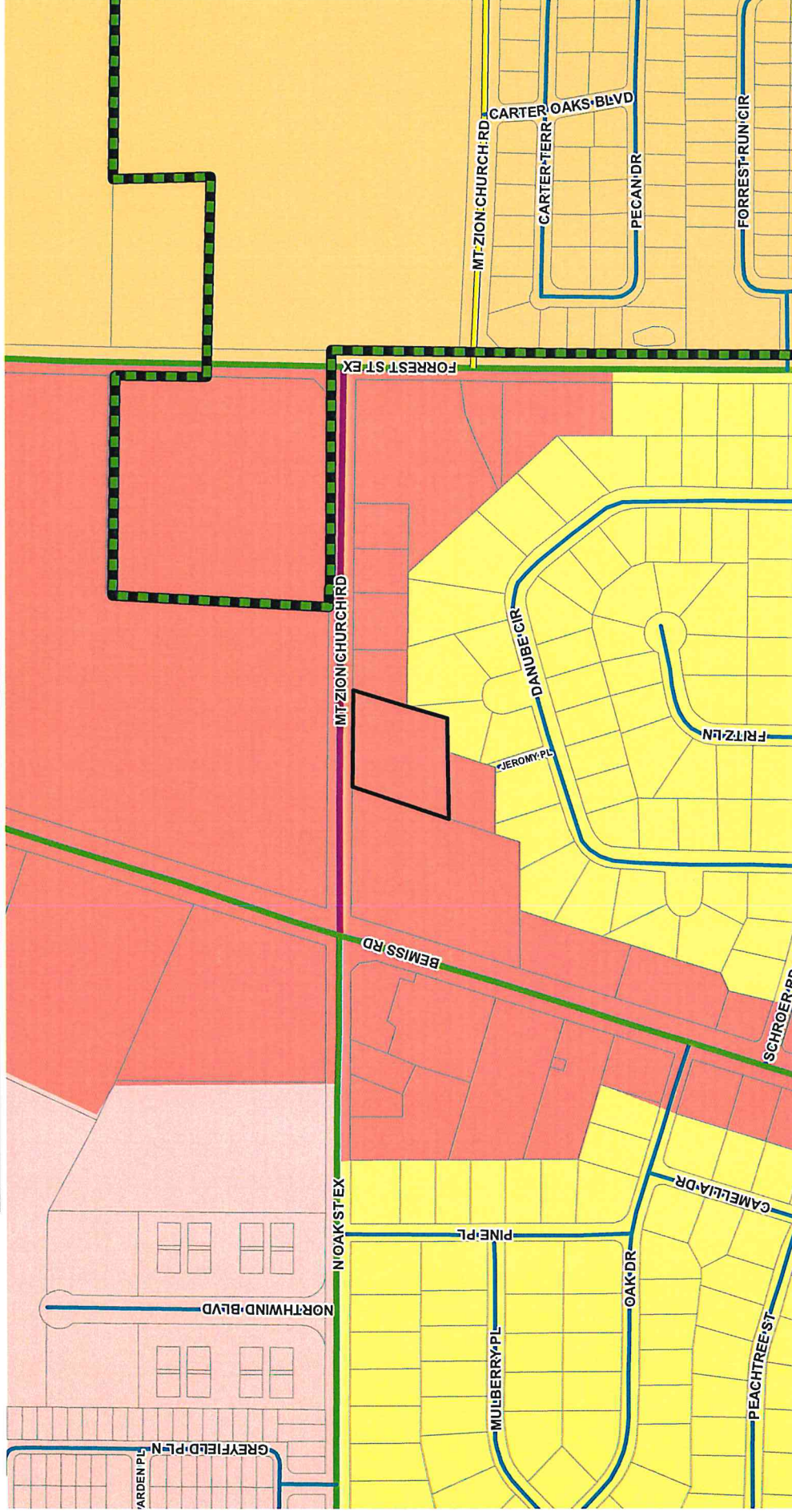
Zoning Location Map

Barry Godfrey
Rezoning Request

CURRENT ZONING: R-10
PROPOSED ZONING: C-H



Barry Godfrey 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

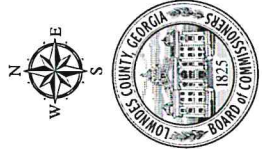
- City Limits
- Parcels
- Open Water

Neighborhood Activity Center

- 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

Agriculture / Forestry

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Institutional Area
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone



0 150 300 600 Feet

Visit VALOR on the web at: WWW.VALORGIS.COM

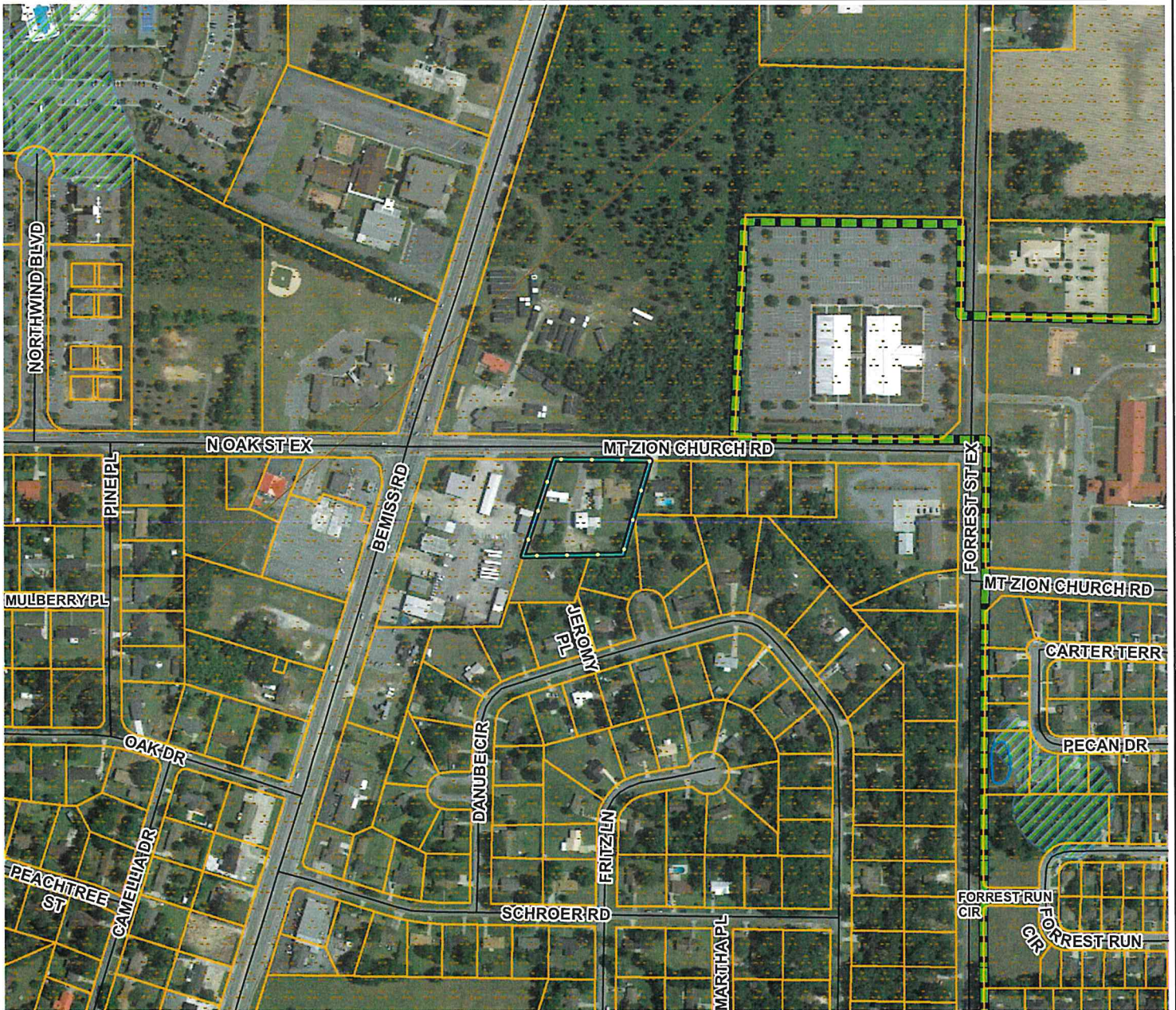
REZ-2021-24

WRPDO Site Map

Legend

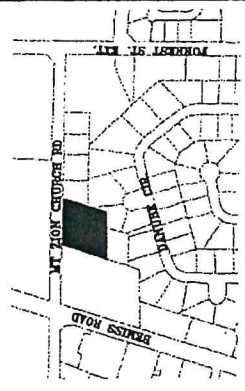
- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

