



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, FEBRUARY 7, 2022 8:30 AM  
REGULAR SESSION, TUESDAY, FEBRUARY 8, 2022 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 - January 24, 2022 & Regular Session - January 25, 2022

Recommended Action: Approve

Documents:

**5. Public Hearing**

- a. REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac, P-D to P-D  
Amendment, County Utilities

Recommended Action: Board's Pleasure  
Approve

Documents:

- b. REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic

Recommended Action: Board's Pleasure  
Approve

Documents:

- c. REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well  
& Septic

Recommended Action: Board's Pleasure  
Deny

Documents:

**6. For Consideration**

- a. Transportation Investment Act (TIA) Local Project Delivery Application - Coleman Road NW

Recommended Action: Approve

Documents:

- b. Transportation Investment Act (TIA) Local Project Delivery Application - Kinderlou-Clyattville  
Road

Recommended Action: Approve

Documents:

- c. Internal Network Firewalls

Recommended Action: Approve  
Documents:

7. **Reports - County Manager**
8. **Citizens Wishing To Be Heard - Please State Your Name and Address**
9. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D  
006A, 7.32ac, P-D to P-D Amendment, County Utilities

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac,  
P-D to P-D Amendment, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved P-D site plan for an  
80-unit Low-Income Housing Tax Credit multi-family development to an 80-unit townhome development.

The subject property possesses road frontage on Bemiss Rd., currently classified as a state-maintained major  
collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Concerning  
the 2030 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 P-D  
zoning is listed as a recommended zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The frontage on Bemiss Rd, 2) The potential  
impacts on the existing single-family residential neighbors to the east (privacy), 3) The precedent set for the  
property to the southwest, 7) The availability and use of water and sewer.

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 (11-0).

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

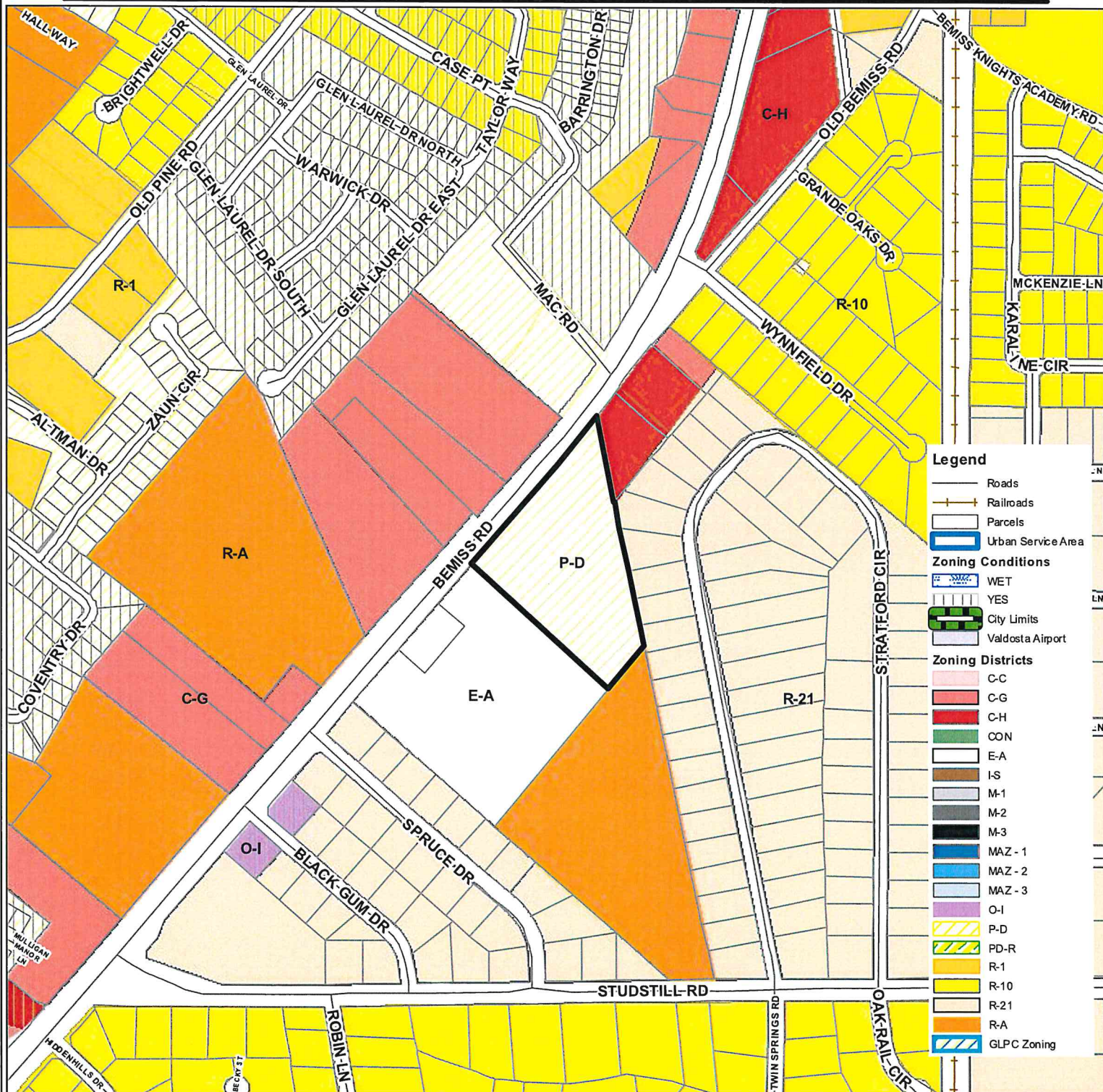
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2022-01

