



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, DECEMBER 13, 2021, 8:30 AM
REGULAR SESSION, TUESDAY, DECEMBER 14, 2021, 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 8, 2021 and Regular Session - November 9, 2021

Recommended Action: Approve

Documents:

5. Appointment

- a. Valdosta-Lowndes County Conference Center and Tourism Authority

Recommended Action: Board's Pleasure

Documents:

6. Public Hearing

- a. REZ-2021-25 Ethridge, Parker Road, 5.6 acres, E-A, R-1 & CON to R-A, Well & Septic

Recommended Action: Board's Pleasure
Approve

Documents:

- b. REZ-2021-26 Ridgecrest at Rocky Ford Road, ~37 acres, M-2 to R-10, County Utilities

Recommended Action: Board's Pleasure
Deny

Documents:

- c. REZ-2021-27 Charles Flythe, Val Tech Road, ~16 acres, C-H to R-1, County Water & Septic

Recommended Action: Board's Pleasure
Approve

Documents:

- d. REZ-2021-28 Windy Hill S/D, 7532 Miller Bridge Road, ~34 acres, E-A to R-1, Community Well & Septic (WITHDRAWN)

Recommended Action: Board's Pleasure
Deny

Documents:

- e. REZ-2021-29 LR83 LLC, 5716 Race Track Road, ~3.6 acres, R-A to R-1, Well & Septic

Recommended Action: Board's Pleasure
Approve

Documents:

- f. REZ-2021-30 Interstate Land Management, LLC, Briarwood Rd., ~66 acres, R-1 to R-A, Well & Septic

Recommended Action: Board's Pleasure
Approve

Documents:

7. For Consideration

- a. Proposed Purchase of Real Estate on Stewart Circle

Recommended Action: Approve

Documents:

- b. Crowder Gulf Disaster Debris Removal Contract Renewal with Updated Pricing

Recommended Action: Board's Pleasure

Documents:

- c. Resolution to Adopt Updated Lowndes County Hazard Mitigation Plan

Recommended Action: Approve

Documents:

- d. Proposed Utilities Cost Adjustments

Recommended Action: Approve

Documents:

- e. Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) Application

Recommended Action: Approve

Documents:

- f. Resolution Authorizing Judicial In Rem Tax Foreclosures

Recommended Action: Board's Pleasure

Documents:

- g. Section 125 Plan Document Renewal for 2022

Recommended Action: Board's Pleasure

Documents:

- h. 2022 ACCG Workers' Compensation Insurance Renewal

Recommended Action: Board's Pleasure

Documents:

- i. 2022 Holiday Schedule

Recommended Action: Board's Pleasure

Documents:

- j. 2022 Commission Meeting Calendar
Recommended Action: Approve
Documents:
- k. Supporting Reform to Georgia's Annexation Dispute Resolution Law
Recommended Action: Board's Pleasure
Documents:
- l. Extension of Agreement for ULDC Updates
Recommended Action: Approve
Board's Pleasure
Documents:
- m. Approval of the District Attorney's Federal VOCA Grant Application Renewal
Recommended Action: Option 1
Documents:
- n. Approval of Solicitor General's VOCA Continuation Grant Award for 2021-2022
Recommended Action: Option 1
Documents:
- o. Approval of Solicitor General's VAWA Continuation Grant for 2022
Recommended Action: Option 1
Documents:
- p. Opioid Litigation
Recommended Action: Option 1
Documents:
- q. Land Bank Authority Coordinator
Recommended Action: Board's Pleasure
Documents:

8. Bid

- a. Bid for Qty-4 Custom Cab Pumpers for the Fire Department
Recommended Action: Board's Pleasure
Documents:

9. Reports - County Manager

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

11. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Valdosta-Lowndes County Conference Center and Tourism
Authority

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT:
FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Appointing/Reappointing a Member

HISTORY, FACTS AND ISSUES: Mr. Rick Williams's term on the Valdosta-Lowndes County Conference Center and Tourism Authority will expire on December 31, 2021. Mr. Williams is interested in being reappointed. Mr. Nicholas Harden is also interested in being appointed to 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:

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #97

Date Submitted: 12/3/2021

Date:

12/3/2021

Board/Agency Applying For:

VALDOSTA-LOWNDES COUNTY CONFERENCE CENTER AND TOURISM AUTHORITY

Last Name

Harden

First Name

Nicholas

Street Address

City/State/Zip

Valdosta

Phone Number

Email Address

Occupation

Restaurant Owner/Community

Professional Experience

I have a broad understanding of event planning and organizing. I held several committee positions on the campus activities board at Valdosta State University. I've excelled in media, primarily radio, where I served for years as a program director for both Rivers radio group and Black crow media. I have executed many events in our local community.

Knowledge & Skills

Event planning
Event organizing
Event logistics
Strong communication skills.
Budgeting

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:

Extra Activities & Community Organizations

American Red Cross, Phi Beta Sigma Fraternity Graduate Chapter, Splost committee, Beautiful Creations, The Meeting Place board member, National Pan Hellenic Council.

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

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-25 Ethridge, Parker Road, 5.6 acres, E-A, R-1 & CON to R-A, Well & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT:
FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-25 Ethridge, Parker Road, 5.6 acres, E-A & CON to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of 5.6 acres (on the western side of Parker Road) from E-A (Estate Agricultural), R-1 (Low-Density Residential), and CON (Conservation) zoning to R-A (Residential Agricultural) zoning. The motivation behind this request is to be able to subdivide and create a ULDC conforming parcel upon the recording of the parcel division. The subject property was created from a larger estate that was divided to meet the requirements of a will. While the property is in a conservation covenant, no breach will occur due to the conveyance of the property to a family member. Access to and from the subject property is off Parker Road, a County maintained local road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in an Agriculture/Forestry/Conservation Character Area in the Urban Service Area, in which R-A zoning is listed as a recommended zoning district. While it may sound a little odd to rezone property out of conservation, staff believes this property may be included in some overlap that occurs when flat maps are projected onto the round Earth. During the plat review process, staff will address any wetlands or requirements that are needed to protect any such areas that may exist. Out of an abundance of caution, staff recommends any development or house siting should be mindful of the previous flood zone boundaries.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments, and the Planning Commission recommends approval by unanimous vote (10-0).

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

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

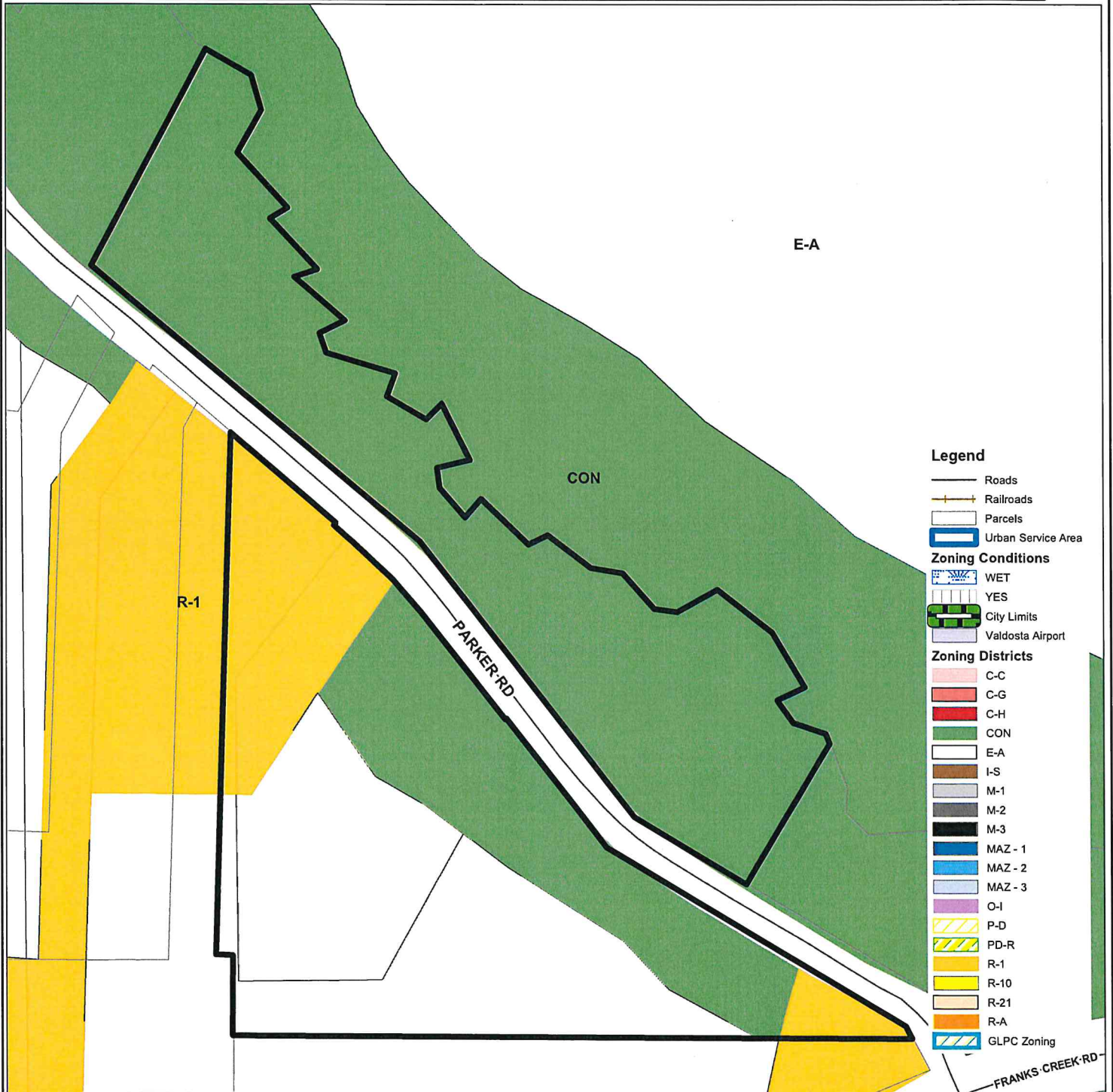
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-25

Zoning Location Map

Etheridge
Rezoning Request

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



Legend

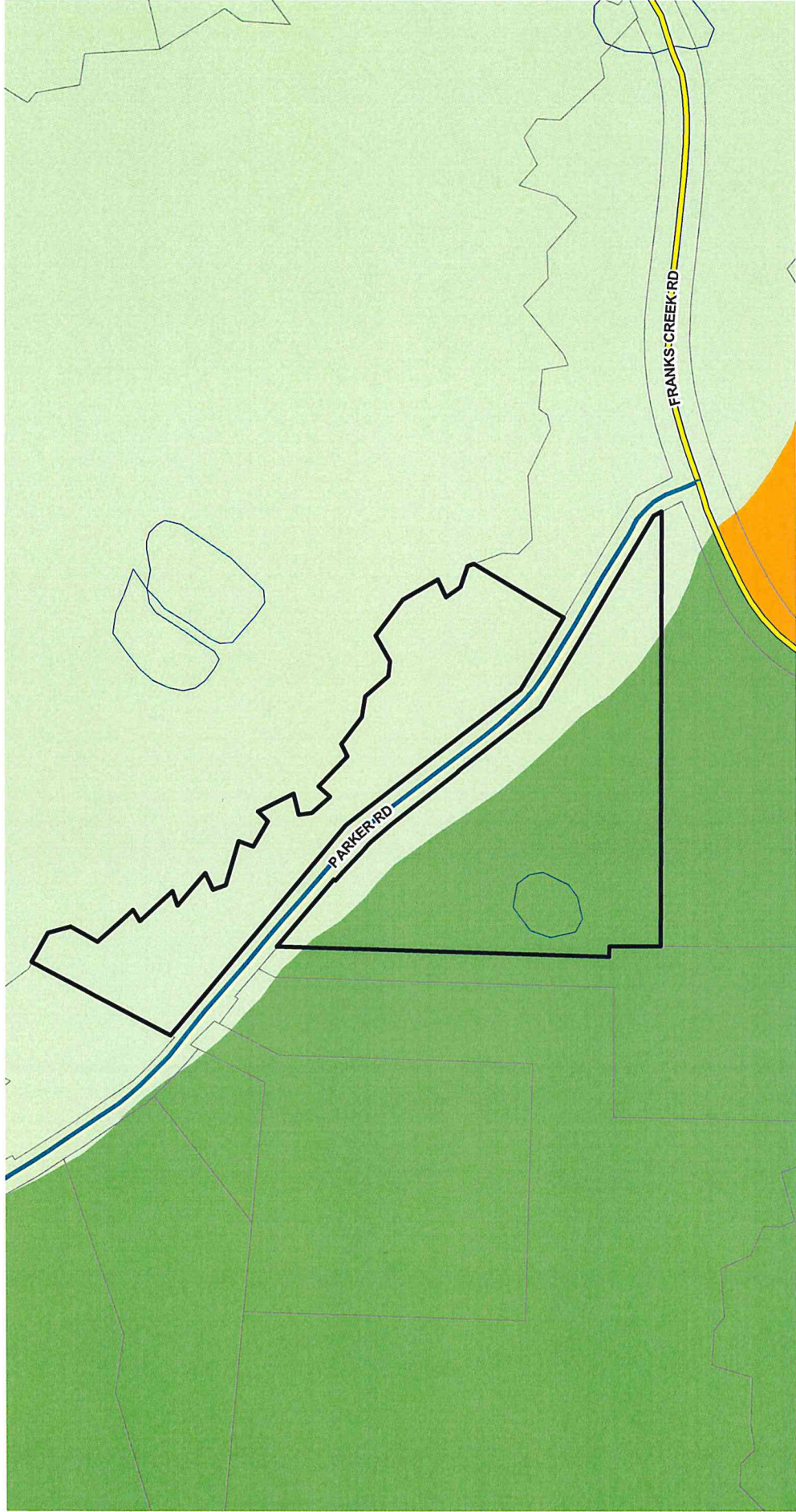
- Roads
- Railroads
- Parcels
- Urban Service Area
- Zoning Conditions**
- WET
- YES
- City Limits
- Valdosta Airport
- Zoning Districts**
- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