Barry Godfrey
Rezoning Request



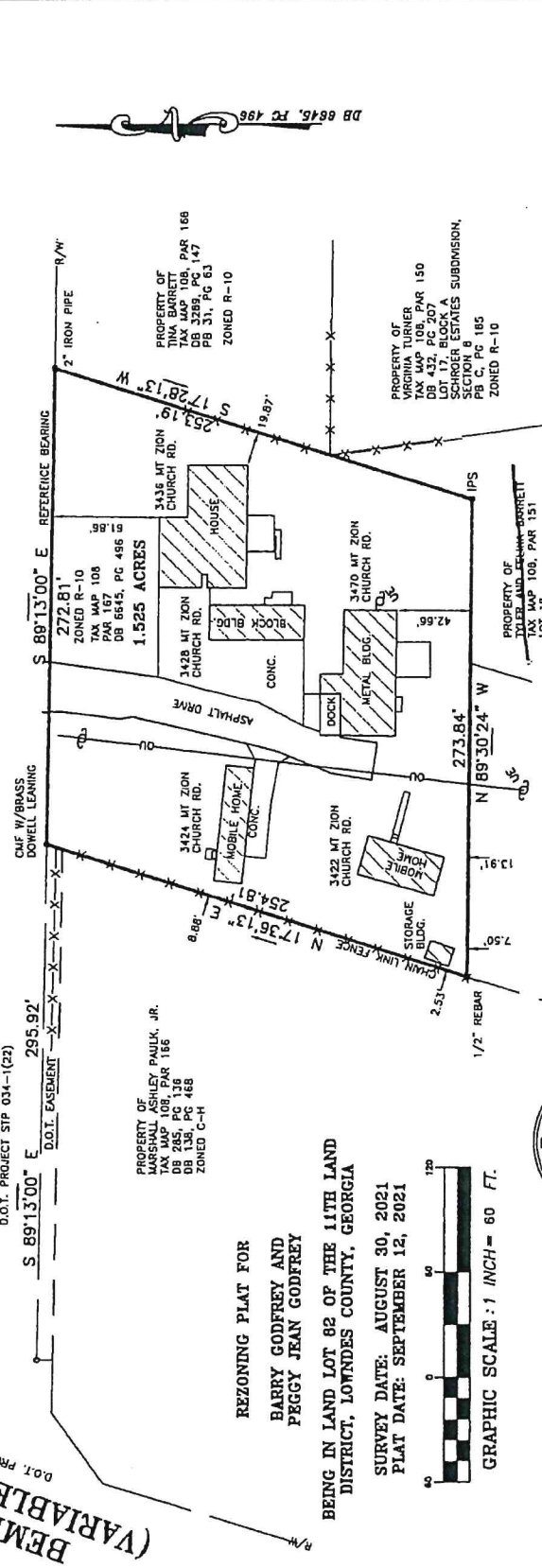
- PER LOWDES COUNTY CODE, THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT IN A 100-YR FLOOD ZONE, IS NOT A SEPTIC SYSTEM, AND IS NOT A SEPTIC SYSTEM AS SHOWN - THERE ARE DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(a)(4)).
- THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYING AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-87.
- THE SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-87.

FIELD MEASUREMENTS WERE BASED UPON REDUNDANT MEASUREMENTS OF THE PROPERTY WITHIN THE SURVEY AND CONFORMS TO BOARD RULE 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR SUBJECT AREA.
 PLAT CLOSURE: 1/127.229
 BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO DB 6645, PG 496



BEMISS ROAD (VARIABLE WIDTH R/W)
 D.O.T. PROJECT STP 034-1(22)

MT. ZION CHURCH RD. (60' R/W)



REZONING PLAT FOR
BARRY GODFREY AND
PEGGY JEAN GODFREY

BEING IN LAND LOT 82 OF THE 14TH LAND DISTRICT, LOWDES COUNTY, GEORGIA

SURVEY DATE: AUGUST 30, 2021
 PLAT DATE: SEPTEMBER 12, 2021



Southeastern Surveying, Inc.
 601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31601 Fax: 229-259-9926
 E-mail: bsherring@seasurveying.com
 EA Certificate of Authorization No. 685

- IPS - IRON PIN SET - 5/8" REBAR
- R/W - RIGHT OF WAY
- X-X-X- - FENCE
- CO - POWER POLE
- OU - OVERHEAD UTILITY
- DB - DOWELL LEANING
- EQUIPMENT USED: TOPCON PS-103X TOTAL STATION*

DWANE BRY
 BARRY GODFREY
 STEPHANIE
 T.C.V. RECORDS



Tillman Motors LLC

"Serving South Georgia Since 1939"

3255 North Valdosta Road • Valdosta, Georgia 31602
(229) 242-5277 • Fax (229) 244-4579
tillmanmotors353@bellsouth.net

September 22, 2021

To Whom It May Concern,

My Father in Law Mr. Chaney developed this property in 1977 before we had Zoning. It has always been used as a commercial property. The Handy Dan Ice Company still operates every day from this property. I am part owner of Tillman Motors that has been in Valdosta since 1939. I turned 64 this year and I'm beginning to think about slowing down. In order to maintain my Used Car License I have to have an office and a sign. In the future I would like to have the opportunity to downsize and have my office at my Mt Zion Property. Thanks for your cooperation I look forward to continuing to be a long time business owner in Lowndes County.

Sincerely,

Barry Godfrey

A handwritten signature in black ink, appearing to read 'Barry Godfrey', is located below the typed name.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: TWR-2021-01 CitySwitch II, LLC, Bemiss Road, New 265'
Telecommunications Tower

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TWR-2021-01 CitySwitch II, LLC, Bemiss Road, New 265'
Telecommunications Tower

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to construct a new ~265' telecommunications tower on a ~1.5acre parcel on Bemiss Road to fill a gap in their coverage area. The subject property is currently zoned Highway Commercial (C-H) within the Bemiss Corridor Overlay district and is allowed to be used for the construction of a new telecommunications tower with GLPC review and LCBOC approval. The subject property is in the Urban Service Area and part of the Neighborhood Activity Center on the Future Development Map.

The proposed tower is determined to be of "No Hazard to Air Navigation" by the Federal Aviation Administration, and officials at the Valdosta Regional Airport (VLD) and Moody Air Force Base (MAFB) have been notified of the request and provided no additional comments or objections.

At the November 2nd ZBOA meeting, the applicant was approved for a variance to the setback requirements in Section 5.05.05 of the ULDC, based on the Engineering Fall Zone letter that states if the tower were to fall, it would do so within the 100x100 foot leased area within the subject property.