# Zoning Location Map

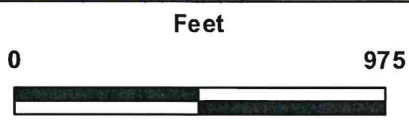
HAMILTON GREEN TOWNHOMES  
Rezoning Request

CURRENT ZONING: P-D  
PROPOSED ZONING: P-D AMENDED

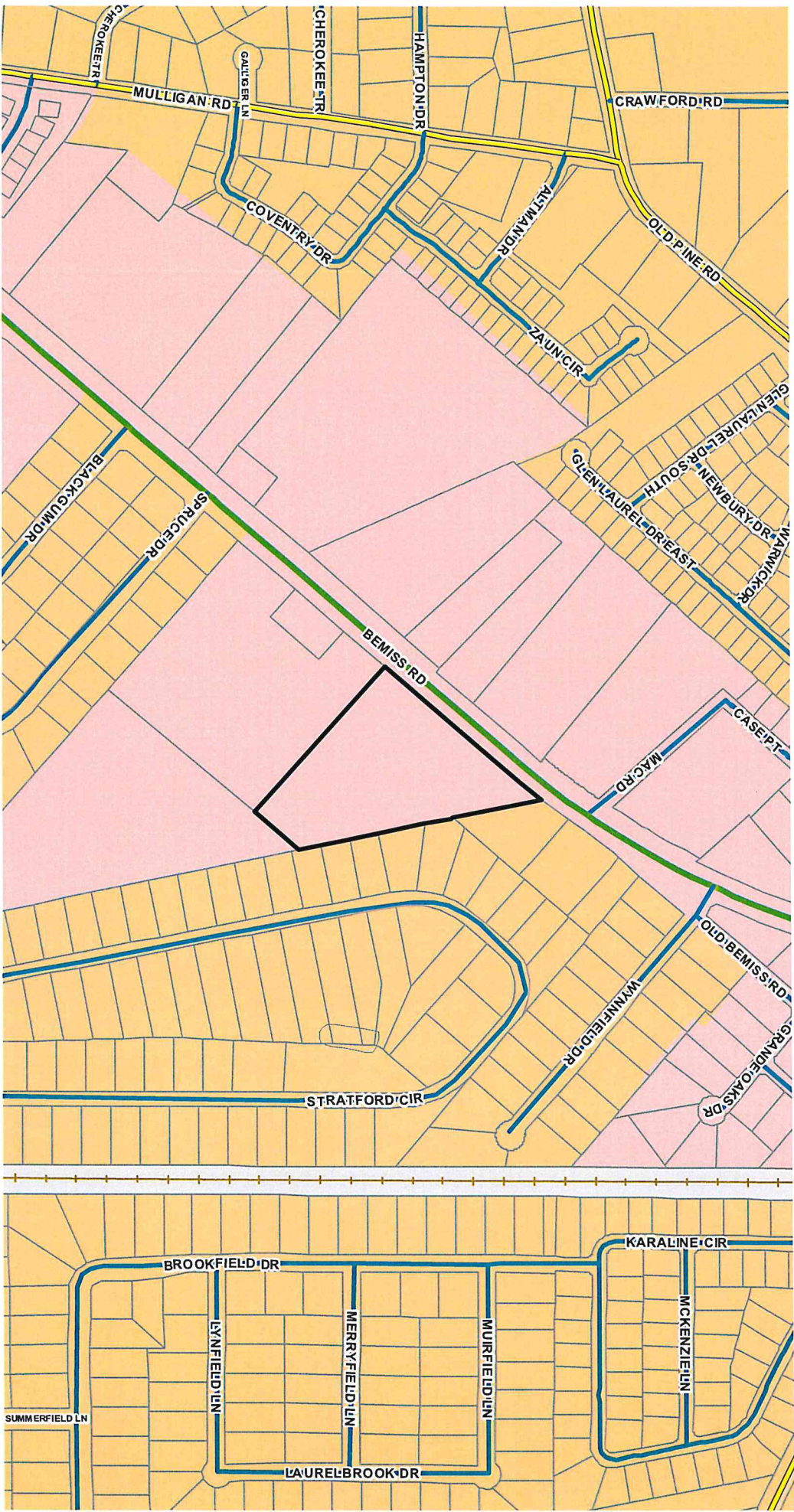


**Legend**

- 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
- IS
- 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



## HAMILTON GREEN TOWNHOMES 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
- Remainder Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