REZ-2021-25

Future Development Map

ETHERIDGE 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 Zones

- 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
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



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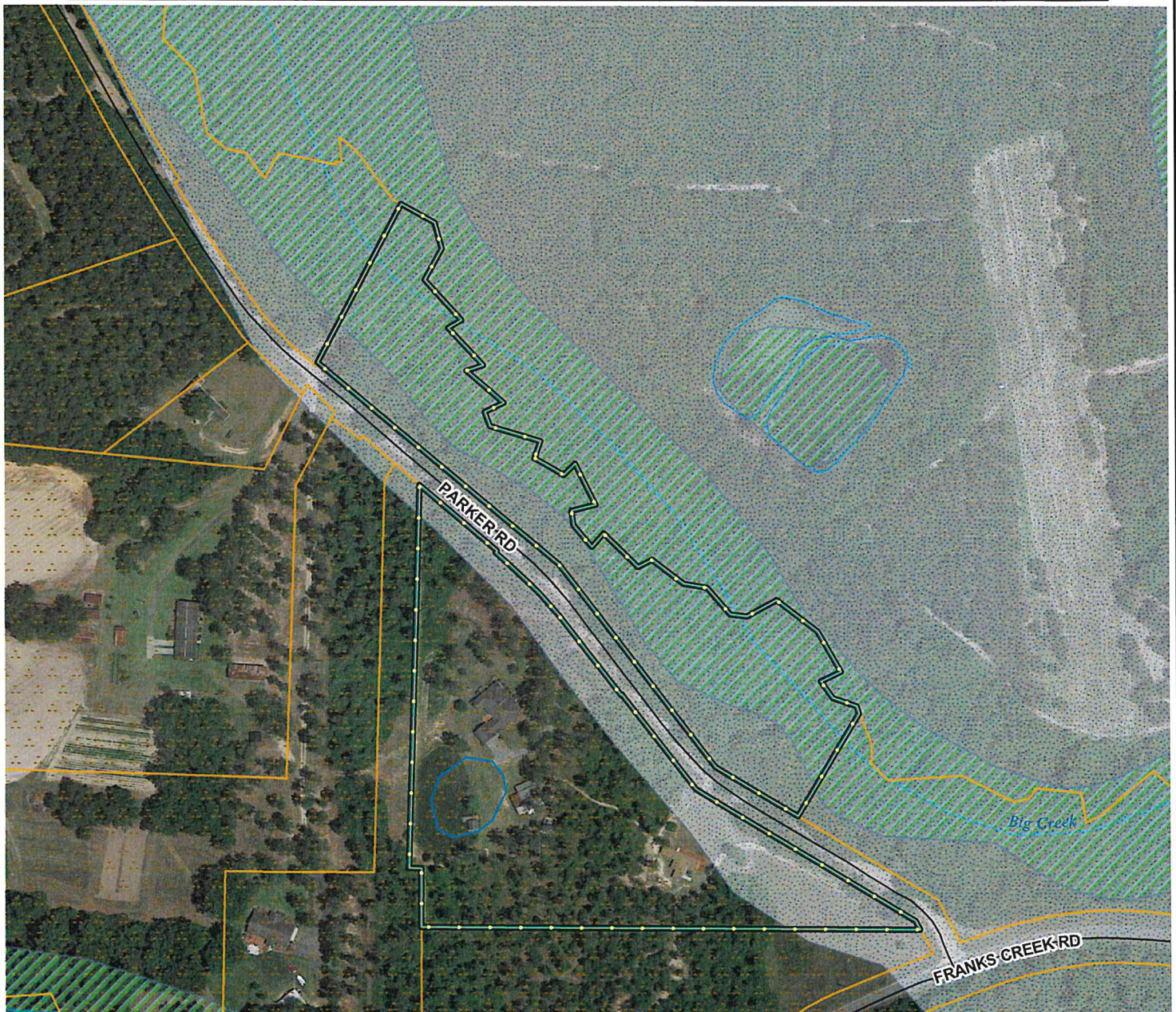
REZ-2021-25

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 |

ETHERIDGE Rezoning Request



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-26 Ridgecrest at Rocky Ford Road, ~37 acres, M-2 to R-10, County Utilities

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-26 Ridgecrest at Rocky Ford Road, ~37 acres, M-2 to R-10, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a ~37-acre property from Heavy Manufacturing (M-2) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is for the development of a 114 lot residential subdivision, served by County Utilities. Access to and from the property is gained off Rocky Ford Road, a county-maintained major collector. In November of 2020, this property was rezoned from E-A to M-2, "for the construction of an industrial facility to service both current and potential future industrial interests in the area."

The subject property is within the Urban Service Area and depicted as an Industrial Activity Character Area, typically "used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics." Per Comprehensive Plan guidance, there are no recommended residential zonings in this character area.

Based on the proposed land use and the adjacent zoning districts, the ULDC Buffer Area Standards between R-10 and M-2 zoning would require a 40-foot buffer area along the north, east, and south property lines. The installation of a 6' to 8' opaque fence enables the buffer area to be decreased by 50% and the buffer landscaping requirement to be decreased by 25%.

The TRC had no technical objections to the proposed layout beyond the buffering standards, and while staff finds this request inconsistent with the Comprehensive Plan and existing land use pattern, the Planning Commission recommends denial of the request by a vote of (6-3-1).

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

RECOMMENDED ACTION: Board's Pleasure
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

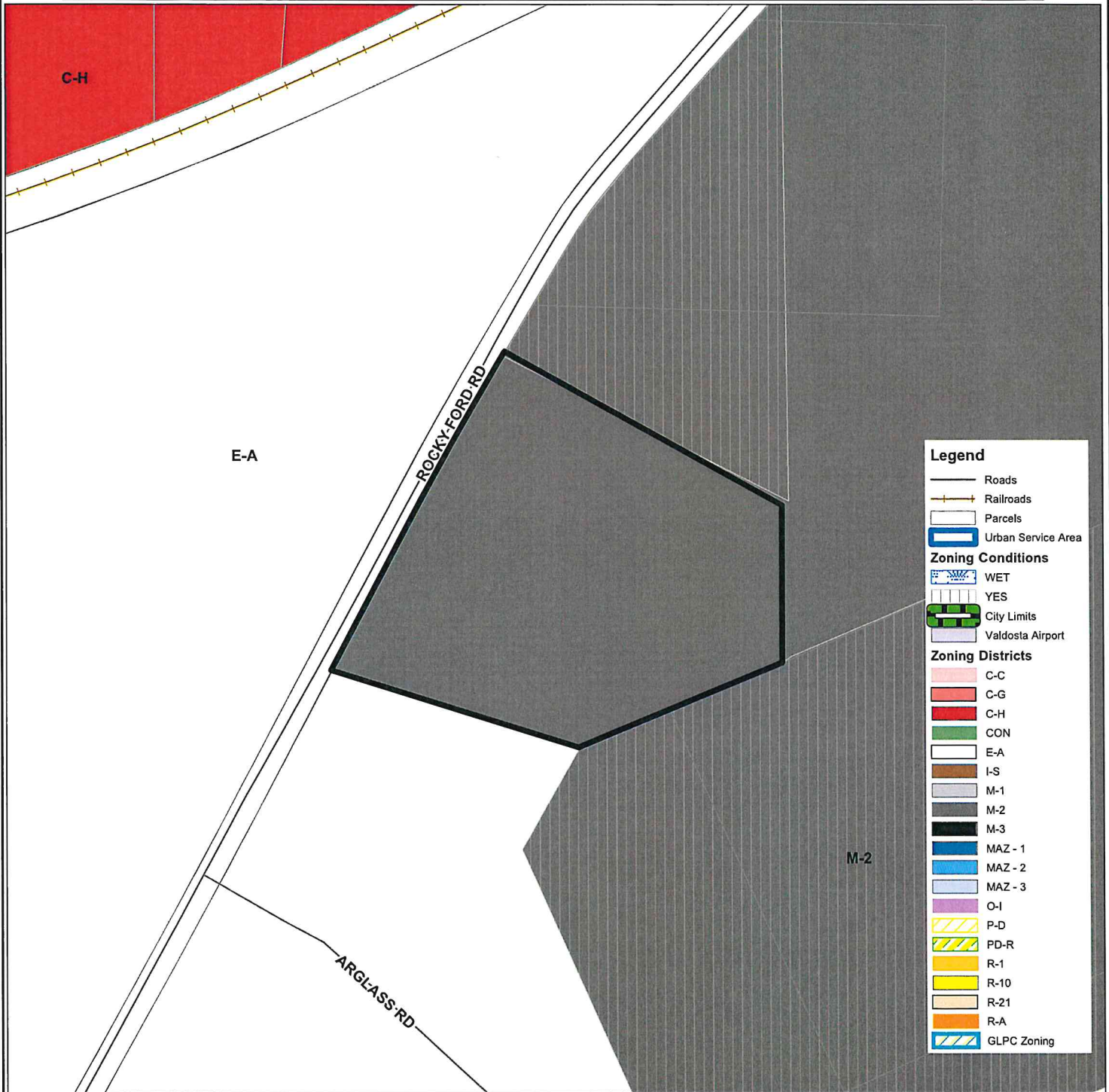
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-26