The TRC had no objectionable comments and Staff found this request overall consistent with the Comprehensive Plan. The Planning Commission heard this request at their October meeting and recommended approval by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

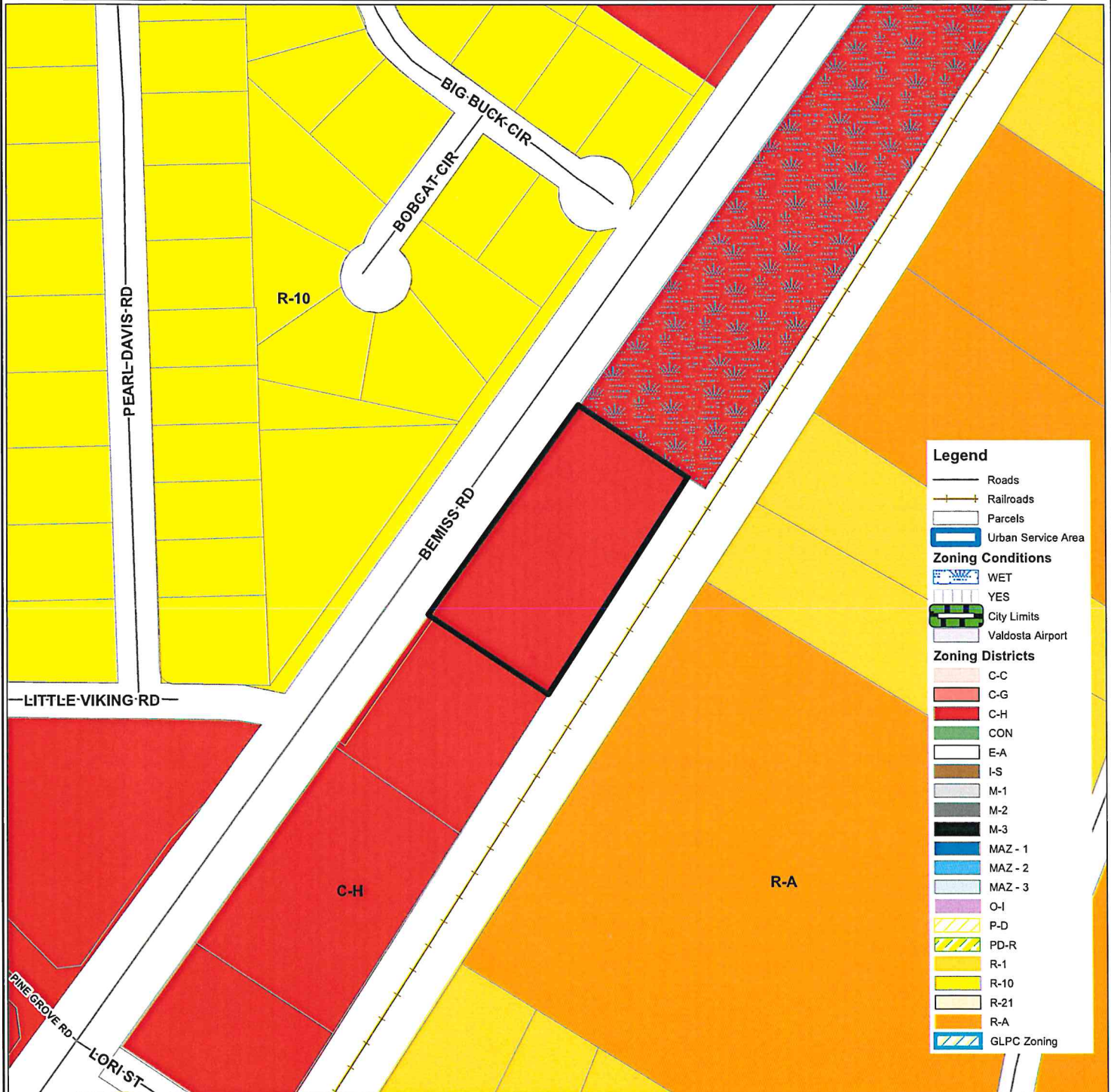
DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

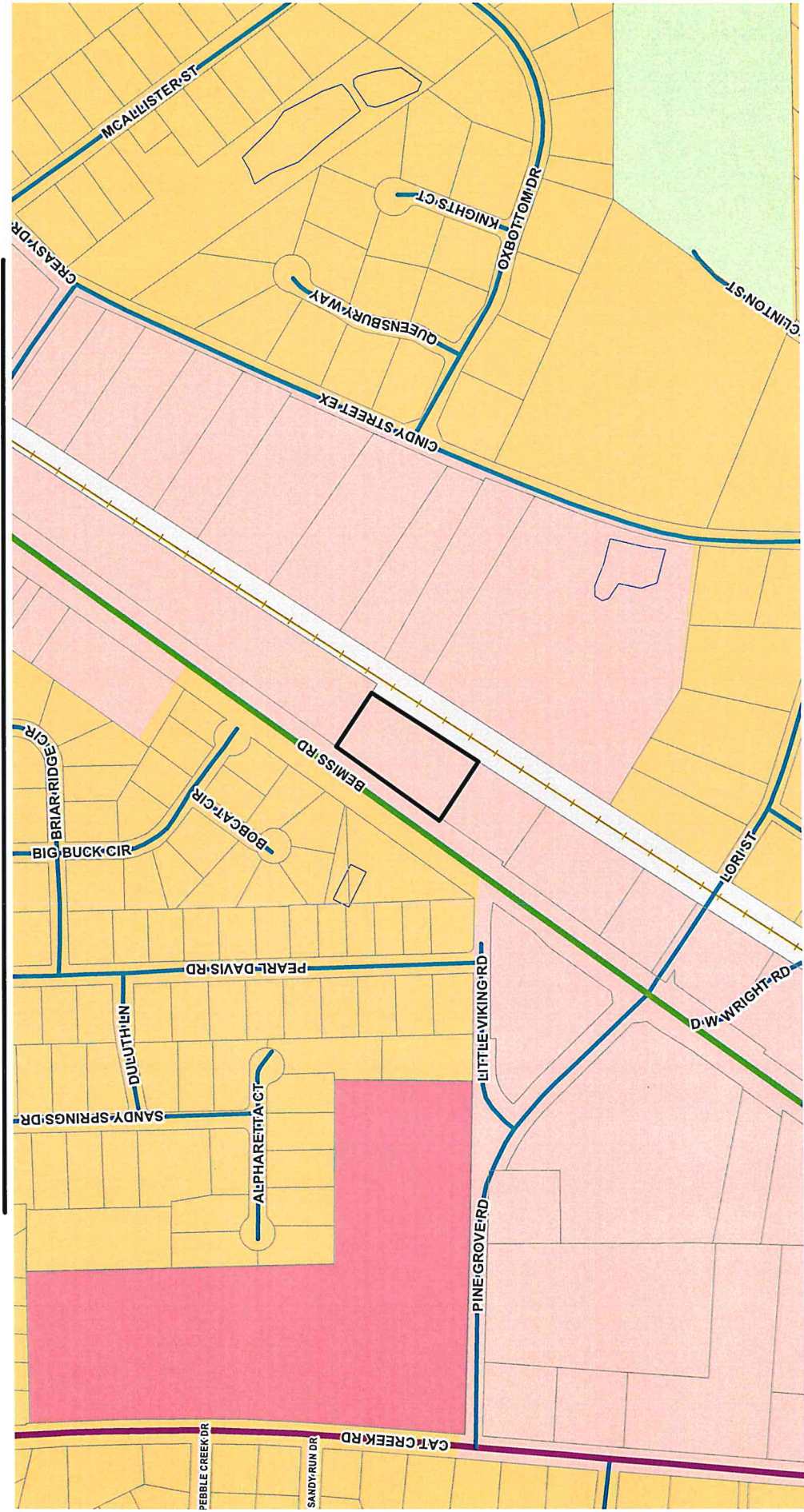
TWR-2021-01

Zoning Location Map

CitySwitch II, LLC



CitySwitch II, LLC



Roads

Functional Classification

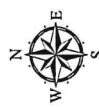
- 1. INTERSTATE
- 3. OTHER PRINCIPAL ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water

Activity Centers

- 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
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone



VALOR

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TWR-2021-01

WRPDO Site Map

Legend

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

CitySwitch II, LLC



EXHIBIT C

FAA DETERMINATION OF NO HAZARD LETTER



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2021-ASO-13062-OE

Issued Date: 08/03/2021

Leslie Lindeman
 Palm-Tech Consulting, LLC
 11365 Little Bear Way
 Boca Raton, FL 33428

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Pine Grove Road GAC050
 Location: Valdosta, GA
 Latitude: 30-56-29.71N NAD 83
 Longitude: 83-14-11.04W
 Heights: 221 feet site elevation (SE)
 265 feet above ground level (AGL)
 486 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 02/03/2023 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before September 02, 2021. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Rules and Regulations Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This determination becomes final on September 12, 2021 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Ken Patterson, at (817) 222-5935, or kenneth.patterson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASO-13062-OE.