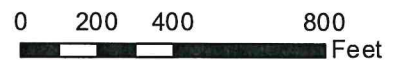
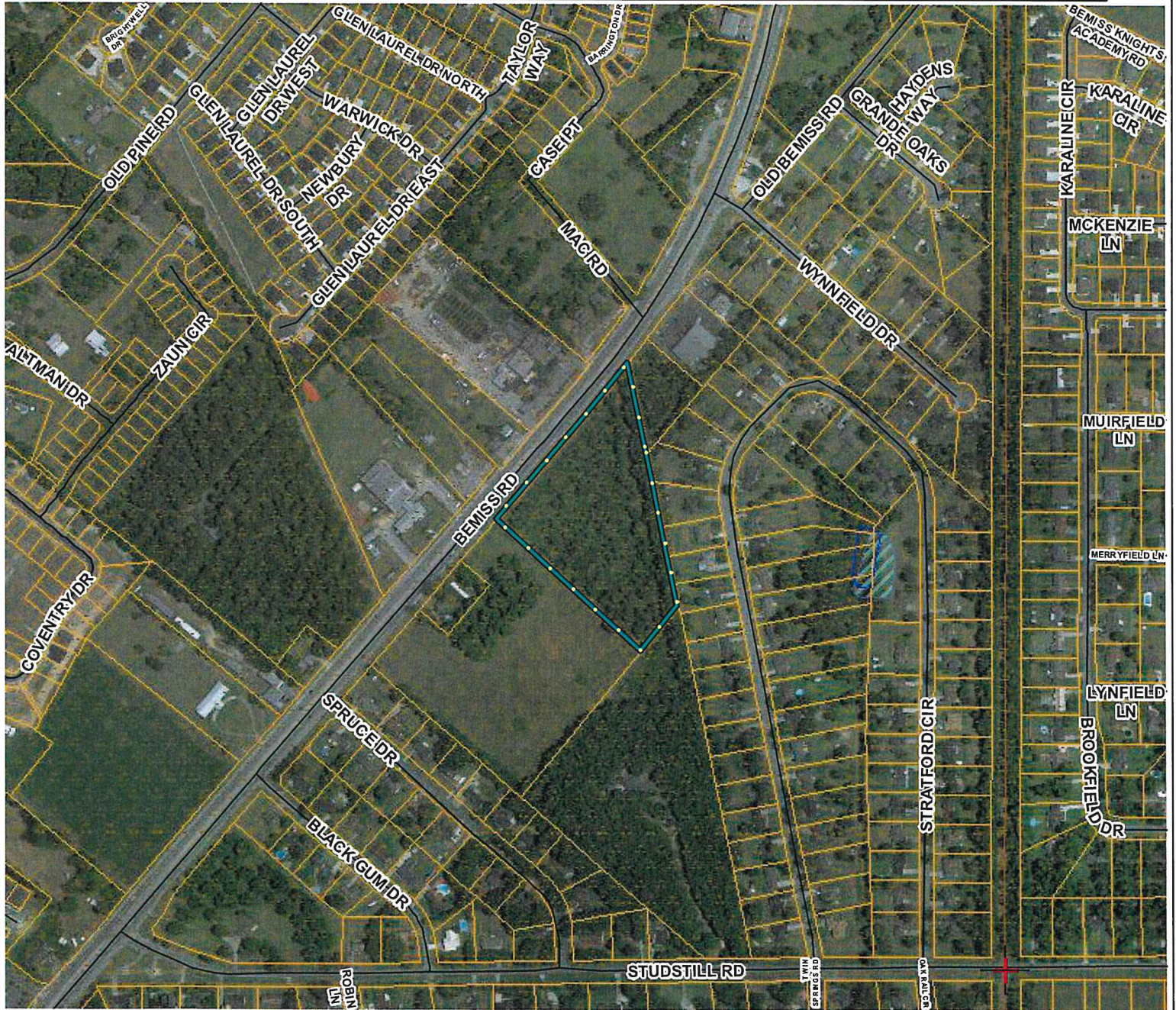
# REZ-2022-01