Zoning Location Map

RIDGECREST AT ROCKY FORD
Rezoning Request

CURRENT ZONING: M-2
PROPOSED ZONING: R-10



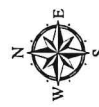
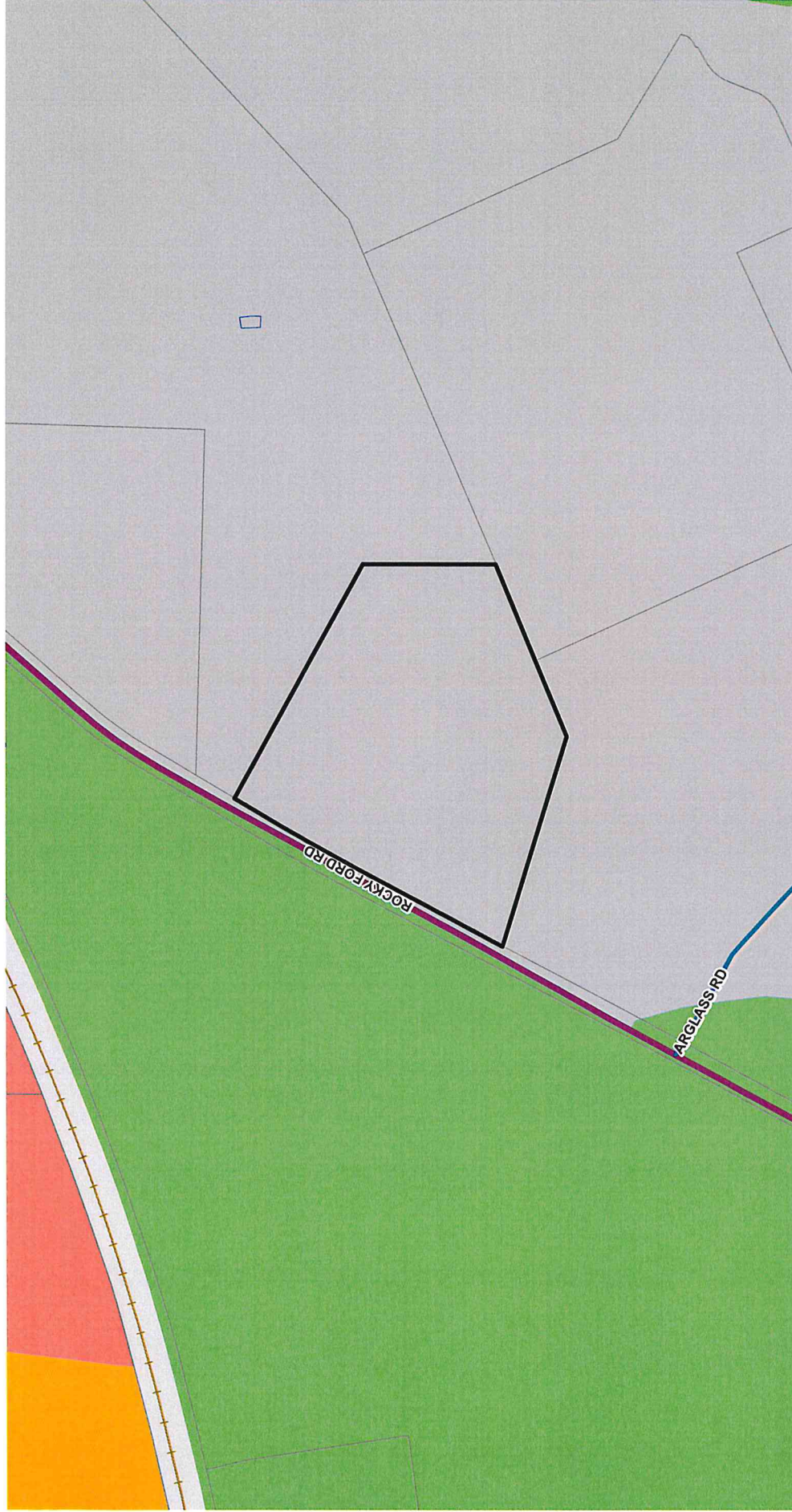
Legend	
	Roads
	Railroads
	Parcels
	Urban Service Area
Zoning Conditions	
	WET
	YES
	City Limits
	Valdosta Airport
Zoning Districts	
	C-C
	C-G
	C-H
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	I-S
	M-1
	M-2
	M-3
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	MAZ - 2
	MAZ - 3
	O-I
	P-D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



REZ-2021-26

Future Development Map

RIDGECREST AT ROCKY FORD Rezoning Request



Visit VALOR on the web at: 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**
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 - Regional Activity Center
 - Remerton Neighborhood Village
 - Rural Activity Center
 - Rural Residential
 - Suburban Area
 - Transitional Neighborhood
 - Transportation/Communication/Utilities

REZ-2021-26

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 |

RIDGECREST AT ROCKY FORD Rezoning Request



07550300
▒▒▒ Feet

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
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V D W E
VAN DER WATT
ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BOUNTY OAK CIRCLE
THIRD FLOOR
VALDOSTA, GA 31602
TEL: 770.330.1000
FAX: 770.330.1001
WWW.VANDEWATTENG.COM

PROJECT:
CONCEPTUAL SITE PLAN
RESIDENTIAL SUBDIVISION
ROCKY FORD ROAD
VALDOSTA, GA 31604

CLIENT:
JAMES WARREN & ASSOCIATES, INC
VALDOSTA, GA 31604

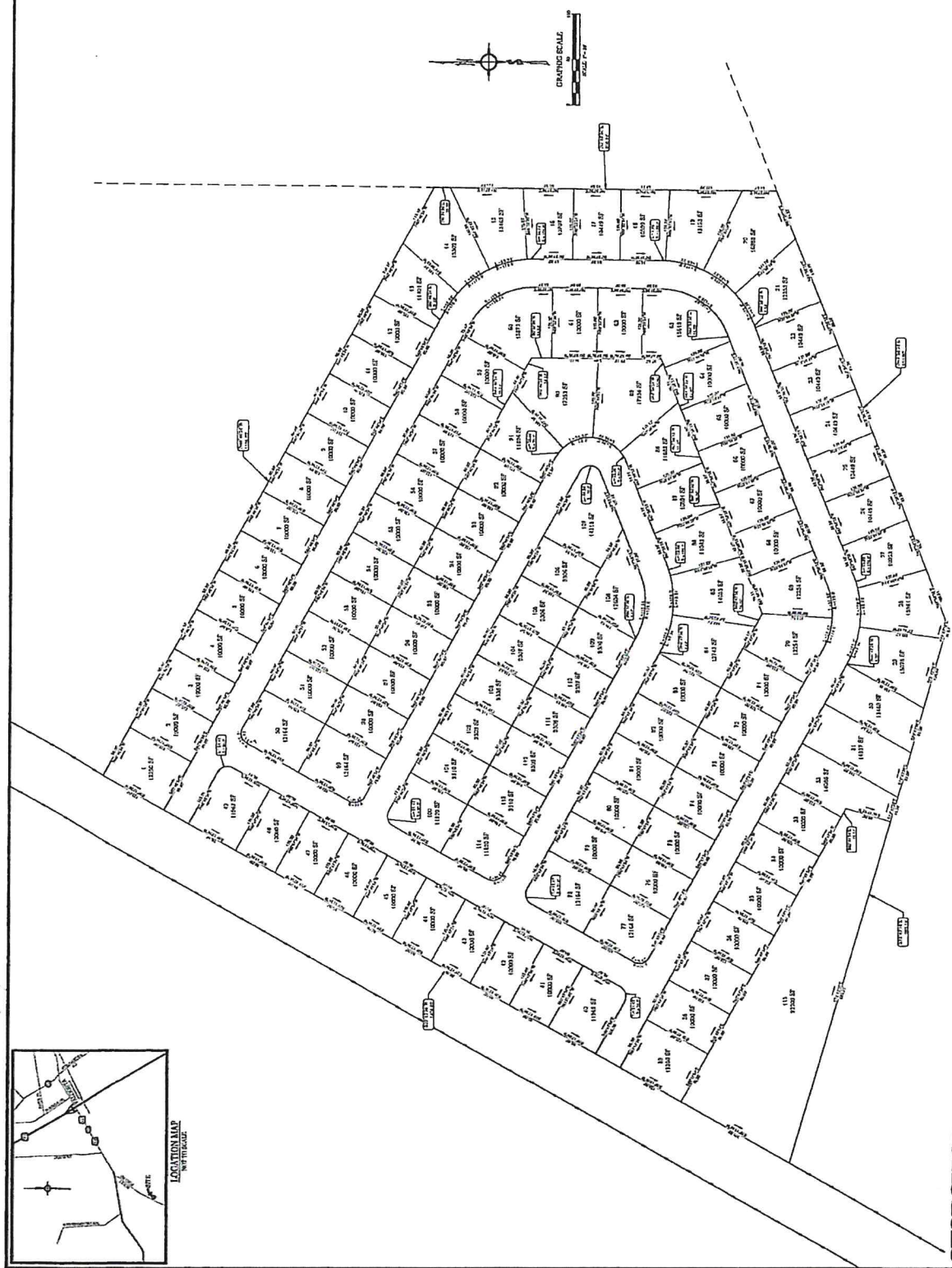
DATE:
CONCEPTUAL SITE PLAN
NOVEMBER 10, 2011

SCALE:
1" = 20' DATE: 27 OCT 2011

NO.	DATE	REVISION
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GEORGIA 811
Professional Engineer
License No. 10000

C2



GEORGIA 811
Professional Engineer
License No. 10000

James Warren & Associates, Inc.
Professional Engineer
License No. 10000

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-27 Charles Flythe, Val Tech Road, ~16 acres, C-H to R-1, County Water & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-27 Charles Flythe, Val Tech Road, ~16 acres, C-H to R-1, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 16.2 acres from C-H (Highway Commercial) zoning to R-1 (Low-Density Residential) zoning, in order for an additional single-family home to be constructed.

Historically, the subject property was zoned A-U, F-H, and C-H, and then changed to R-1, CON, and C-H upon the adoption of the ULDC. In 2006, the applicants requested an appeal to the R-1 zoning in favor of R-A, to better align with the previous A-U zoning and current use of the property for timber cultivation.

The subject property is part of the Urban Service Area and Institutional Character Area, with access to and from the property off Val Tech Road, a local County maintained road. Per Comprehensive Plan guidance, R-1 zoning is not specifically listed as a recommended zoning, however, other residential zonings of greater density are recommended. Any major development of the property either commercially or residentially would be unlikely due to the multiple water bodies and wetlands on the property, in conjunction with the groundwater recharge areas.

The TRC reviewed the request and found it overall compliant with the Comprehensive Plan and existing low-density land-use patterns of the area, noting that future development will be required to County Water. The Planning Commission heard the request and recommends approval via unanimous vote (10-0).

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

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

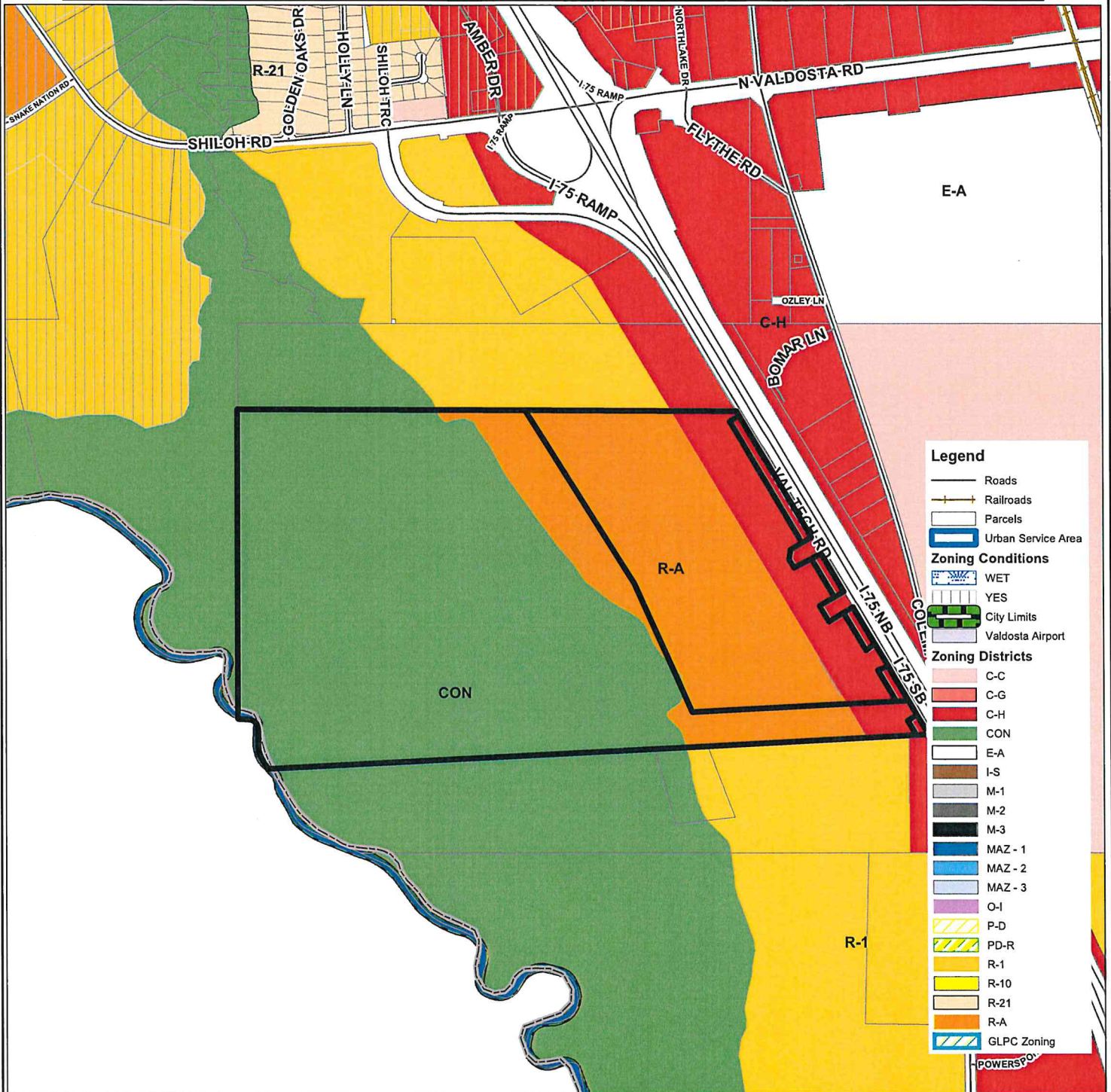
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-27