(DNH)

Steve Phillips
Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2021-ASO-13062-OE

Abbreviations:

AGL, Above Ground Level
AMSL - Above Mean Sea Level
CFR, Code of Federal Regulations
FAA, Federal Aviation Administration
NM, Nautical Mile

Part 77 - Title 14 CFR Part 77, Safe, Efficient Use and Preservation of the Navigable Airspace

Our study has disclosed that this proposed antenna tower, located approximately 2.77 NM southwest of Moody Air Force Base (VAD), Valdosta, GA. At the proposed height, this structure will penetrate these protected airport surfaces:

1. 77.17 (a)(2) A height that is 200 feet AGL, or above the established airport elevation, whichever is higher, within 3 nautical miles of the established reference point of an airport with its longest runway more than 3,200 feet in actual length, and that height increases in the proportion of 100 feet for each additional nautical mile from the airport up to a maximum of 499 feet. Exceeds by 53 feet.

In order to facilitate the public comment process, this aeronautical study was circularized on June 22, 2021, to all known aviation interests and to non-aeronautical interests that may be affected by the proposal. No letters of objection were received as a result of the circularization.

AERONAUTICAL STUDY FOR POSSIBLE INSTRUMENT FLIGHT RULES (IFR) EFFECT DISCLOSED THE FOLLOWING:

- > The proposed structure would have no effect on any existing or proposed IFR arrival/departure routes, operations, or procedures.
- > The proposed structure would have no effect on any existing or proposed IFR en route routes, operations, or procedures.
- > The proposed structure would have no effect on any existing or proposed IFR minimum flight altitudes.

AERONAUTICAL STUDY FOR POSSIBLE VISUAL FLIGHT RULES (VFR) EFFECT DISCLOSED THE FOLLOWING:

- > The proposed structure would have no effect on any existing or proposed VFR arrival or departure routes, operations or procedures.
- > The proposed structure would not conflict with airspace required to conduct normal VFR traffic pattern operations at any known public use or military airports.
- > The proposed structure would not penetrate those altitudes normally considered available to airmen for VFR en route flight.

The incorporation of marking and lighting on this antenna structure would provide additional conspicuity for VFR and IFR pilots flying in this vicinity.

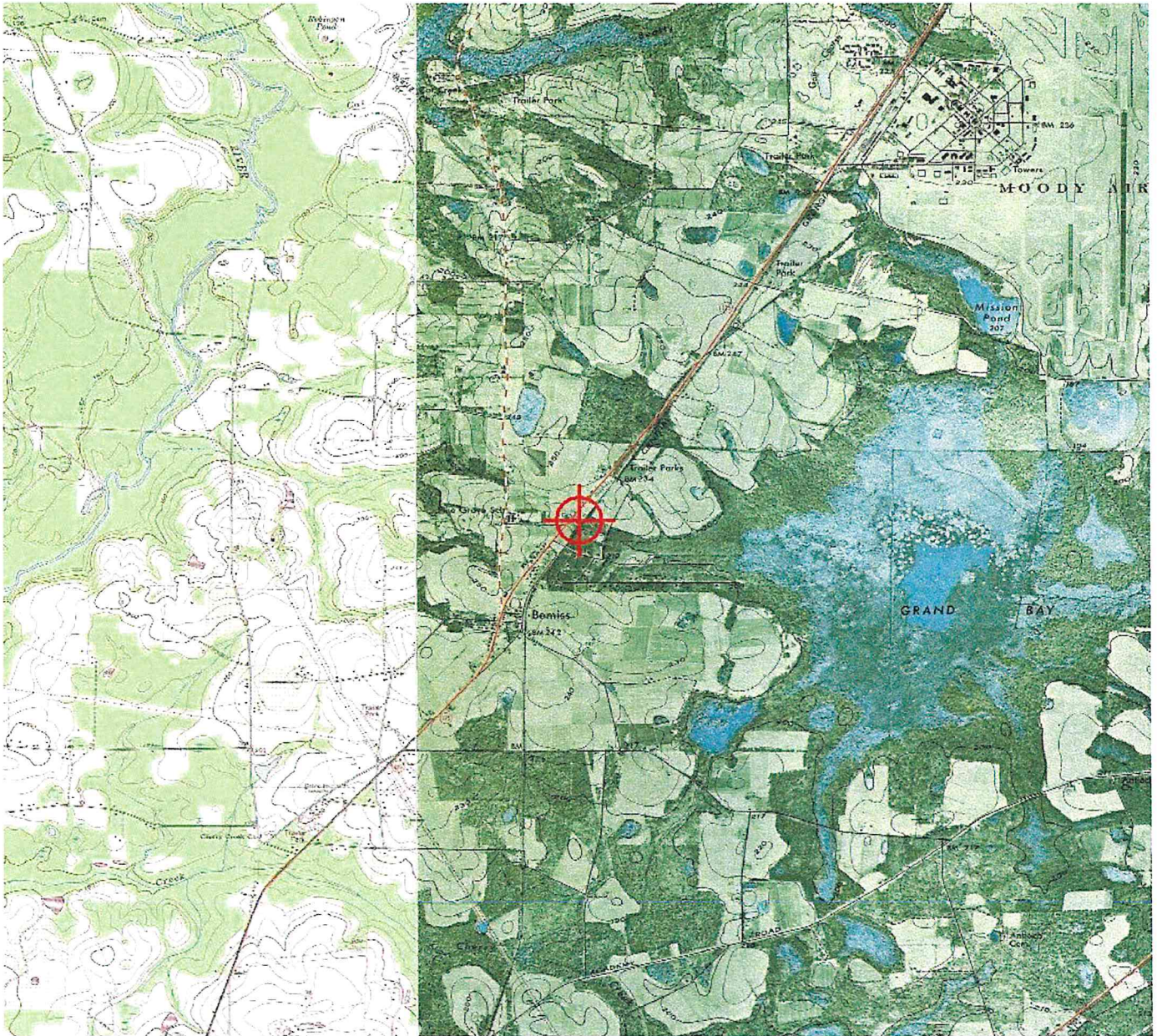
The cumulative impact of the proposed structure is not considered significant. Study did not disclose any adverse effect on existing or proposed public-use or military airports or navigational facilities. Nor would the proposal affect the capacity of any known existing or planned public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation.