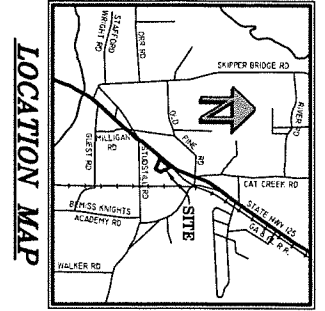
# WRPDO Site Map

## 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

## HAMILTON GREEN TOWNHOMES Rezoning Request

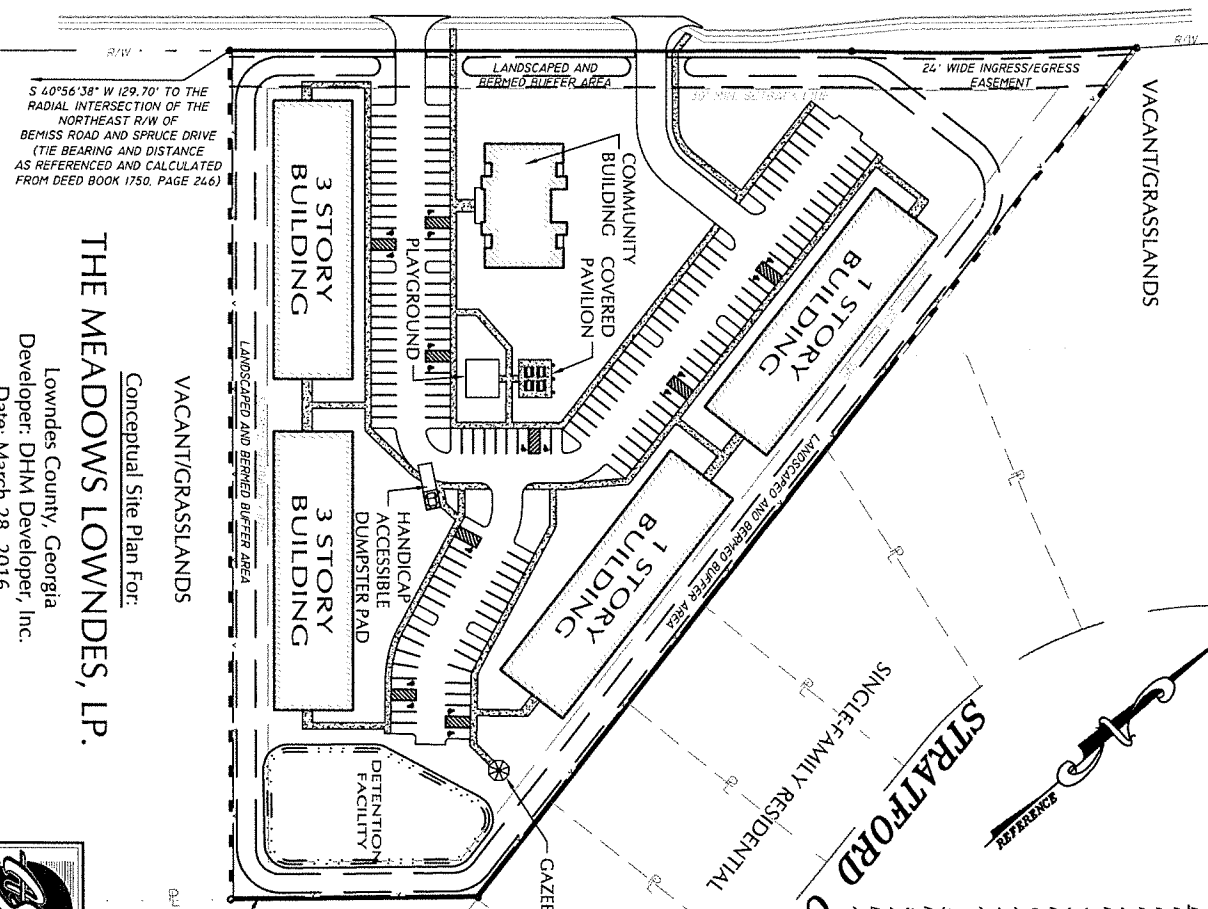




**TOTAL AREA**  
**7.32± ACRES**  
TAX MAP (ASD) PARCEL 6A  
 (AREA TO THE SOLID BOLD LINES)

<b>PROPERTY DATA SUMMARY</b>	
EXISTING ZONING: R-4	PROPOSED ZONING: PD
TOTAL SITE AREA = 7.32± ACRES	
APPROXIMATE IMPERVIOUS AREA = 3.18 ACRES (43%)	
APPROXIMATE OPEN SPACE = 2.87 ACRES (40%)	
APPROXIMATE RECREATION AREA = 0.91 ACRES (12%)	
APPROXIMATE DETENTION AREA = 0.35 ACRES (5%)	
<b>BUILDING DATA:</b>	
4 - 2 STORY BUILDING	
16 - 1 BEDROOM UNITS	
32 - 2 BEDROOM UNITS	
80 TOTAL UNITS	
BUILDING SQ. FOOTAGE = ±63,170 S.F. (GROUND FLOOR)	
MAXIMUM BUILDING HEIGHT = 40 FEET	
<b>PARKING DATA:</b>	
REQUIRED SPACES:	
2 SPACES PER UNIT	
TOTAL REQUIRED = 160 SPACES	
PROVIDED SPACES:	
143 REGULAR SPACES	
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 17 HANDICAP SPACES PROVIDED	
160 TOTAL PARKING SPACES PROVIDED	
STORMWATER MANAGEMENT:	
WILL BE DIRECTED TO ON-SITE DETENTION FACILITY	
WATER AND SEWER	

**BEMISS ROAD**  
**GA STATE HWY No. 125 (100' R/W)**  
(R/W AS PER DEED BOOK 1750, PG. 246)



S 40°56'38" W 129.70' TO THE RADIAL INTERSECTION OF THE NORTHEAST R/W OF BEMISS ROAD AND SPRUCE DRIVE (THE BEARING AND DISTANCE AS REFERENCED AND CALCULATED FROM DEED BOOK 1750, PAGE 246)

**THE MEADOWS LOWNDES, LP.**  
 Conceptual Site Plan For:  
 VACANT/GRASSLANDS  
 Lowndes County, Georgia  
 Developer: DHM Developer, Inc.  
 Date: March 28, 2016  
 (Not to Scale)

- DEVELOPER NOTES:**
1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80-UNIT MULTIFAMILY RESIDENTIAL COMPLEX.
  2. UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.
  3. THE OPEN SPACE COMMUNITY BUILDING AND FACILITIES SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY OWNERS ASSOCIATION OR A SIMILAR PRIVATE LEGAL AUTHORITY.
  4. PLANTINGS FOR THIS DEVELOPMENT WILL INCLUDE A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
  5. THE LANDSCAPE BERM SHALL BE A MINIMUM OF 4" IN HEIGHT AND EVERGREEN TREES INCLUDING LIVE OAK AND MAGNOLIA TREES WILL BE PLANTED ALONG BERMS.

**ASA ENGINEERING & SURVEYING, INC.**  
 105 W. CENTRAL AVE. - WALDORF, GA 31601  
 PH: (229) 244-0596 - FAX: (229) 244-0794

**SITE INFORMATION:**

EXISTING ZONING: R-1 (MAY BE SUBJECT TO LOCAL DEVELOPMENT (PD))  
 PROPERTY ZONING: PLANNED DEVELOPMENT (PD)  
 PARCEL: 01450 175

PROPERTY AREA = 7.32 ACRES (REFER TO LDC SECTION 4.06.00)  
 APPROXIMATE OPENCOMMON SPACE = 42.42 ACRES (57%)  
 APPROXIMATE RECREATION AREA = 30.34 ACRES (41%)

**BUILDING DATA:**  
 80 TOWNHOMES UNITS  
 2 - 6 UNIT BUILDINGS = 12 TOWNHOMES  
 3 - 4 UNIT BUILDINGS = 12 TOWNHOMES

**BUILDING SQ. FOOTAGE:**  
 8 UNIT BUILDINGS = 4,200 SF (GROUND FLOOR)  
 6 UNIT BUILDINGS = 4,400 SF (GROUND FLOOR)  
 4 UNIT BUILDINGS = 3,600 SF (GROUND FLOOR)  
**BUILDING SETBACKS:**  
 FRONT: 20 FEET  
 REAR: 30 FEET

**PARKING DATA (MULTI-FAMILY DWELLING):**  
 REQUIRED SPACES: DWELLING UNIT  
 TOTAL REQUIRED = 160 SPACES  
 PROVIDED SPACES:  
 1 SPACE PER GARAGE, 1 SPACE IN DRIVEWAY = 160 TOTAL UNIT PARKING SPACES  
 2 SPACE PER TOWNHOMES UNIT  
 150 TOTAL UNIT PARKING SPACES