Zoning Location Map

CHARLES FLYTHE
Rezoning Request

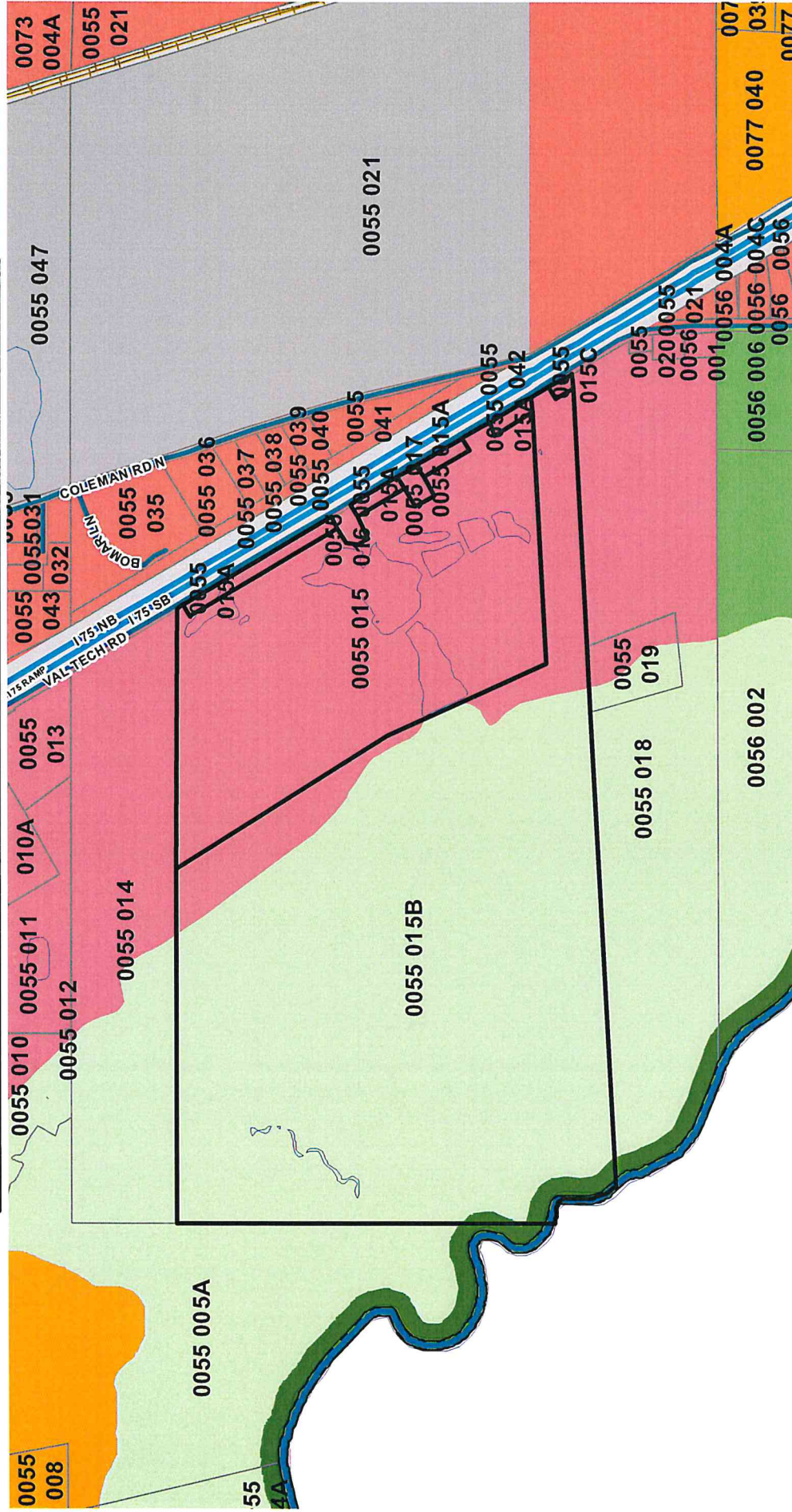
CURRENT ZONING: C-H
PROPOSED ZONING: R-1



REZ-2021-27

Future Development Map

CHARLES FLYTHE 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
- 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
- Remerick Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation / Communication / Utilities



012550500 Feet

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

REZ-2021-27

WRPDO Site Map

Legend

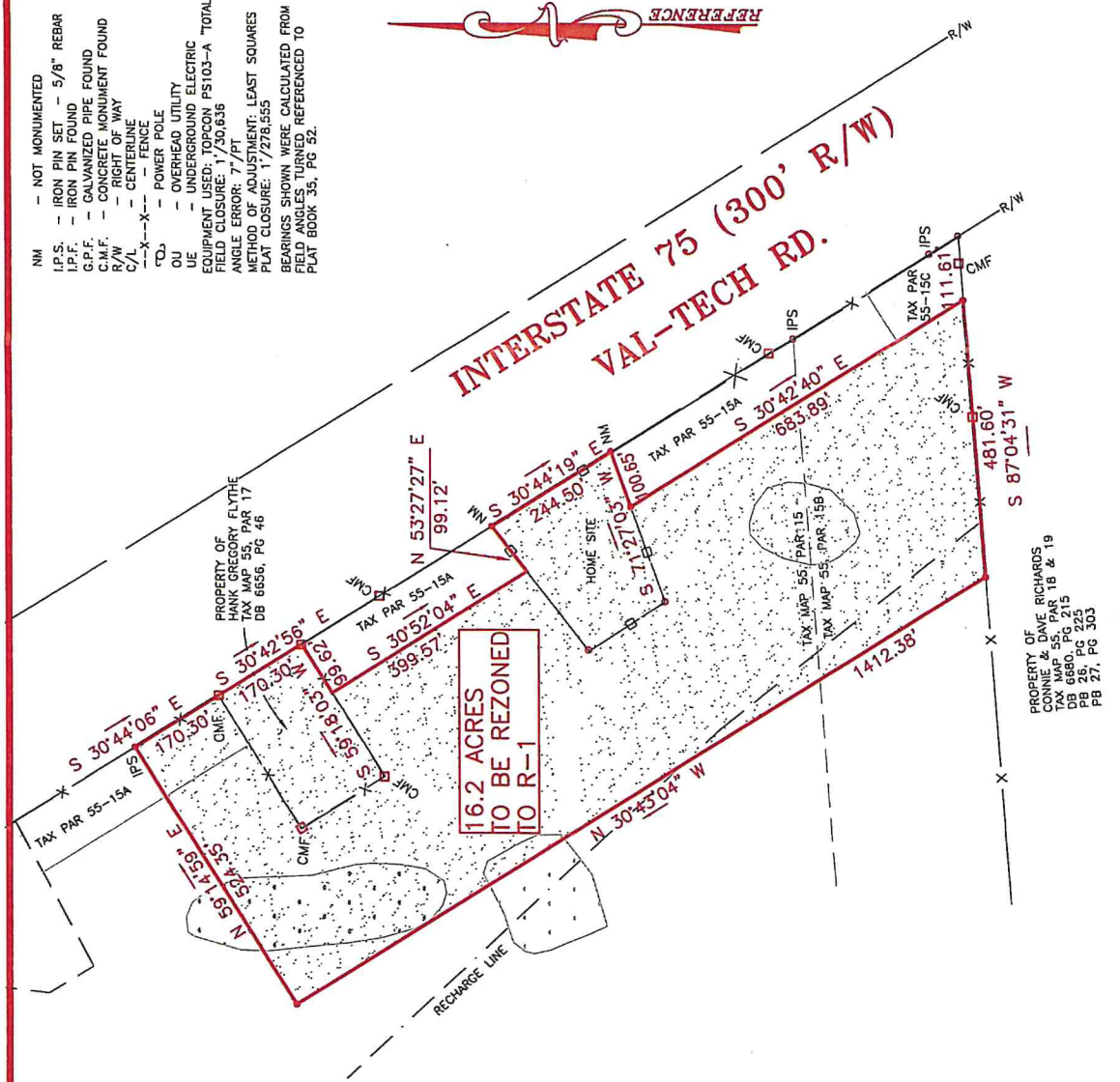
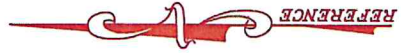
- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | ▒ Valdosta Airport |
| 🌳 Park | ▨ Wetlands |
| 🏠 City Limits | ▩ 100 Yr Flood |
| ● Crashzone | — Hydrology |
| ◌ Crashzone West | ⋯ Drastic |
| ▭ Urban Service Area | 🟡 Recharge Areas |
| | 🟡 Parcels |

CHARLES FLYTHE Rezoning Request



0 150 300
Feet

- NM --- NOT MONUMENTED
- I.P.S. --- IRON PIN SET --- 5/8" REBAR
- I.P.F. --- IRON PIN FOUND
- C.P.F. --- GALVANIZED PIPE FOUND
- C.M.F. --- CONCRETE MONUMENT FOUND
- R/W --- RIGHT OF WAY
- C/L --- CENTERLINE
- X---X---X--- FENCE
- OU --- OVERHEAD UTILITY
- UE --- UNDERGROUND UTILITY
- EQUIPMENT USED: TOPCON PS103-A "TOTAL STATION"
- FIELD CLOSURE: 1/30.635
- ANGLE ERROR: 7"/PT
- METHOD OF ADJUSTMENT: LEAST SQUARES
- PLAT CLOSURE: 1/278.555
- BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO PLAT BOOK 35, PG 52.



SEE DIVISION AND COMBINATION SURVEY FOR CHARLES FRANKLIN FLYTHE AND LAURA C. FLYTHE FOR FULL BOUNDARY INFORMATION

PORTIONS OF TAX PAR 55-15A, 55-15B, 55-15, 55-17 TO BE REZONED FROM C-H TO R-1

REZONING SURVEY FOR CHARLES FRANKLIN FLYTHE AND LAURA C. FLYTHE

BEING IN LAND LOT 58 OF THE 12th LAND DISTRICT, LOWNDES COUNTY, GEORGIA
 ORIGINAL SURVEY DATE: APRIL 15, 2002
 REVISED: OCTOBER 6, 2021



Southeastern Surveying, Inc.
 601 N. St. Augustine Rd. Telephone: 912-259-9455
 Valdosta, GA 31601 Fax: 912-259-5926
 E-mail: bherring@sesurveying.com

PROPERTY OF CONNIE & DAVE RICHARDS
 TAX MAP 55, PAR 18 & 19
 DB 6680, PG 215
 PB 26, PG 303
 PB 27, PG 303

16.2 ACRES TO BE REZONED TO R-1

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-28 Windy Hill S/D, 7532 Miller Bridge Road, ~34 acres,
E-A to R-1, Community Well & Septic (WITHDRAWN)

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-28 Windy Hill S/D, 7532 Miller Bridge Road, ~34 acres, E-A to R-1, Community Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Low-Density Residential (R-1), in order to develop a 21-lot subdivision. The subject property is located off Miller Bridge Road, a County maintained paved minor collector, with proposed lot sizes ranging from 1.25 acres to 1.74 acres, due to the medium pollution susceptibility of the groundwater recharge area, in accordance with Section 3.03.04(A) of the ULDC. Follow-up communication with staff and our consultant regarding the Land Use Criteria within the Groundwater Recharge Protection Area (Section 3.03.04(A)) resulted in staff's interpretation that Table 4.01.01(G) Standards for Lot Sizes, the Board of Health's evaluation, and the Medium Pollution Susceptibility increase of 125 percent of the minimum lot size, are all guiding factors in determining a minimum lot size that adequately mitigates septic tank/drain field systems effluent, and is not to be used in a straight formulaic approach. At this time, no site evaluation by the Board of Health has been conducted.

Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural Service Area and depicted as part of an Agriculture/Forestry Character Area. The development strategy for the Agriculture/Forestry area states: "The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting the use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." The most recent nearby subdivision development is the Shiloh Ridge subdivision, located approximately 0.75 miles south of the subject property, which was rezoned to P-D in 1999, with an average lot size of 3 acres, and the majority of the development in conservation and passive recreational use.

Per Comprehensive Plan guidance, R-1 zoning is not listed as a recommended district within an Agriculture/Forestry Character Area, and is inconsistent with the Future Land Use Map and existing land use pattern. The TRC found no additional technical objections in the proposed site plan, noting that with lots large enough to accommodate individual wells, a community water system may not be necessary.

The Planning Commission heard the request at their November meeting, and after a lengthy discussion with

the applicant, the opposition's representative, and staff, recommended denial of the request by unanimous vote (10-0).