Frequency Data for ASN 2021-ASO-13062-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2021-ASO-13062-OE



Sectional Map for ASN 2021-ASO-13062-OE

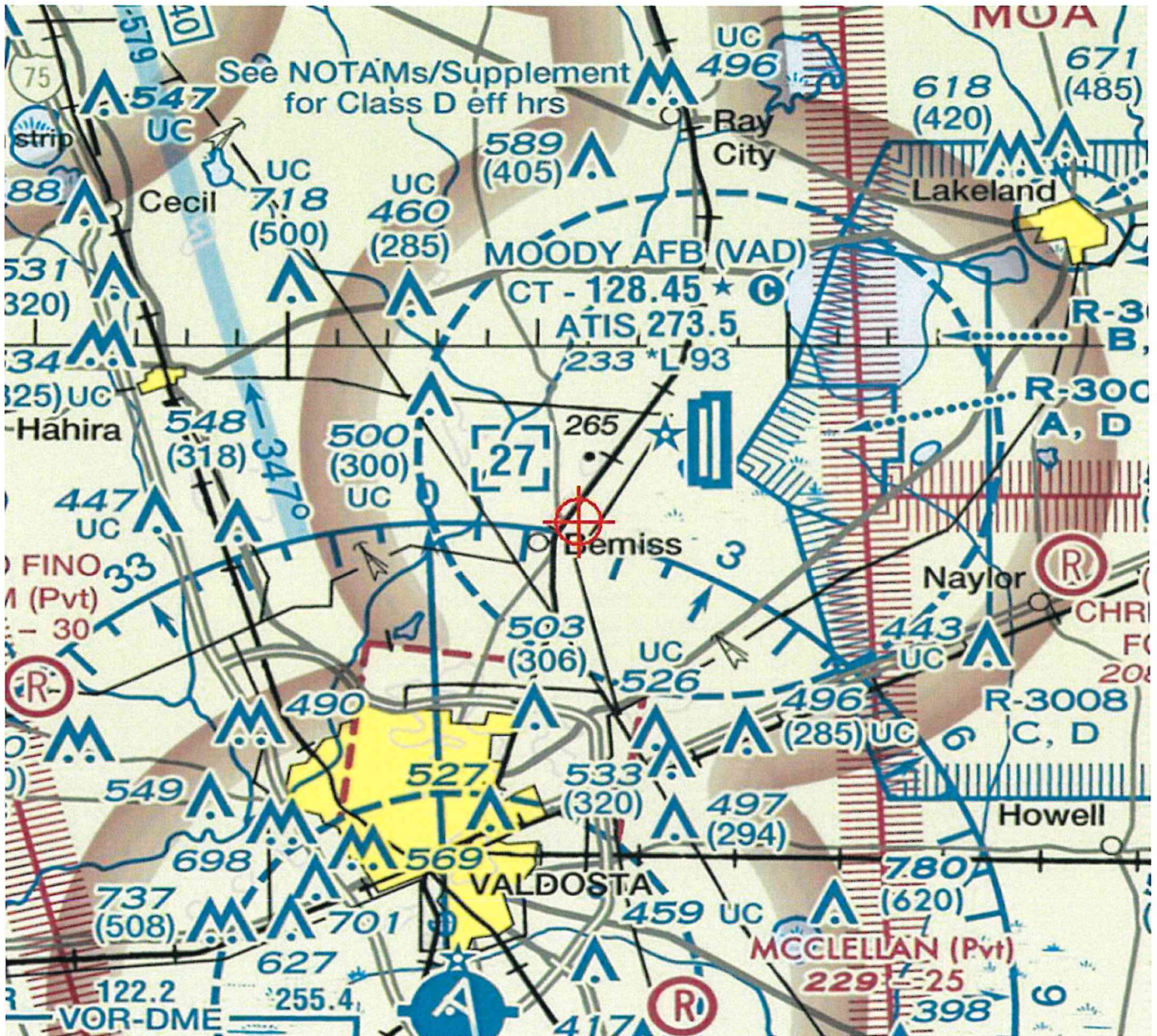


EXHIBIT F

ENGINEER'S FALL ZONE LETTER

September 30, 2021

Colleen K. Carroll
VP, Site Development
Ignite Wireless
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040

RE: 255' Self-Supporting Tower for GAC050 Pine Grove, GA

Dear Ms. Carroll,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 112 mph with no ice and 30 mph with 0.25" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. This would effectively result in a fall radius within a 100' x 100' lease area. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.***

Sincerely,

Amy R. Herbst, P.E., S.E.
Senior Design Engineer



EXHIBIT B

DRAWINGS

APPLICANT:

CITY SWITCH

SITE NAME: PINE GROVE
SITE NUMBER: GAC050

PROJECT DESCRIPTION

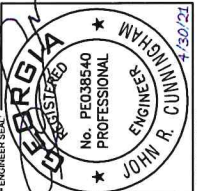
PROPOSED 255' SELF-SUPPORT TOWER
OVERALL STRUCTURE HEIGHT INCLUDING APPURTENANCES - 265' AGL

CARRIER

AT&T

FA#: 14002856

SITE NAME: INQ-002887



NO.	DATE	ISSUED FOR	BY
0	04/20/21	ZONING	ARC

PROJECT ID: **GAC050**
PINE GROVE

PROJECT ADDRESS:
BEMISS ROAD
VALDOOSTA, GA 31605

DRAWN BY: THE
CHECKED BY: ARC

SHEET NAME:
PROJECT TITLE SHEET

SHEET NUMBER:
T-1

DRAWING INDEX

T-1	TITLE SHEET
1	SURVEY
2	SURVEY
3	SURVEY
C-1	OVERALL SITE PLAN
C-2	FOUNDATION AND TOWER ELEVATION
C-3	FENCE DETAILS
L-1	LANDSCAPING PLAN

PROJECT SUMMARY

SITE ADDRESS:	BEMISS ROAD VALDOOSTA, GA 31605
LATITUDE:	30° 59' 29.71"
LONGITUDE:	-83° 14' 11.04"
PARCEL ID:	0144 520
ZONING CLASSIFICATION:	C-H
ZONING JURISDICTION:	LOWNDES COUNTY
LAND OWNER:	T. C. & LINDA M. BROWN
APPLICANT:	CITY SWITCH II, LLC 3355 LENOX ROAD, SUITE 975 ATLANTA, GA 30328
ENGINEER:	TRIUMPH SOLUTIONS 127 GALLERY CT ACWORTH, GA 30101 JOHN CUNNINGHAM 404-642-5210
TELEPHONE COMPANY:	AT&T
POWER COMPANY:	COLOQUIT EMC



CODES/STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES UNLESS OTHERWISE SPECIFIED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS
- NATIONAL ELECTRICAL CODE - 2020 EDITION
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES - 2015 EDITION
- GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, (AMENDED IN 2003)

ACCESSIBILITY REQUIREMENTS:
PROVIDED IN ACCORDANCE WITH CURRENT CODE REGULATIONS.



DRIVING DIRECTIONS

FROM ATLANTA, TAKE I-765 TO EXIT 32 FOR OLD COFFEE RD TOWARD CEDL (208 MI)
TURN LEFT ONTO OLD COFFEE RD (0.3 MI)
CONTINUE ONTO FELLOWSHIP RD (3.5 MI)
TURN RIGHT ONTO FELLOWSHIP RD (0.3 MI)
TURN LEFT ONTO OLD COFFEE RD (0.3 MI)
TURN RIGHT ONTO HARBROCK RD (2.4 MI)
TURN RIGHT ONTO CAT CREEK RD (5.3 MI)
TURN LEFT ONTO PINE GROVE RD (0.3 MI)
TURN LEFT ONTO GA-125N AND ARRIVE AT SITE ON RIGHT (0.2 MI)

PREPARED FOR: CITY SWITCH

PREPARED FOR: Ignite Wireless

PREPARED BY: TRIUMPH SOLUTIONS, LLC

ENGINEER SEAL: GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN R. CUMMINGS No. PE038540