**PARKING DATA, PUBLIC PARKING/RECREATION FACILITY:**  
 REQUIRED SPACES:  
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA = 40,000 SF OF ACTIVE USE AREA = 40 SPACES REQUIRED  
 PROVIDED SPACES:  
 9 REGULAR SPACES  
 1 HANDICAP ACCESSIBLE SPACE  
 1 MUST BE HANDICAP ACCESSIBLE

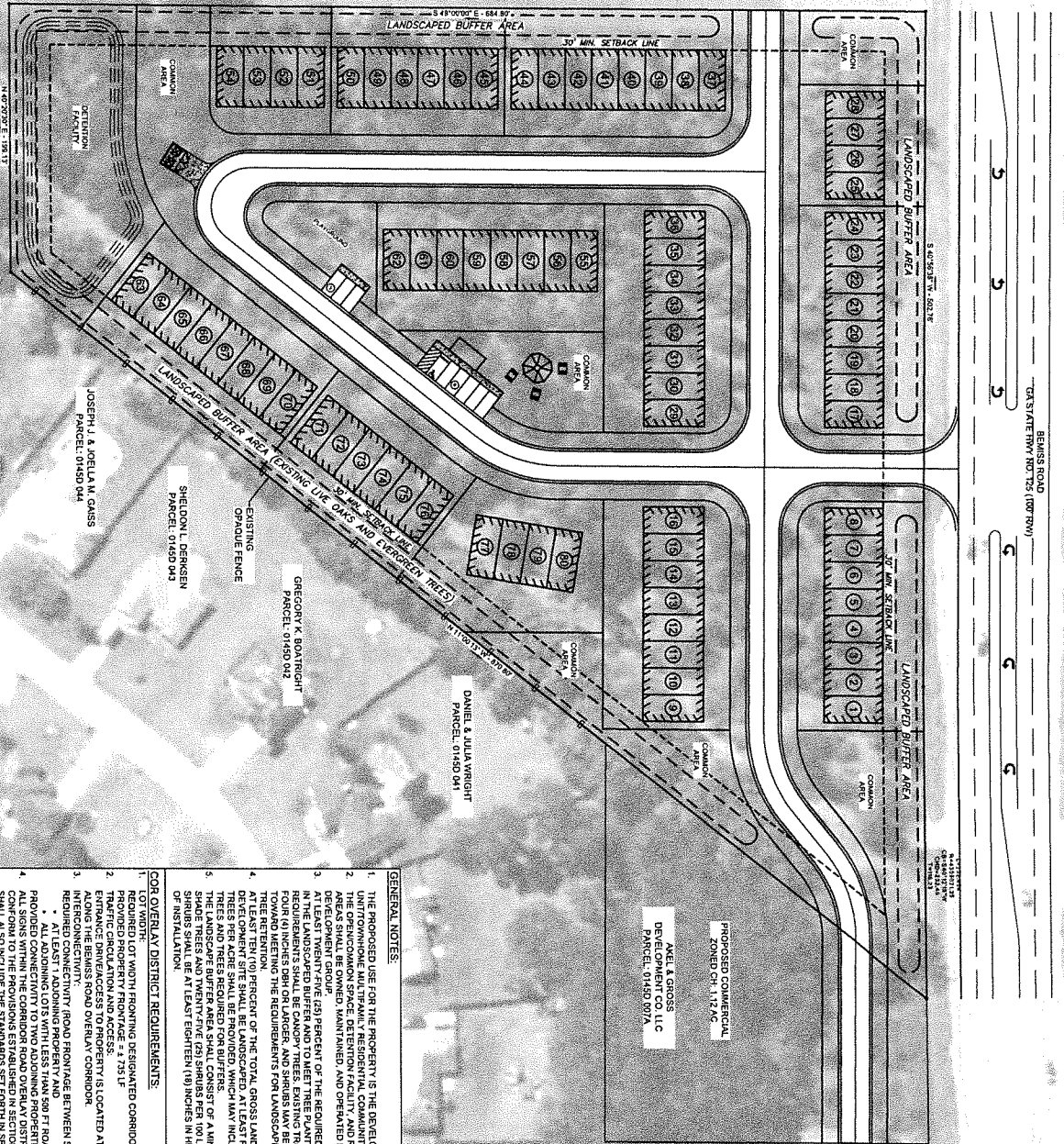
**STORMWATER MANAGEMENT:**  
 ALL DETENTION FACILITY  
 TOWNHOMES TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER

SHIRLEY P. & WOOTEN  
 PARCEL: 01450 175

SHIRLEY P. & WOOTEN  
 PARCEL: 01450 005

MAX WARD  
 PARCEL: 01450 004

GRONIN REAL ESTATE  
 DEVELOPMENT LLC  
 PARCEL: 01450 003



- GENERAL NOTES:**
1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT TOWNHOME DEVELOPMENT.
  2. THE OPENCOMMON SPACE, DETENTION FACILITY, AND RECREATIONAL AREAS SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY DEVELOPMENT GROUP.
  3. APPROXIMATELY 15% PERCENT OF THE REQUIRED TREES INSTALLED IN THE LANDSCAPED BUFFER AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE CANOPY TREES. EXISTING TREES, WHICH ARE FOUR (4) INCHES DIAMETER AND OVER, SHALL BE COUNTED TOWARD THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
  4. AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED WITH A MINIMUM OF FOUR (4) TREES PER ACRE. TREES SHALL BE INSTALLED IN THE LANDSCAPED BUFFER AREA AND SHALL CONSIST OF A MINIMUM OF FOUR (4) SHRUBS PER ACRE AT LEAST EIGHT (8) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
- COR OVERLAY DISTRICT REQUIREMENTS:**
1. REQUIRED LOT WIDTH FRONTING DEGENERATED CORRIDOR ROAD = 250 FT
  2. REQUIRED PROPERTY FRONTAGE = 4,775 FT
  3. REQUIRED CHALKBOARD SIGNAGE TO BE PRESENTLY LOCATED AT A MEDIAN CUT ALONG THE BEHNS ROAD OVERLAY CORRIDOR.
  4. INTERCONNECTIVITY:  
 REQUIRED CONNECTING ROAD FRONTAGE BETWEEN 500 FT AND 1,000 FT  
 REQUIRED EAST-WEST FRONTAGE BETWEEN 500 FT AND 1,000 FT  
 ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTIVITY TO TWO ADJOINING PROPERTIES SHALL COMPLY TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01.03.