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

RECOMMENDED ACTION: Board's Pleasure
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

JD,

We would like to formally withdraw the rezoning application REZ-2021-28. We will be resubmitting a request for R-A zoning to be turned in by the aforementioned deadline of January 5th to get on the next round of meetings.

Thank you for your help.

Thanks,

Nick Clark

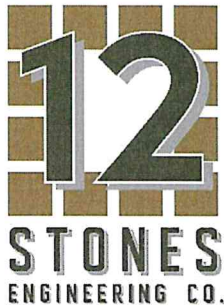
12 STONES ENGINEERING

2944 Dasher-Johnson Rd.

Valdosta, GA 31606

Tel: (229) 474-4060

Mobile: (229) 292-6855

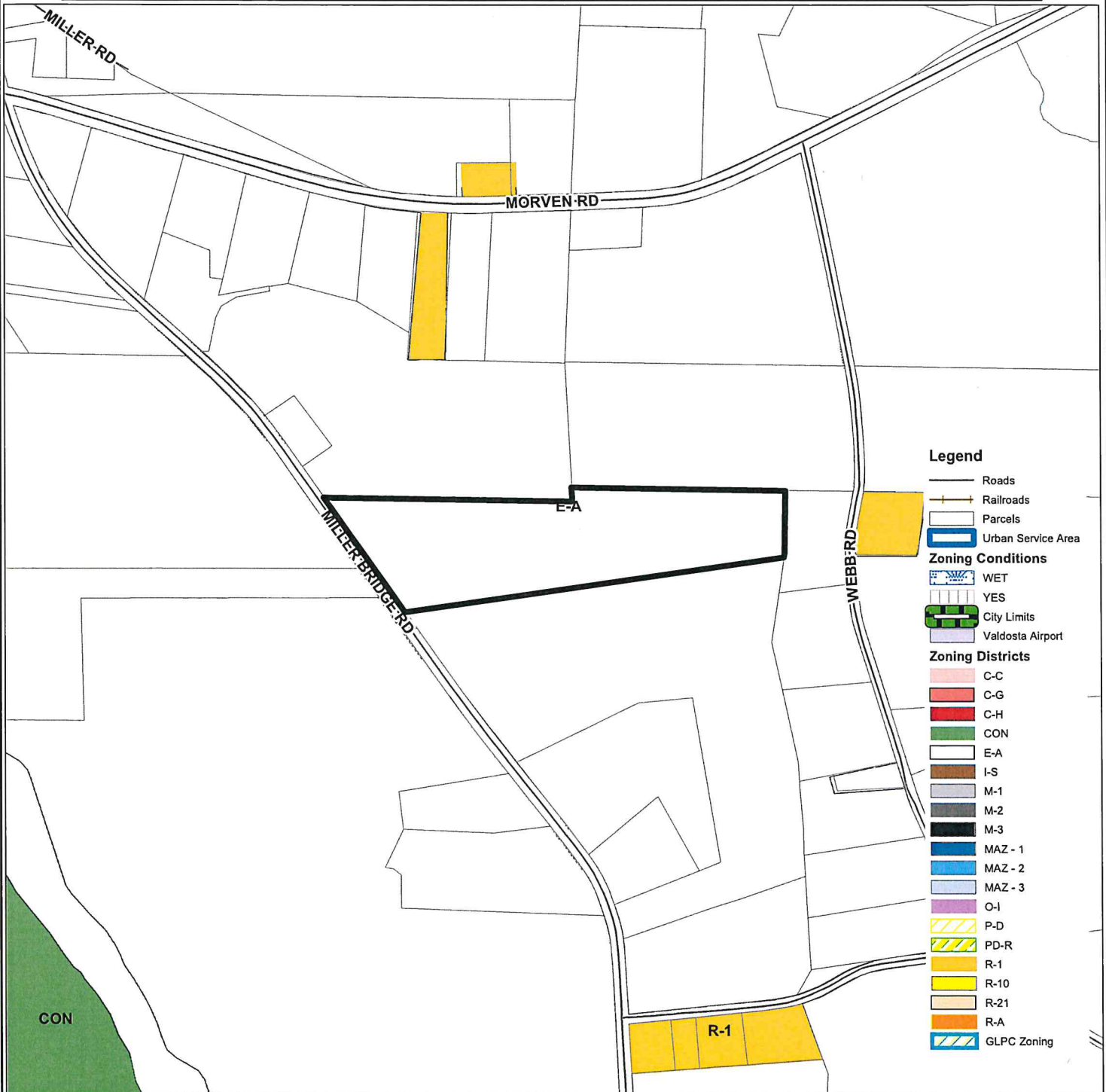


REZ-2021-28

Zoning Location Map

WINDY HILL S/D
Rezoning Request

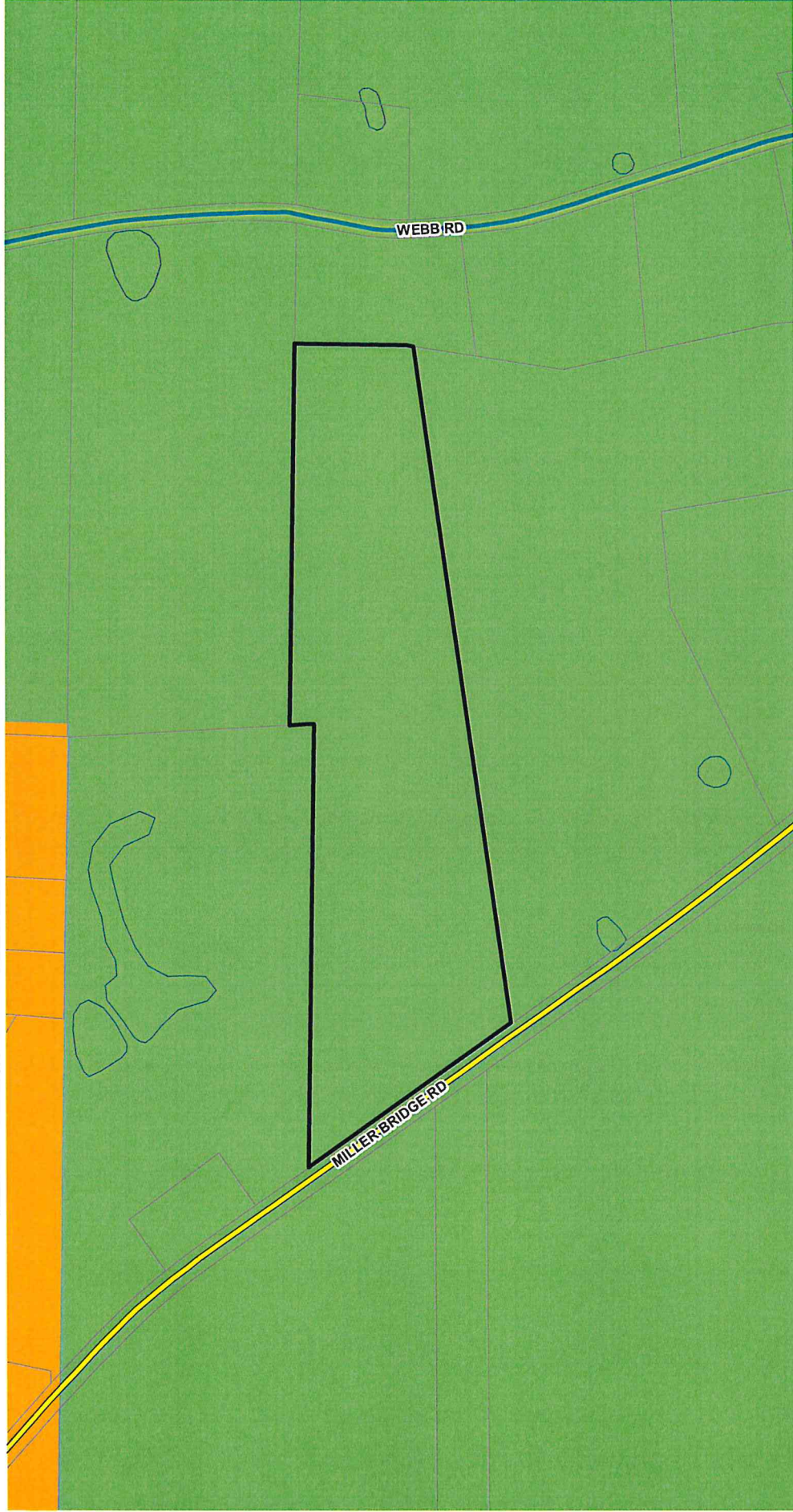
CURRENT ZONING: E-A
PROPOSED ZONING: R-1



REZ-2021-28

Future Development Map

WINDY HILL S/D
Rezoning Request



Roads

Functional Classification

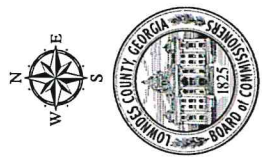
- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water

Activity Centers

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Area
- Industrial Activity Center
- 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