DESIGN REVISION: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

ISSUED FOR ZONING: 0 04/03/21

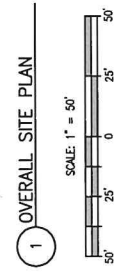
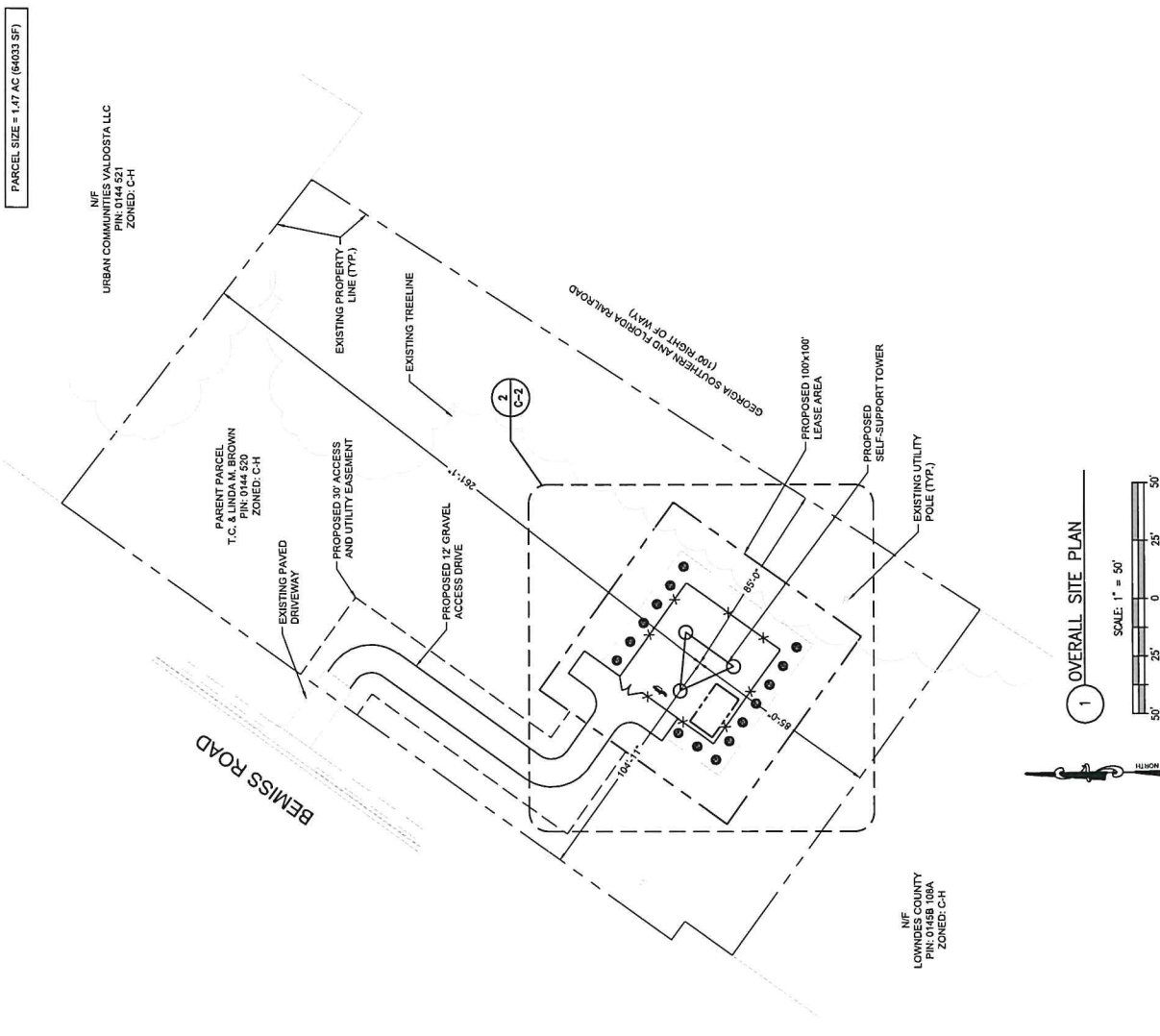
PROJECT ID: GAC050 PINE GROVE

PROJECT ADDRESS: BEMISS ROAD VALDOSTA, GA 31805

DRAWN BY: THE CHECKED BY: ARC

SHEET NAME: OVERALL SITE PLAN

SHEET NUMBER: C-1



- GENERAL CONSTRUCTION NOTES:**
- SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL DESCRIPTION, EXISTING CONTOURS, AND ADDITIONAL SITE INFORMATION.
 - DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
 - REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER COMPOUND.
 - RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MAXIMUM 4% OF FINISH GRADE SLOPE ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT COMPLETION OF INSTALLATION.
 - ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER, AND SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
 - ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
 - COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT. AS NECESSARY, THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
 - THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE RE-LINED DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
 - THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
 - THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING. ANY DISCREPANCIES OR OMISSIONS CONTAINED WITHIN THIS DESIGN PACKAGE SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

NOT FOR CONSTRUCTION

CITY SWITCH

PREPARED FOR:

PREPARED FOR:
Ignite Wireless

PREPARED BY:
TRIUMPH SOLUTIONS LLC
2000 W. 12th Street, Suite 100
Tomball, TX 77375



DESIGN REVISION:

NO.	DATE	REVISIONS	THE
0	04/09/21	ISSUED FOR ZONING	THE

NOT VALID WITHOUT SIGNATURE AND DATE

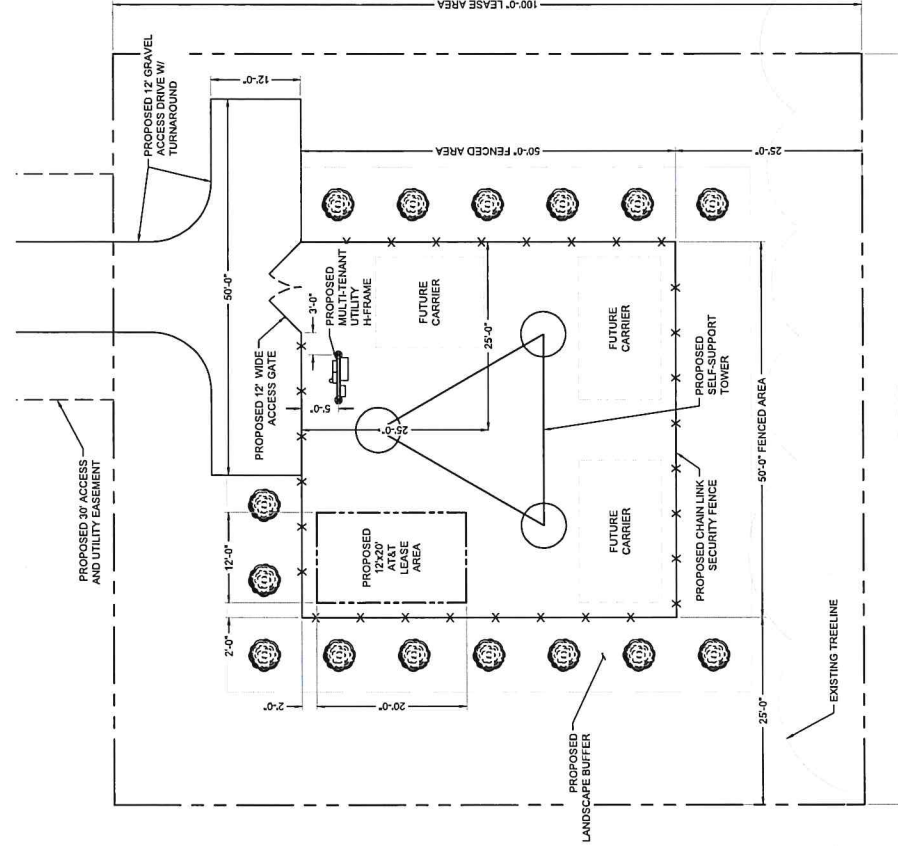
PROJECT ID:
GAC050
PINE GROVE

PROJECT ADDRESS:
BEMISS ROAD
VALDOSTA, GA 31605

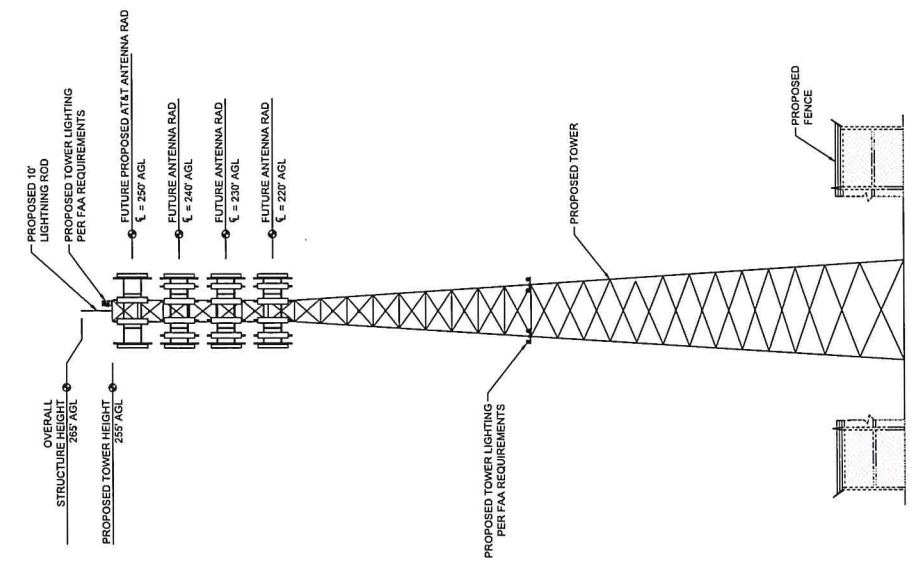
PREPARED BY:
DRAWN BY: THE
CHECKED BY: ARC

SHEET NAME:
COMPOUND LAYOUT AND TOWER ELEVATION

SHEET NUMBER:
C-2



2 COMPOUND LAYOUT PLAN
SCALE: 1/16" = 1'



1 TOWER ELEVATION
SCALE: NIS

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

NOT FOR CONSTRUCTION

DESIGN REVISION:

NO.	DATE	REVISIONS BY	ISSUED FOR THE
0	04/20/21		2021

NOT VALID WITHOUT SIGNATURE AND DATE

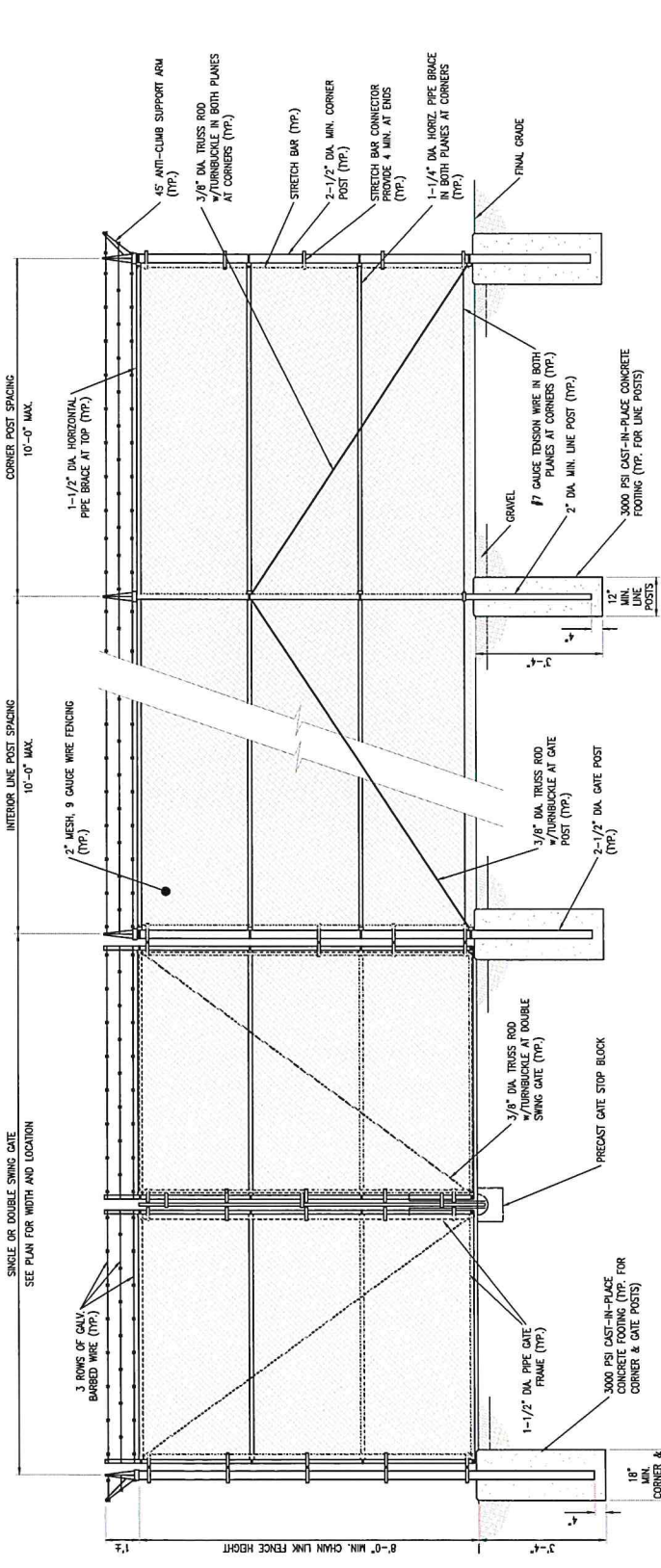
PROJECT ID:
GAC050
PINE GROVE

PROJECT ADDRESS:
BEMISS ROAD
VALDOSTA, GA 31605

PREPARED BY:
DRAWN BY: THE
CHECKED BY: JRC

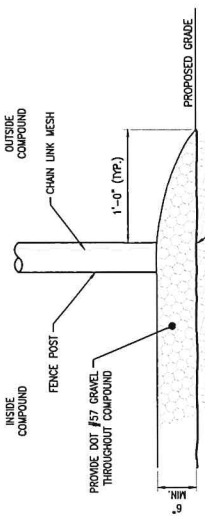
SHEET NAME:
SECURITY FENCE
DETAILS

SHEET NUMBER:
C-3



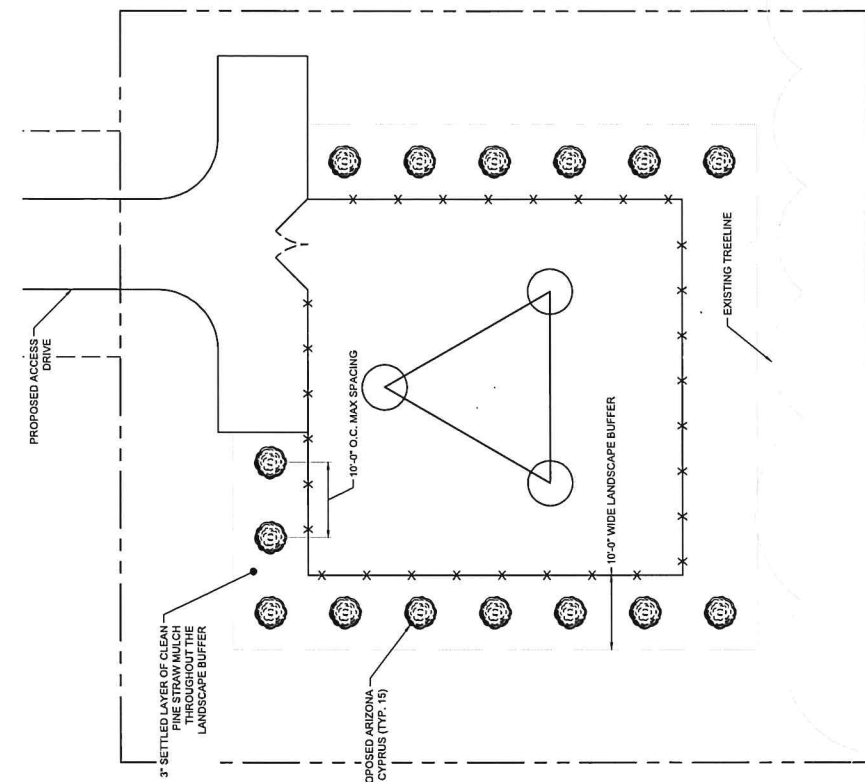
FENCE DETAILS
SCALE: NOT TO SCALE

- FENCE NOTES:**
1. FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
 2. POSTS, BRACES, AND GATE FRAMES SHALL BE SCHEDULE 40 PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
 3. DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BARS, 1 LOCK KEEPER, 1 LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, 1 CATCH FOR THE PLUNGER BAR, AND GATE STOPS PROVIDED FOR THE OPEN AND CLOSED POSITIONS LOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. COORDINATE LOCK TYPE AND KEY/COMBINATION WITH THE CONSTRUCTION MANAGER.
 4. ALL POSTS, CAPS, AND OTHER NECESSARY FENCE FITTINGS AND HARDWARE SHALL BE AS MANUFACTURED BY THE FENCE MANUFACTURER OR EQUAL. HINGES SHALL BE GALVANIZED STEEL.
 5. LINE POSTS SHALL BE SPACED EQUIVALENT, BUT NOT MORE THAN 10'-0" ON CENTER.
 6. FOUNDATIONS ARE DESIGNED TO BE BARED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD HEAVY CLAY. THE SOIL TYPE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
 7. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS UNLESS SPECIFICALLY STATED OR NOT. CONTRACTOR TO CONFIRM FINAL FENCE DETAILS WITH FENCE MATERIAL SUPPLIER.

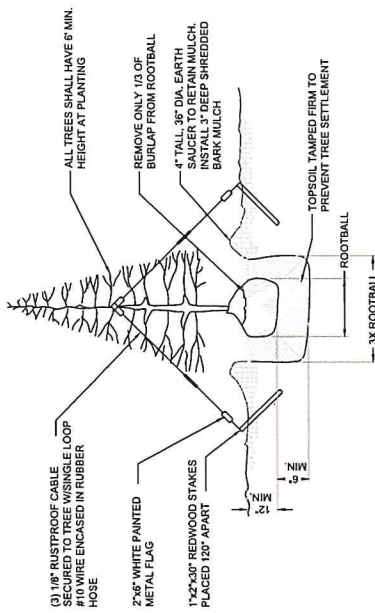


- NOTES:**
1. INSTALL MESH GEOGRAPHS WITH 18" MIN. LAP JOINTS ON FLAT HORIZONTAL SURFACES OR PER THE MANUFACTURER'S SPECIFICATIONS FOR SLOPED SURFACES.
 2. LEVEL AND COMPACT GRAVEL TO PREVENT SHIFTING.

EDGE DETAIL
SCALE: NOT TO SCALE



1 LANDSCAPING PLAN
SCALE: 1/16" = 1'-0"



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

PLANT LIST:	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
15	ARIZONA CYPRIUS	CUPRESSUS GLABRA	6' MIN. HEIGHT AT PLANTING
PINESTRAW MULCH - 3' SETTLED LAYER OF CLEAN STRAW			

PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED.
- ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

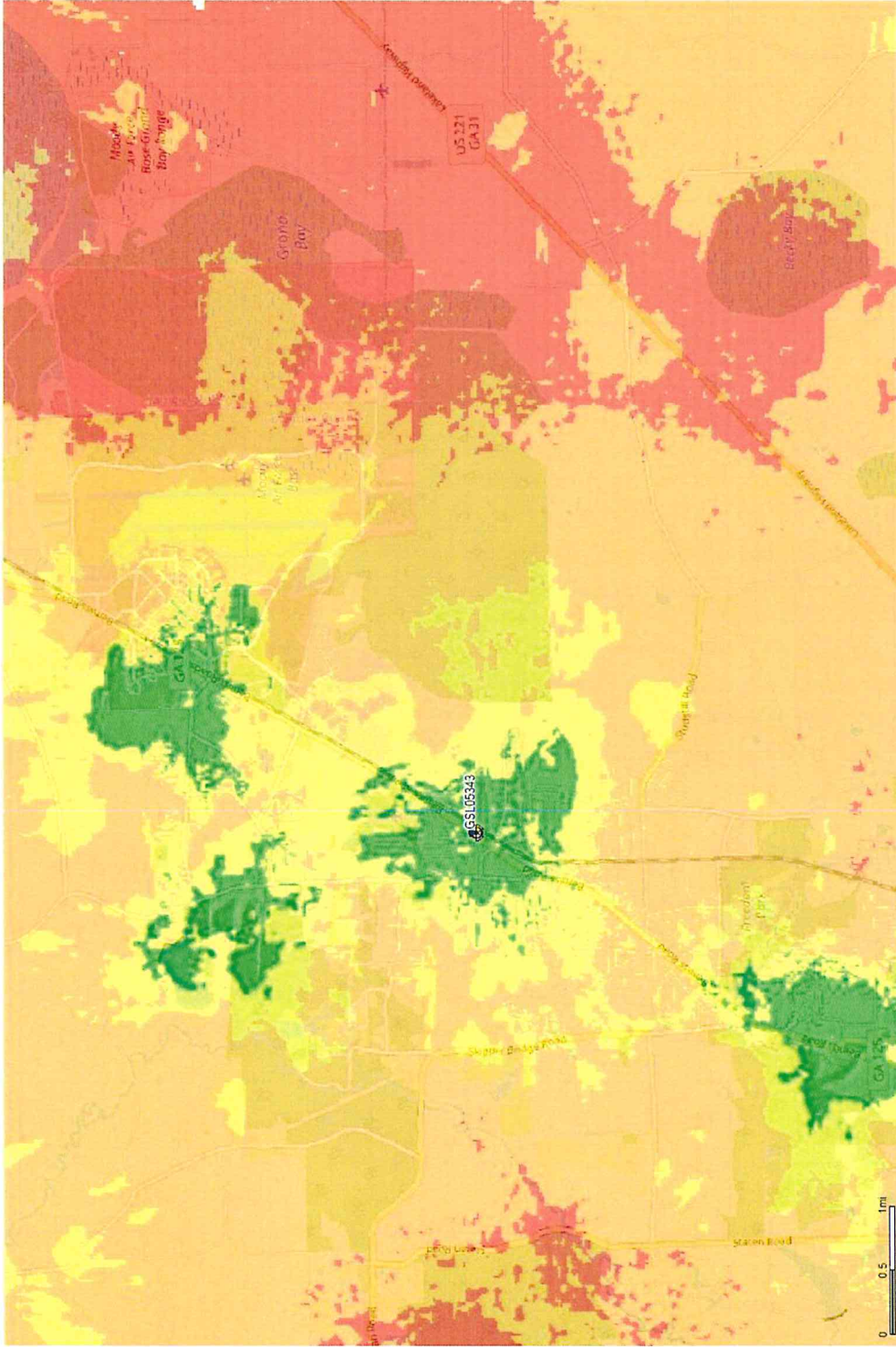
EXHIBIT E

COVERAGE MAPS DEMONSTRATING NON-VIABILITY OF COLOCATION

Composite Coverage Without FA-14002856 (Existing)



Composite Coverage With FA-14002856(New)



Setback Variances Specified:

- Requesting 3.5' property line setback variance from east and south property lines of tower parcel. We already meet 1/3 tower height requirement from west and north property lines.
- Requesting following setback variances to residentially zoned properties within 110% of tower height (red ring reflects 110% tower height radius - 292').

- P1: 104' Setback Variance
- P2: 39' Setback Variance
- P3: 12' Setback Variance
- P4: 16' Setback Variance
- P5: 61' Setback Variance