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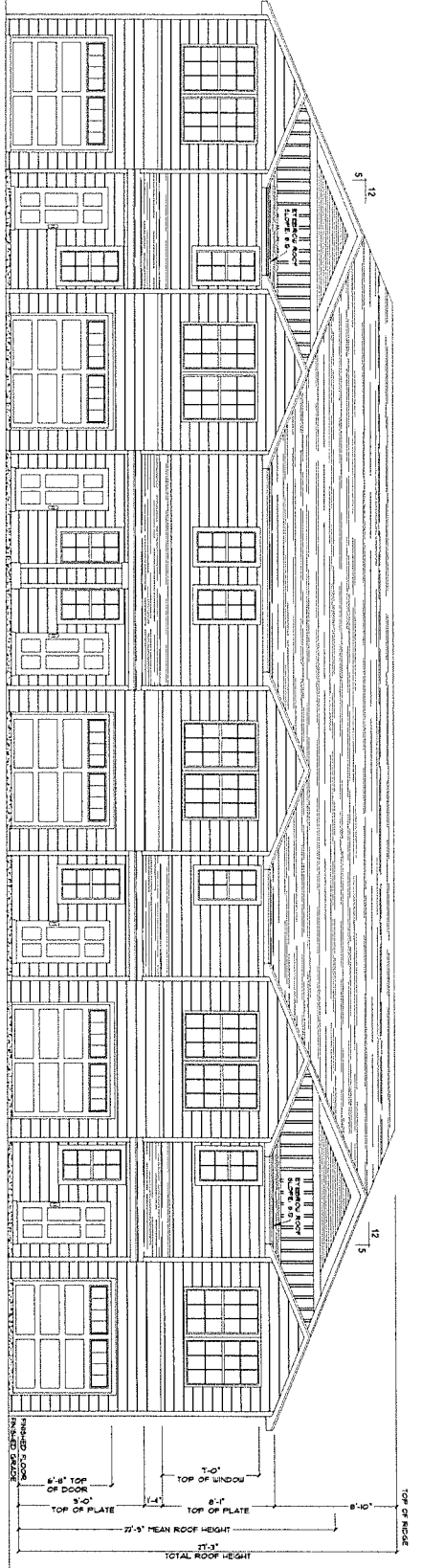
**SHEET**  
**C1.0**  
 OF 6

HAMILTON GREEN TOWNHOMES LAYOUT  
 HAMILTON GREEN TOWNHOMES  
 LAND LOT 131, 11TH LAND DISTRICT  
 VALDOSTA, LOWNDES COUNTY, GEORGIA  
 Prepared for:  
 STOKER UTILITIES LLC

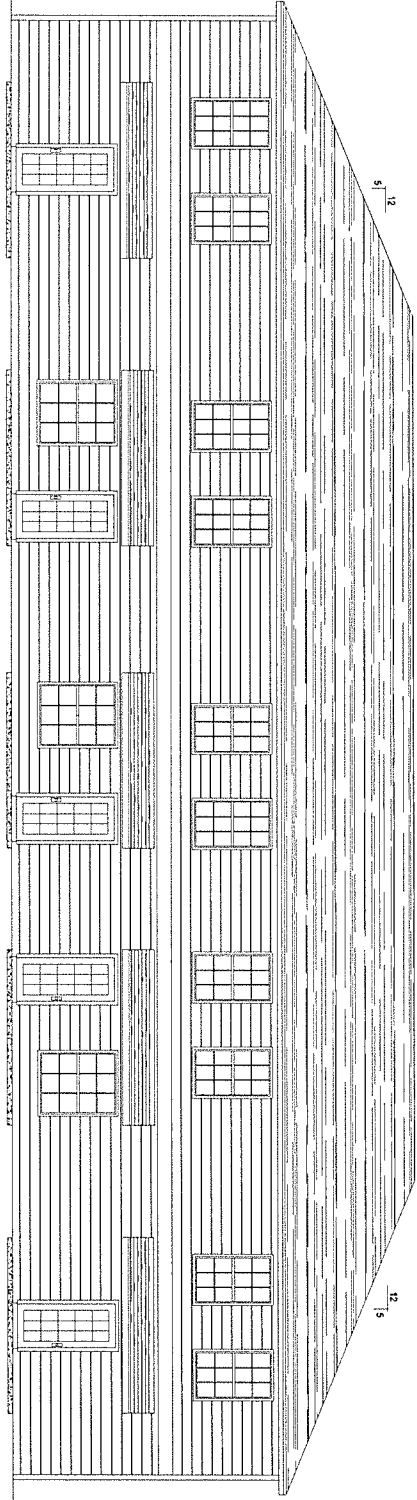
**emc** ENVIRONMENTAL  
**EMC ENGINEERING SERVICES, INC.**  
 515 St. Augustine Road, Suite C  
 Valdosta, GA 31601  
 Ph: (229) 251-0399  
 Fax: (229) 433-7878  
 valdosta@emc-eng.com  
 www.emc-eng.com