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

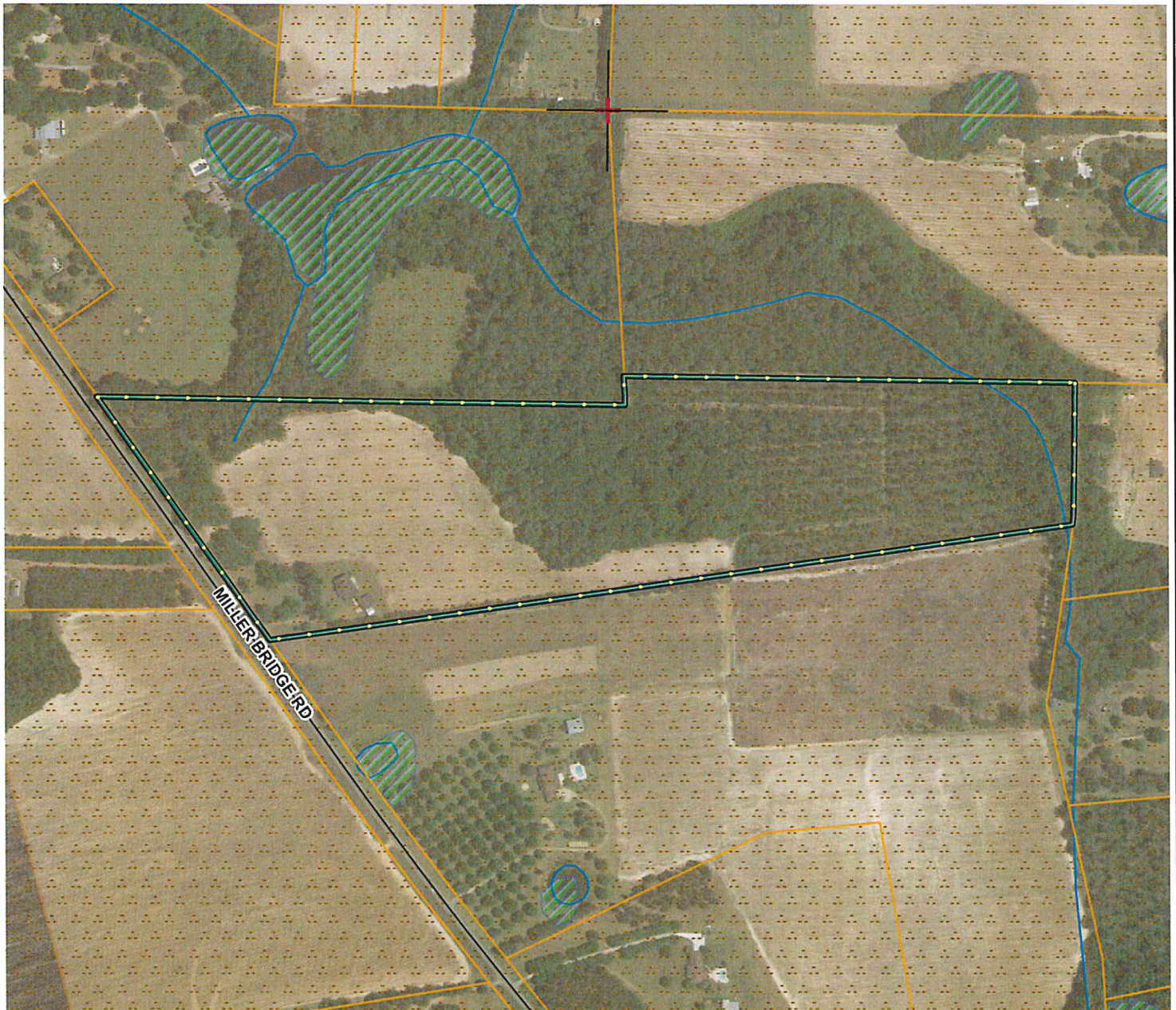
REZ-2021-28

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 |

WINDY HILL S/D Rezoning Request



0 75150 300
Feet

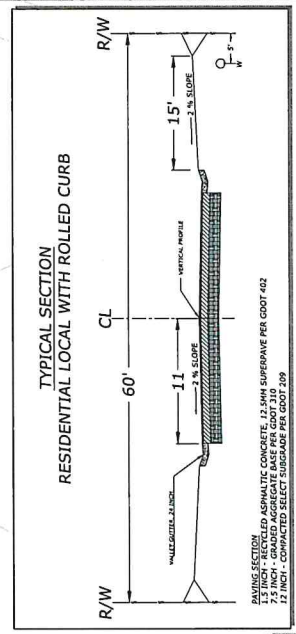
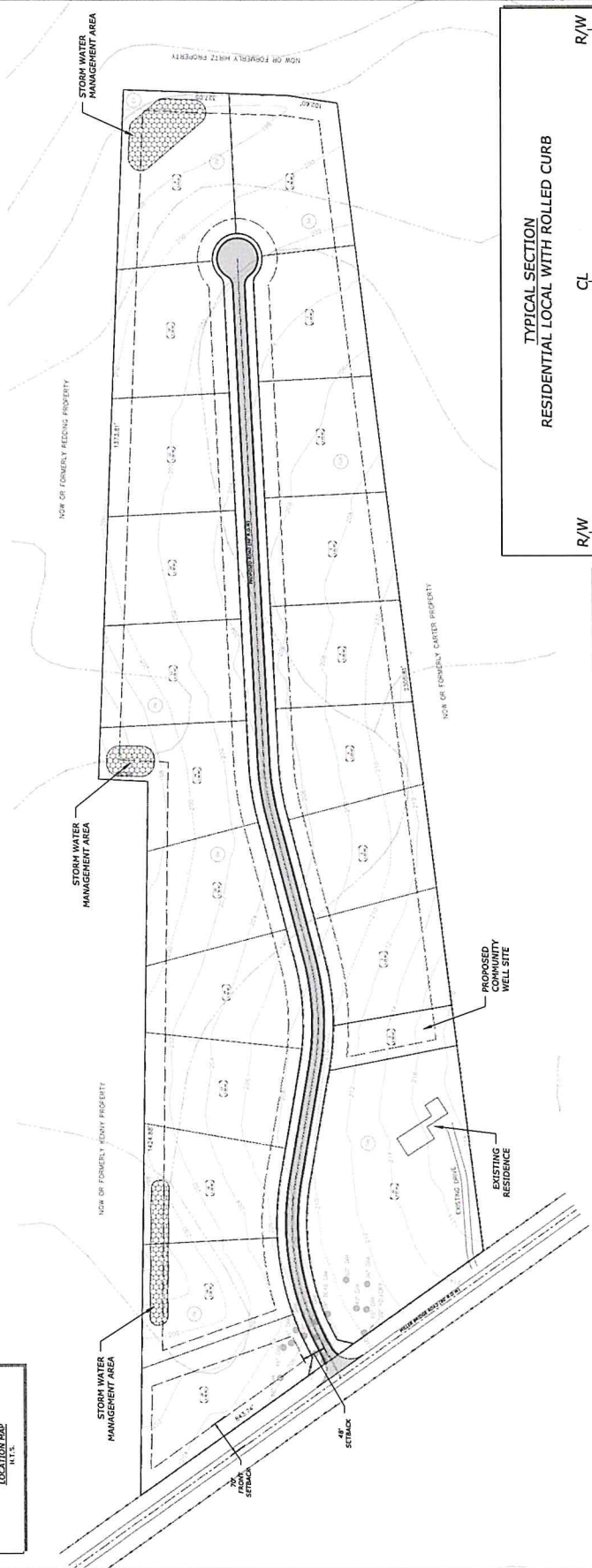
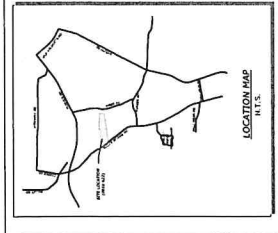
GENERAL NOTES:
 WINDY HILL SUBDIVISION
 LOWWODES COUNTY, GA
 SURVEYOR: T.M. RANZEL
 T.M. RANZEL
 1339 OGDENWOOD DR
 LAWRENCEVILLE, GA 30046
 00101023
 COUNTY ZONING: E-4

DATE	DESCRIPTION
11/07/21	10/21/21
PROJECT	2104
CAD FILE	
DATE	

PRELIMINARY LAYOUT PLAN FOR:
WINDY HILL SUBDIVISION
 LOCATED IN L.L. 144 & 179 OF THE 12TH L.D.
 OF LOWWODES COUNTY, GA.



PROJECT: 2104E
 SHEET: C2.0
 11-1-21



SOIL LEGEND

- (1) Thin Loamy Sand
- (2) Medium Loamy Sand
- (3) Silty Loamy Sand
- (4) Clayey Loamy Sand
- (5) Clayey Loamy Sand

SOIL TYPE DETERMINATION

LOT REQUIREMENT NOTES:

CURRENT ZONING:	E-4
PROPOSED ZONING:	R-1
WATER PROVISION:	COMMUNITY WELL
SEWER PROVISION:	SEPTIC TANK/DRAIN FIELD
MINIMUM LOT AREA:	54,495 SF
MINIMUM LOT WIDTH:	120 FT
MAX. PERVIOUS SURFACE:	30%

SYMBOL LEGEND

PROPERTY LINE	---
ROAD CENTERLINE	---
SETBACK	---
EASEMENT	---
ADJUT OF HWY	---

SOIL TYPE DETERMINATION

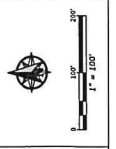
PROPOSED POND AREA:	34.01 AC
PROPOSED POND AREA:	0.66 AC
RESUBDIVISION LOT TOTAL:	21 LOTS

BASEMENT NOTES (DRAINAGE & UTILITIES):

FRONT (F/P):	10 FT
REAR (R/P):	20 FT
SIDE (S/P):	30 FT
AREA (A/P):	30 FT

BUILDING SETBACK NOTES:

FRONT:	60 FT
SIDE:	20 FT
REAR:	40 FT



NOTE:
 1. THIS PLAN IS A PRELIMINARY PLAN AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 2. STONES ENGINEERING DOES NOT GUARANTEE THAT ALL APPLICABLE REGULATIONS AND ASSUMES NO LIABILITY FOR FAILURE TO COMPLY WITH ANY APPLICABLE REGULATIONS.
 3. CALL BEFORE YOU DIG.

GEORGIA811
 www.GeoGIA811.com
 See what's below
 Call before you dig.

12 STONES ENGINEERING CO.

AGENDA ITEM # 4

Rezoning request by J. Mark Eager P.C. File # LO-99-08

** This item was tabled last month due to a minor error in the legal advertisement. This has now been properly advertised for public hearings.

J. Mark Eager is requesting to rezone a portion of 3 parcels totaling 125.6 acres to Planned Development (P-D). The subject property is currently zoned Agricultural Use (A-U) and Flood Hazard (F-H). It is located in northwestern Lowndes County along the west side of Miller Bridge Road, between Parker Road and Hall-Webb Road. The property currently contains a single-family residence and is used primarily for pasture. The applicant is proposing to develop the property as a private, rural estate type subdivision based on an approved master plan.

The subject property is located within the Rural Service Area (RSA) of the Comprehensive Plan and depicted as Agriculture/Forest on the Plan's Future Land Use Map. The National Wetlands Inventory (NWI) maps depict possible wetlands on the western portion of the property in association with the Little River floodplain.

The applicant is proposing to rezone and develop Phase I (eastern 59.91 acres) for now, which would consist of 14 lots of 3 acres each, an equestrian pasture consisting of 7.34 acres, and a landscaped buffer area along Miller Bridge Road. The development will be deed restricted with minimum house sizes of 3,000 square feet. The remaining western portion consists of pasture as well as both 100-year floodplain (F-H zoning) and jurisdictional wetlands which have not yet been delineated. With exception of perhaps 2-4 additional lots in Phase II, the applicant is proposing to reserve all of this area as open space for the entire development. The detailed plan for Phase II will be presented for consideration once the wetlands and 100-year floodplain have been properly delineated.

This is located very deep in the Rural Service Area where minimum lot sizes are prescribed to be 5 acres or greater. The surrounding land use pattern is both agricultural and rural residential and it generally fits this low density goal of the Comprehensive Plan. Under the current A-U and F-H zoning, the property could be subdivided into about 20 5-acre lots. The applicant is proposing to maintain this overall low density pattern by allocating the density allowed under the A-U zoning (5-acre lots) into slightly smaller lots and reserve the remaining acreage as open space. With just the 14 lots of Phase I, the net density will be about 8.2 acres per lot. Even with the addition of 4 more lots in Phase II, the net density will be about 6.4 acres per lot.

Staff Recommendation:

Find "consistent with the Comprehensive Plan", and recommend approval with the following conditions:

1. The Phase I area (59.91 acres) shall be rezoned to Planned Development (P-D) in accordance with the submitted master plan.
2. The remaining A-U portion shall be rezoned to "conditional" A-U(c); with a sufficient amount of acreage being reserved (a little less than 20 acres) to make the lots in Phase I net at least 5 acres each. This remaining area shall be submitted later for consideration (rezoning) as Phase II of the development.
3. The F-H portion of the property shall remain unchanged.
4. Uses of the Planned Development shall be restricted to all uses currently allowed in Single-family Residential (R-1) zoning as well as equestrian and passive recreational uses.

Agriculture/Forestry/Consevation Area



DESCRIPTION: Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

DEVELOPMENT STRATEGY: The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design. New development should not utilize “franchise” or “corporate” architecture but instead should use

compatible rural architectural styles. Roadways should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize visual impact. These areas should be promoted for passive-use tourism and recreational destinations.

PERMITTED ZONINGS:

Conservation (CON)

Residential Agriculture (R-A)

Estate-Agricultural (E-A)

Crossroads-Commercial (C-C)

QUALITY COMMUNITY OBJECTIVES:

- **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.
- **Economic Prosperity** - Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Efficient Land Use** - Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

IMPLEMENTATION MEASURES:

- **Agricultural Land Use Regulations (DCA Model Code 4-1)** - Encouraging preservation of agricultural operations and reducing conflicts between agricultural and non-agricultural land uses.
- **Transferable Development Rights** - Enables landowners in an area planned to remain as open space to sell their property development rights for use in other "receiving" areas of the community where higher density development can be accommodated.
- **Agricultural Buffers (DCA Model Code 4-3)** - Requiring new non-agricultural development adjacent to designated agricultural land to provide an agricultural buffer to minimize future potential conflicts between them.
- **Agricultural Use Notice and Waiver (DCA Model Code 4-2)** - Requiring new non-agricultural land uses abutting or within 1000 feet of agricultural land uses to sign a waiver against future nuisance complaints about agricultural operations and their noise, odor or other effects.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-29 LR83 LLC, 5716 Race Track Road, ~3.6 acres, R-A to R-1, Well & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-29 LR83 LLC, 5716 Race Track Road, ~3.6 acres, R-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Low-Density Residential (R-1) in order to produce two (2) ULDC conforming lots. The subject property possesses road frontage on Thunderbowl Road, Race Track Road, and Shiloh Road. Access to and from the properties will primarily be on Thunderbowl Road and Shiloh Road. Concerning the Comprehensive Plan Future Land Use Map, the subject property is within the Rural Residential Character Area and Rural Service Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning district within the Character Area.

Factors for consideration include 1) the current rural character and rural land use pattern in the area, 2) the existing R-1 zoning to the north of the subject property, 3) the smaller lots in the surrounding area.

Overall, Planning found this request consistent with the Comprehensive Plan and existing land use pattern. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic, and the Planning Commission recommends approval by unanimous vote (10-0).