NO.	REVISION DESCRIPTION	DATE

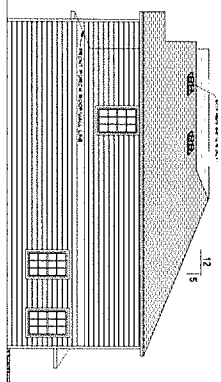




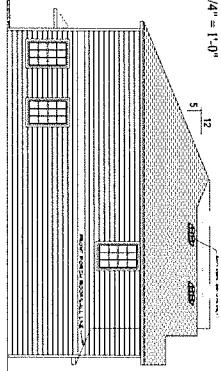
**FRONT ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
1/8" = 1'-0"

**OFF ROOF ROOF VENT REV. CALCULATIONS FOR EXHIBITS ONLY**  
 SQUARE FEET UNDER ROOF: 3000 sq ft  
 TOTAL VENT AREA REQUIRED: 88 sq ft + 3.0 sq ft = 91 sq ft  
 402 sq inches total venting required between soffit and upper roof with volume of 402 ft<sup>3</sup> in upper roof  
 Using the 402 sq ft of venting roof vents installed with 24" x 24" soffit edge  
 402 / 402 = 1.0 sq ft in, required  
 Use a minimum of ridge vents - Labeled "R20" Roof Lower  
 140 sq ft x 3 units = 420 sq ft. Min. Peak Area Required

**5 Plex**  
**Units: 1 thru 5**

**D. ROBERTSON**  
*Architect's Division*  
 Parkview Townhomes  
 City of Lynn Haven, FL

Part of 23-2018  
 Scale As Shown  
 REVISIONS:

**A1.0**

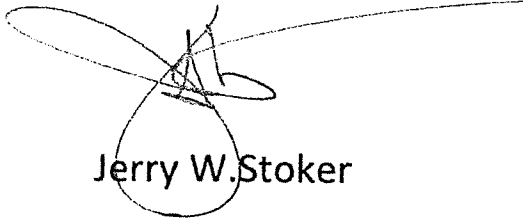
January 04, 2022

J.D Dillard  
Planning & Zoning Director  
327 N. Ashley St.  
2<sup>nd</sup> Floor  
Valdosta, Ga 31601

Mr. Dillard

Please find this as my letter of Intent to develop 80 townhomes at 6304 Bemiss Rd. It is a 7.32 tract being Map 0145D Parcel 006A. The land is currently zoned PD and I am asking to revise the site development plan. Lowndes County Water & Sewer is available on site with adequate capacity. EMC Engineering (Matt Inman) 229-251-2516 will be the Engineer for the project. If you have any questions, please call me or Matt.

Thank you in advance,

A handwritten signature in black ink, appearing to read "Jerry W. Stoker", with a large, sweeping flourish extending to the right. The signature is written over a circular stamp or mark.

Jerry W. Stoker

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 1.97 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be subdivided into a ULDC conforming lot.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Johnson Road S., a minor collector road, and Third Street, a local unpaved road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within that character area.

While R-A is prevalent in the neighborhood to the north and west, the subject property has R-1 and R-21 zonings adjacent on all sides. The lack of wetlands/water resources on the property are supportive of the desire to subdivide.

The TRC considered the request and had no objectionable comments. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land-use patterns of the area. The Planning Commission heard this request at their January meeting and recommended approval by unanimous vote (11-0).

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

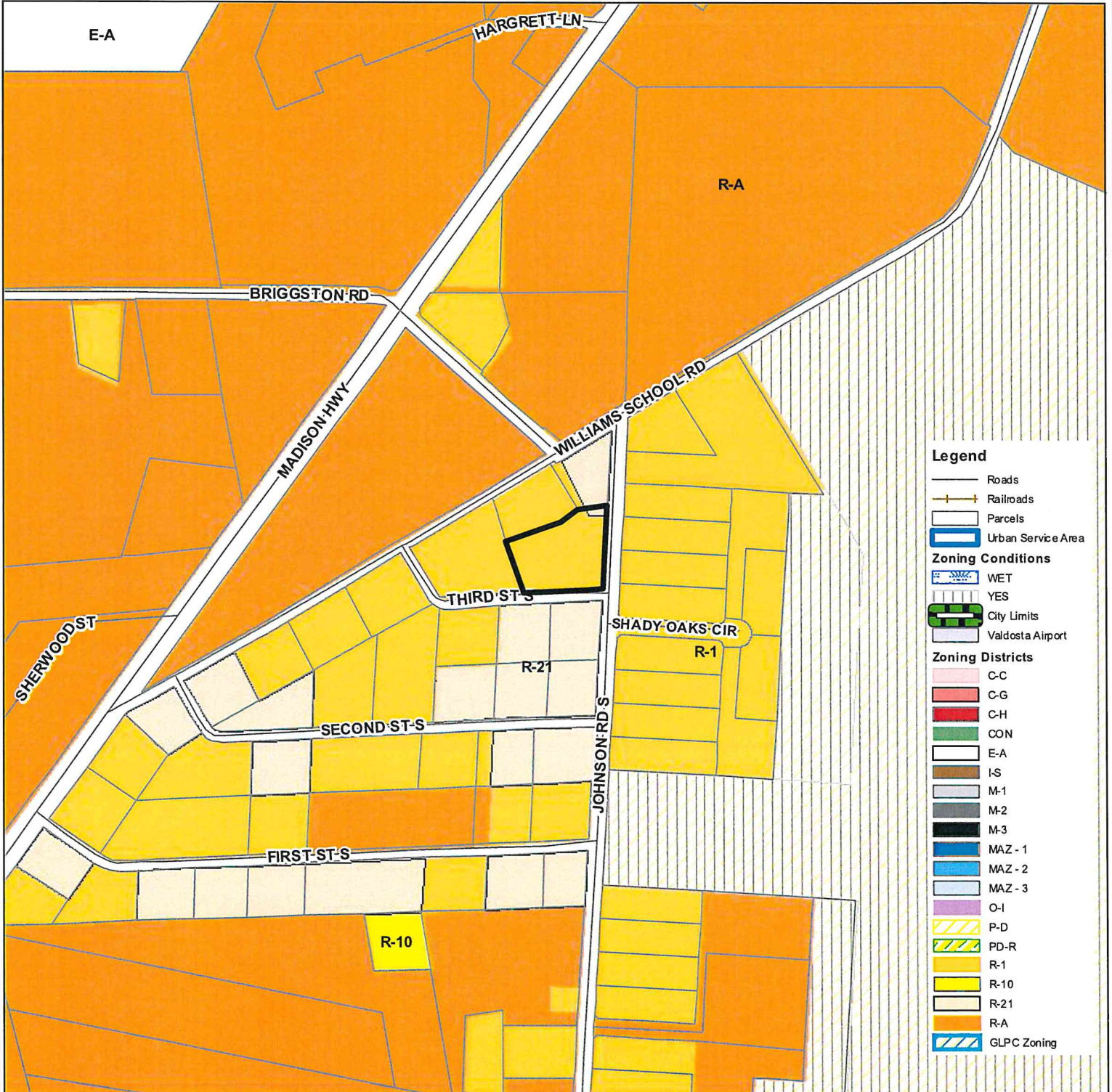
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2022-02