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

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

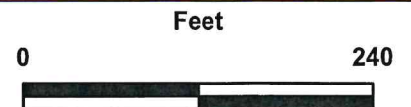
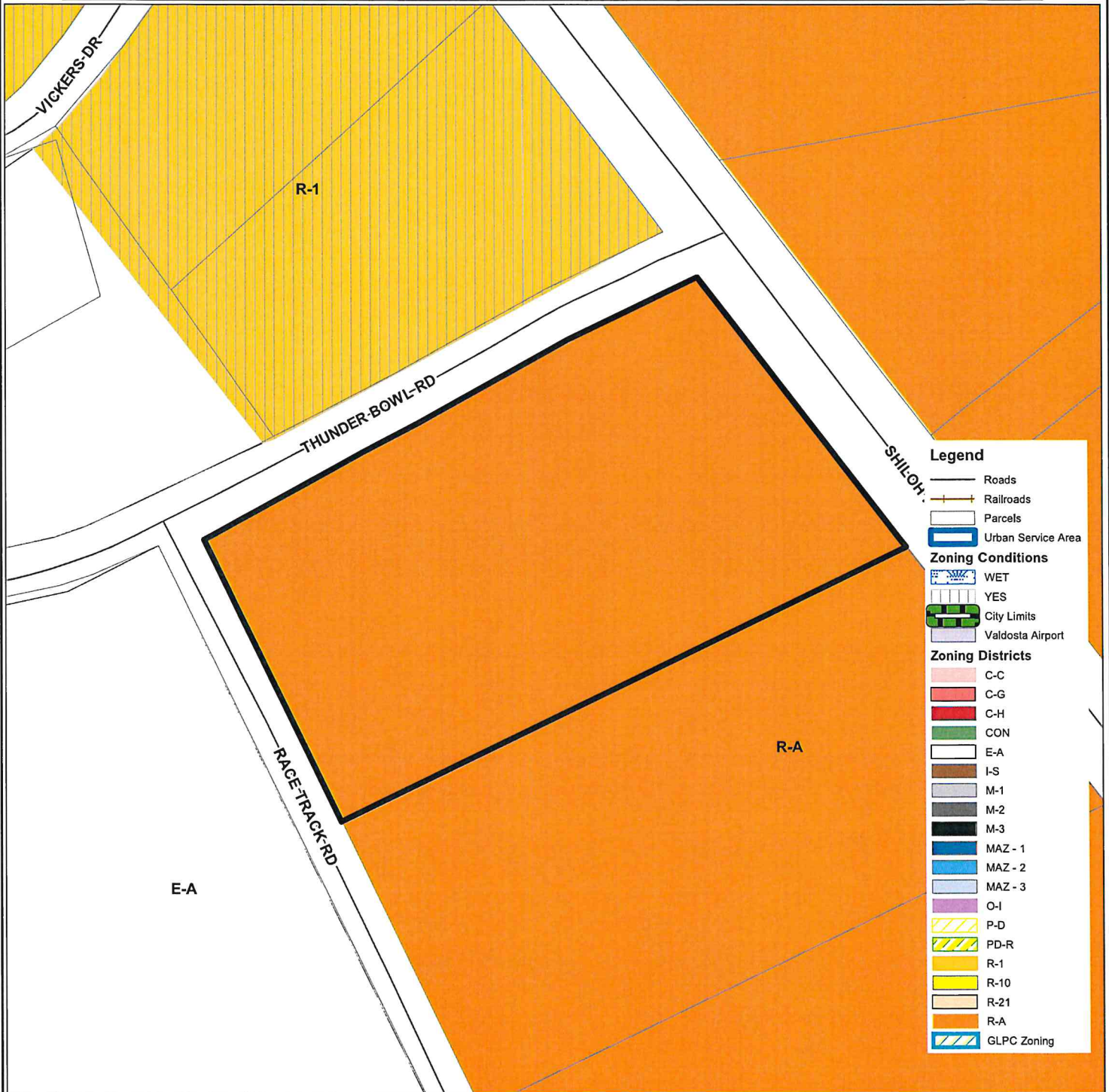
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-29

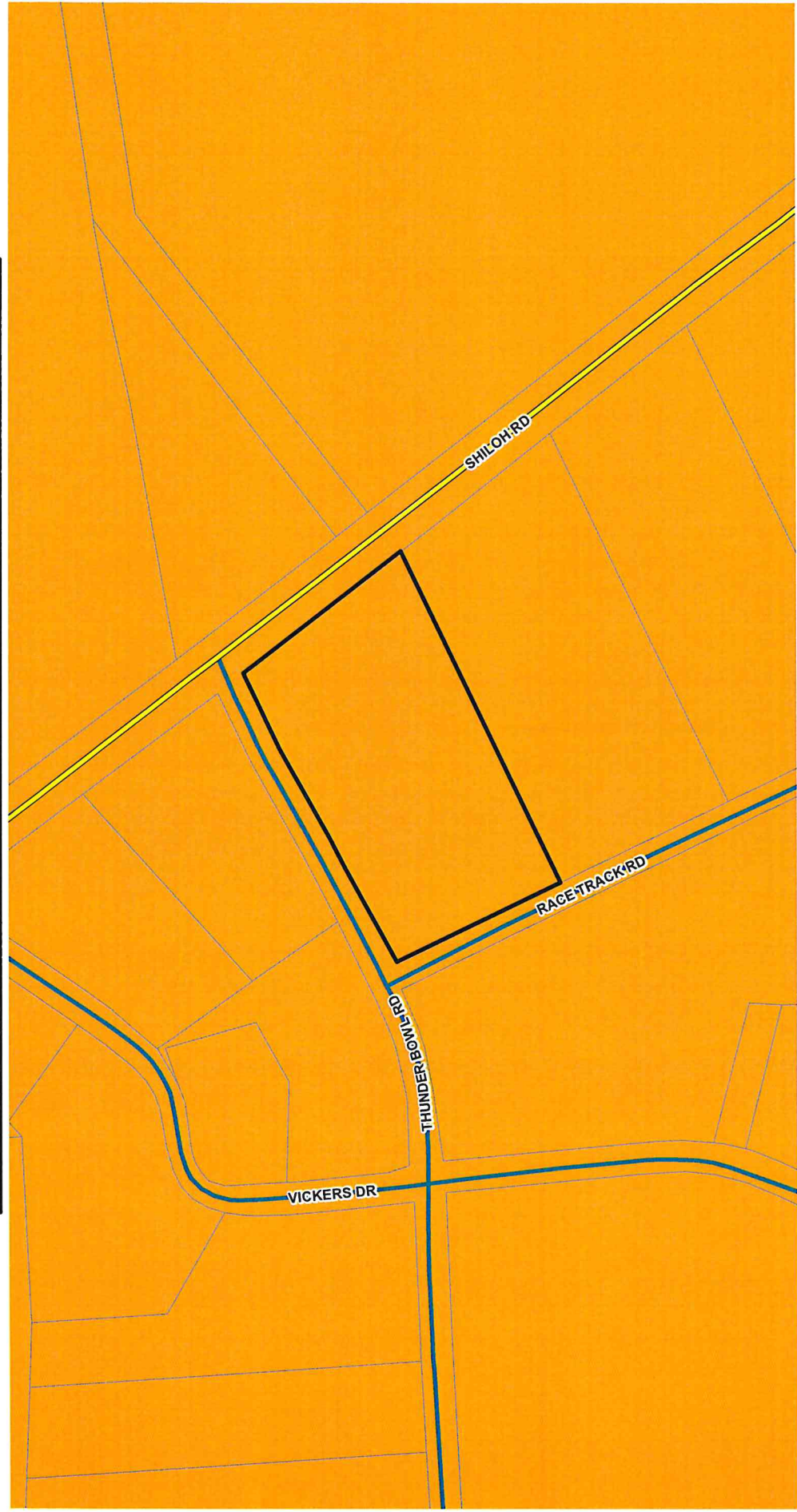
Zoning Location Map

LR83 LLC
Rezoning Request

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



LR83 LLC
Rezoning Request



Roads

Functional Classification

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

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

Urban Service Area

- City Limits
- Parcels
- Open Water

- 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

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

REZ-2021-29

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 |

LR83 LLC
Rezoning Request



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 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.

- LEGEND**
- IP.F. = IRON PIN FOUND
 - I.P.P. = IRON PIN PLACED (5/8" REBAR) W/ CAP #3015
 - C.M.F. = CONCRETE MONUMENT FOUND
 - C.M.P. = CONCRETE MONUMENT PLACED
 - G.P.F. = GALVANIZED PIPE FOUND
 - G.P.P. = GALVANIZED PIPE PLACED
 - R.M.F. = RIGHT OF WAY MARKER FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.R. = POINT OF REFERENCE
 - = BROKEN LINE NOT TO SCALE
 - P/L = PROPERTY LINE
 - C/L = CENTER LINE
 - △ N.M. = NEW MONUMENTED
 - B.M. = BENCH MARK
 - R.R. = RAIL ROAD
 - N/F = NOW OR FORMERLY
 - = GROUND SLOPE

- SURVEY EQUIPMENT USED**
- ☑ LEICA 1203 TOTAL STATION 3 SEC.
 - ☑ 3005W TOPCON TOTAL STATION 5 SEC.
 - ☑ 200' STEEL MESH TAPE
 - ☑ CST, AUTO LEVEL
 - ☑ TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 - ☑ ALLEGRO CX DATA 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. 2015
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 RELATIVE POSITIONAL ACCURACY AS

CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AN HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 283,405.0 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR IN THE PLAT FACE.
GA CERTIFICATE OF AUTHORIZATION NO. LSF 926
GA BUSINESS LICENSE NO. 2534

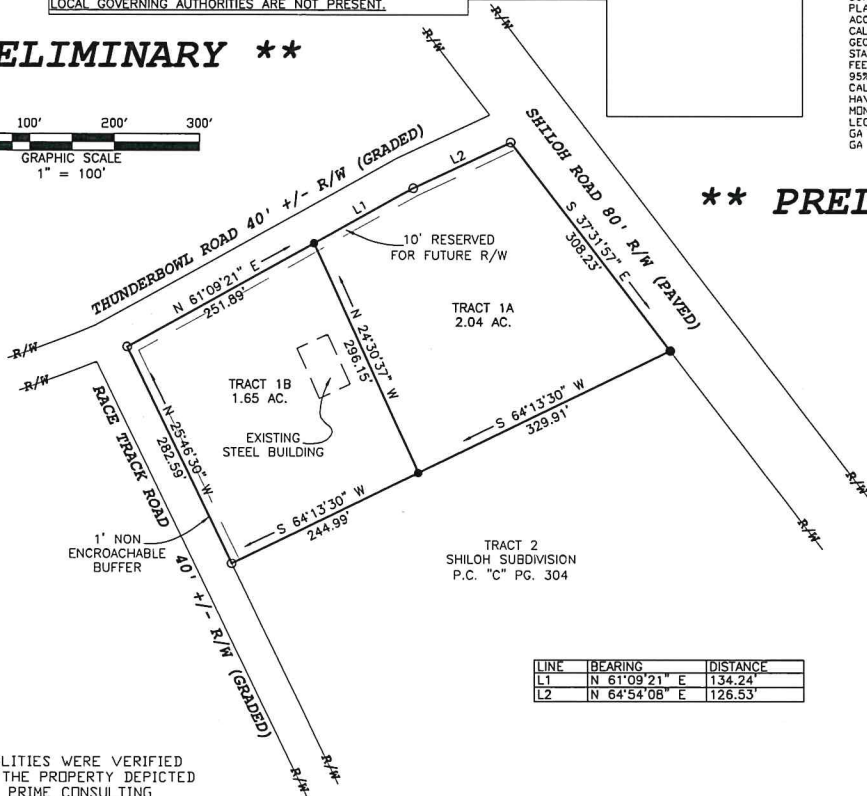
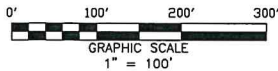
LOWNDES COUNTY UNIFIED DEVELOPMENT CODE DATE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

RODNEY GENE TENERY, JR., RLS/RF DATE

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.

RESERVED FOR THE CLERK OF SUPERIOR COURT

**** PRELIMINARY ****



**** PRELIMINARY ****

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. 13185C0095E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.

3: THE PURPOSE OF THIS PLAT IS TO DIVIDE THAT PROPERTY DESCRIBED IN DEED BOOK 6382 AT PAGE 194 SHOWING LR83, LLC AS THE GRANTEE. PRIME CONSULTING SOLUTIONS WAS ENGAGED TO PERFORM THIS SURVEY BY MR. LOUIE RADNEY.

4: THE CURRENT ZONING FOR THIS PROPERTY IS R-A ZONING.

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 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

**** PRELIMINARY ****

THIS IS A SURVEY OF LAND PARCEL 146 ON TAX MAP 033



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

E.MAIL: harri613@bellsouth.net

SURVEY FOR:

LOUIE RADNEY

LOCATED IN LAND LOT 101 OF THE 12TH LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-30 Interstate Land Management, LLC, Briarwood Rd.,
~66 acres, R-1 to R-A, Well & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-30 Interstate Land Management, LLC, Briarwood Rd., ~66 acres,
R-1 to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to rezone their property from Low-Density Residential (R-1) to Residential Agricultural (R-A). The motivation for this request stems from the applicant's desire to allow for agricultural uses on the lots. Should the rezoning request be approved, the multiple parcels will be combined. While the application lists 1929 Seminole Drive as the address, the subject property is predominantly landlocked, with access to the property off Briarwood Road adjacent to one of the five parcels in this request.

The surrounding area is zoned R-1, with limited commercial zoning to the east. The subject properties are generally open fields in cultivation, or heavily wooded and serve as a buffer between the surrounding properties. The Comprehensive Plan depicts this property within the Urban Service Area and a Suburban Character Area. From an infrastructure standpoint, both County Water and Sewer buffers touch the subject property on the west, and connection to utilities is required for any future development. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended district within the character area. From a planning standpoint, this property was rezoned to R-1 with the adoption of the ULDC because of its proximity to water and sewer services and location with respect to existing residential development.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and the Planning Commission voted unanimously to recommend Approval (10-0).

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

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

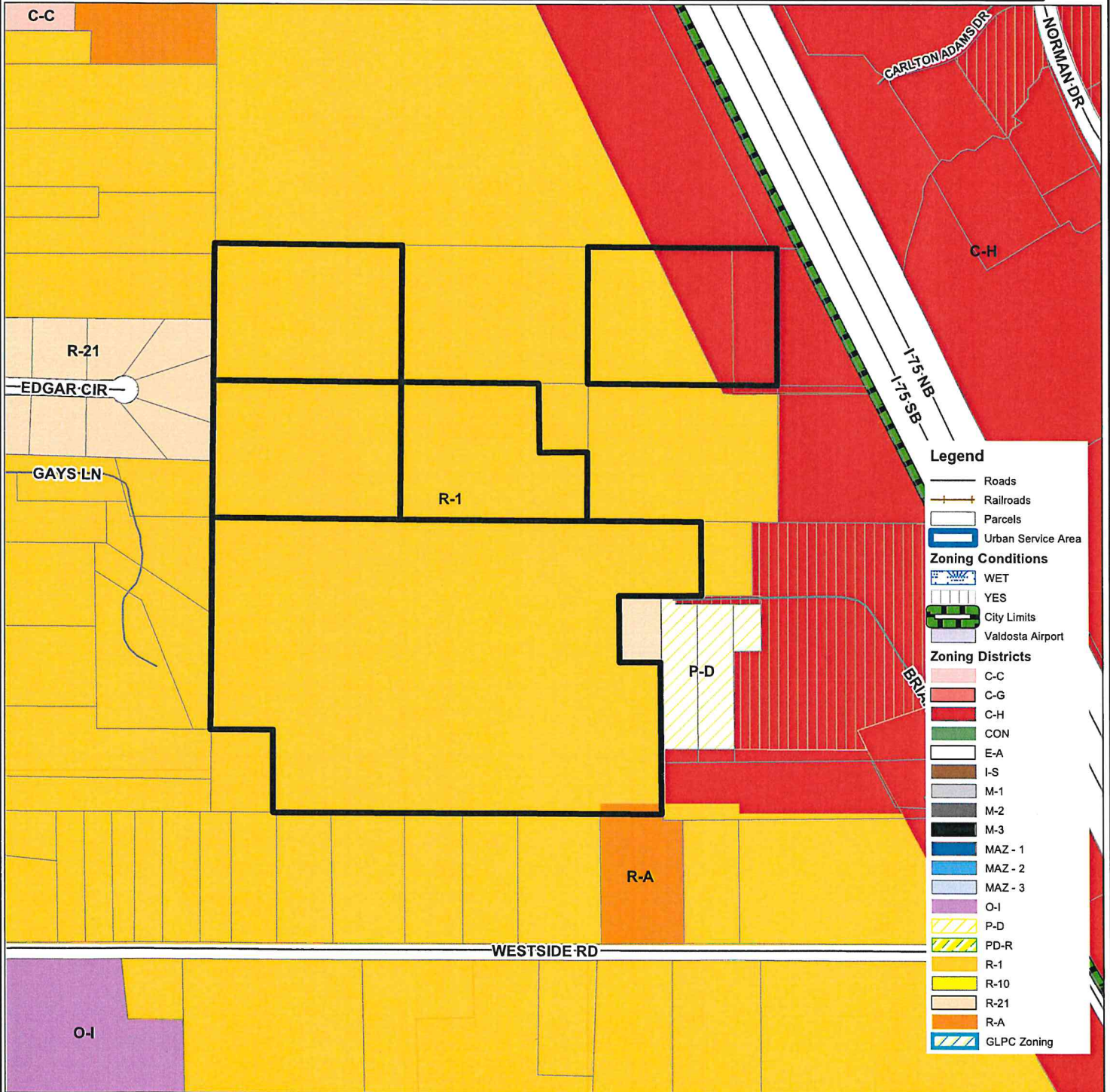
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2021-30

Zoning Location Map

INTERSTATE LAND MANAGEMENT LLC
Rezoning Request

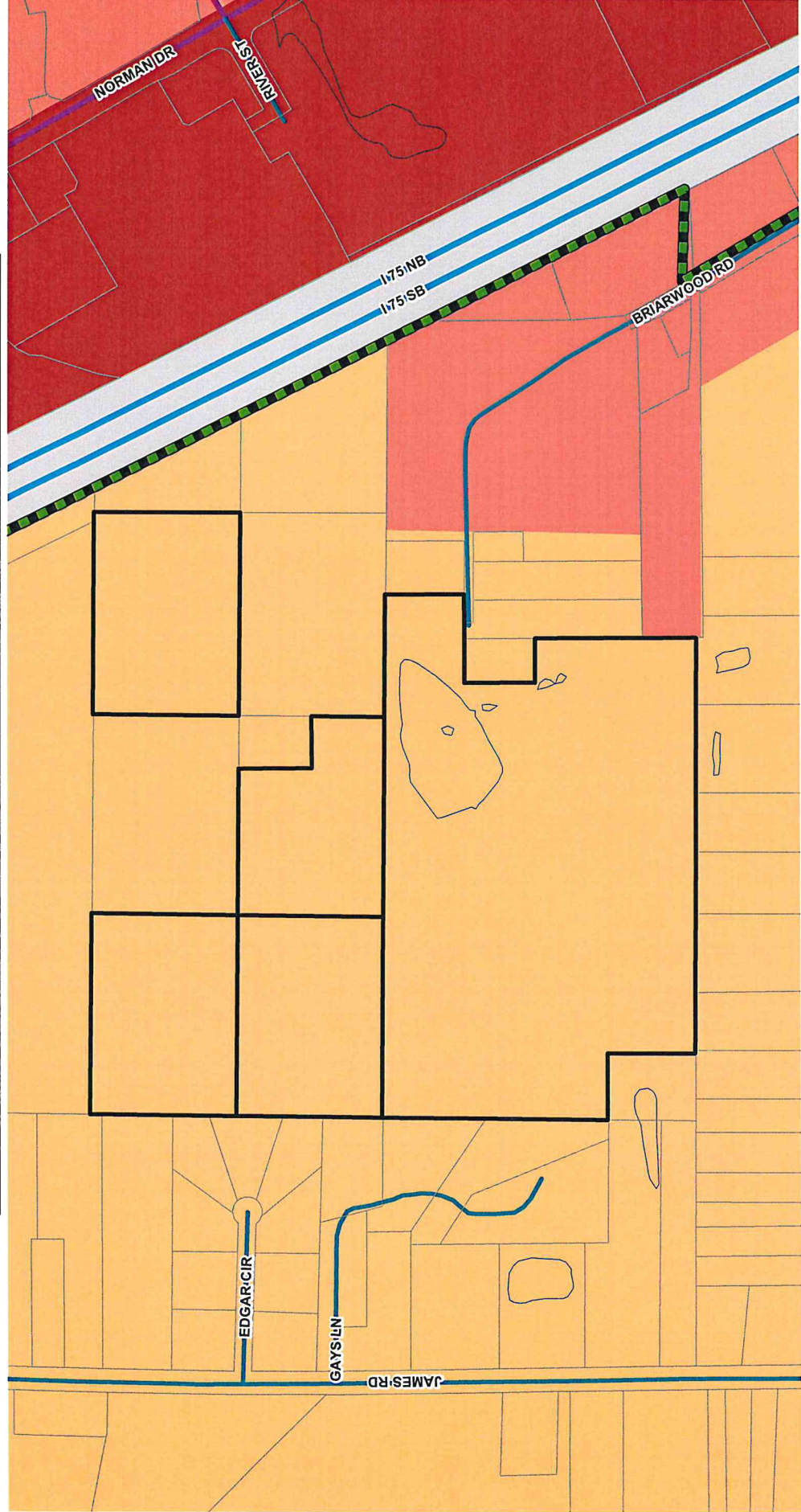
CURRENT ZONING: R-1
PROPOSED ZONING: R-A



REZ-2021-30

Future Development Map

INTERSTATE LAND MANAGEMENT LLC
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
- Remington Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

0 250 500 1,000 Feet

VALOR
VALDOSTA-LOWNDES REGIONAL GEOGRAPHIC INFORMATION SYSTEM

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

LOWNDES COUNTY, GEORGIA
VALDOSTA-LOWNDES BOARD OF COMMISSIONERS
1825

REZ-2021-30

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 |

INTERSTATE LAND MANAGEMENT LLC Rezoning Request



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Proposed Purchase of Real Estate on Stewart Circle

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: \$95,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Purchase of Real Estate

HISTORY, FACTS AND ISSUES: This agenda item seeks the board's approval for the purchase of 1.23 acres on Stewart Circle from Stewart Properties, LLC. The proposed \$95,000.00 purchase price is based on an appraisal provided by Freddie Bajalia. The property will be used to construct a proposed fire station. Staff selected the property after considering several other properties in the area and felt this property would be best suited for the new fire station. Staff is awaiting completion of the Phase 1 Environmental Site Assessment for its review. If approved, the closing will not take place until staff reviews the pending assessment to make sure there are no adverse issues. The county attorney has prepared the attached Deed for Purchase of the 1.23 acres. Staff is asking the board to approve the purchase of the 1.23 acres for \$95,000.00 and approve the county attorney completing the closing pending there are no adverse issues with the Phase I Environmental Site Assessment.

- OPTIONS:
1. Approve the purchase of the 1.23 acres from Stewart Properties, LLC for \$95,000.00 and approve the county attorney completing the closing pending there are no adverse issues with the Phase I Environmental Site Assessment.
 2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Return recorded document to:
Elliott, Blackburn & Gooding, P. C.
3016 North Patterson Street
Valdosta, GA 31602
Attention: Thompson H. Gooding, Jr.

WARRANTY DEED

GEORGIA, LOWNDES COUNTY.

THIS INDENTURE made as of the ____ day of _____, 20____, between **STEWART PROPERTIES, LLC**, a Georgia limited liability company (“Grantor”), and **LOWNDES COUNTY**, a political subdivision of the State of Georgia (“Grantee”). (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits.).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS and NO/100’s (\$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey, unto Grantee the following described property (the “Property”):

See EXHIBIT “A” Attached Hereto.

This conveyance is made subject to and there is excluded from the warranties hereinafter contained the following:

1. Ad valorem taxes for 2022 and subsequent years not yet due and payable;
2. All applicable restrictions and easements of record.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, **IN FEE SIMPLE**.

AND GRANTOR SHALL AND WILL WARRANT AND FOREVER DEFEND by virtue of these presents the right and title to Property unto Grantee against the claims of Grantor and all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, being all the Members and Managers of Grantor, have hereunto set their hand and seal as of the day first above written.

GRANTOR:

STEWART PROPERTIES, LLC

By: _____ (SEAL)

Steven N. Stewart
Member and Manager

By: _____ (SEAL)

Gladys G. Stewart
Member and Manager

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

(AFFIX SEAL)

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 37 of 12th Land District, Lowndes County, and being more particularly described as follows:

For a Point of Beginning, start at the far East corner of that tract recorded in Plat Cabinet "C" Page 521. From said Point of Beginning run thence S 32°53'45" W a distance of 240.45' to a 5/8" rebar with cap #3276; thence N 68°08'46" W a distance of 203.95' to a 5/8" rebar with cap #3276; thence N 21°51'14" E a distance of 236.00' to a 5/8" rebar with cap #3276; thence S 68°08'46" E a distance of 250.00' to a 5/8" rebar with cap #2884 and being the Point of Beginning. Said tract having an area of 1.23 acres.

Said property is also shown and described as "Tract 1" on that certain Division Survey for Lowndes County prepared by Stephen Cody Califf, Georgia registered land surveyor, Innovate Engineering and Surveying, plat date November 1, 2021, and recorded in Plat Record Book ____, at Page ____, in the public plat records of the Lowndes County, Georgia Clerk of Superior Court. Said recorded plat is by reference incorporated herein for all purposes in aid of description.