# Zoning Location Map

JUSTIN WARREN  
Rezoning Request

CURRENT ZONING: R-1  
PROPOSED ZONING: R-21



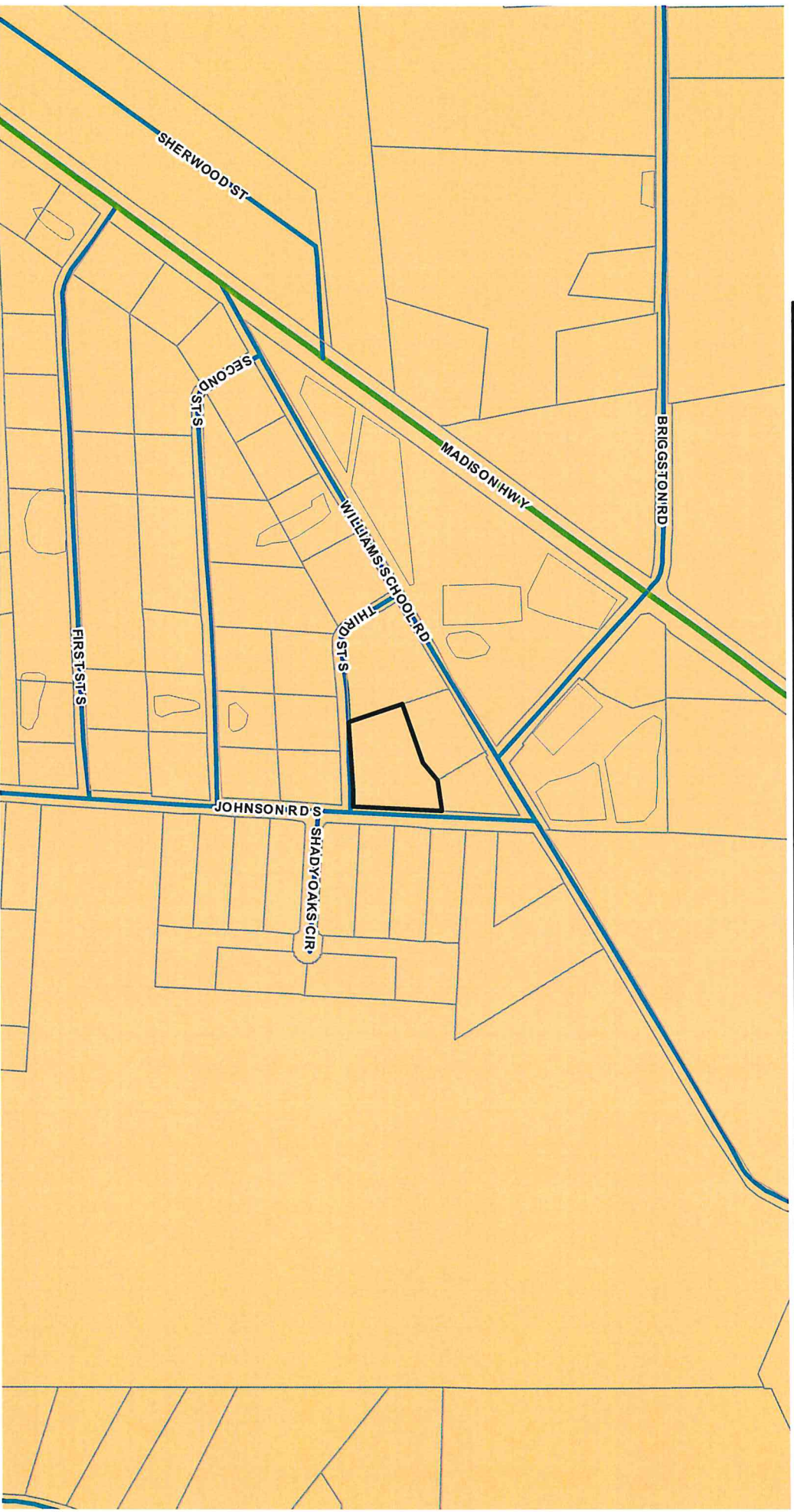
- Legend**
- Roads
  - Railroads
  - Parcels
  - Urban Service Area
  - Zoning Conditions**
  - WET
  - YES
  - City Limits
  - Valdosta Airport
  - Zoning Districts**
  - C-C
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  - MAZ - 3
  - O-I
  - P-D
  - PD-R
  - R-1
  - R-10
  - R-21
  - R-A
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



# REZ-2022-02

# Future Development Map

JUSTIN WARREN  
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
  - MHI Town
  - Mealy/Activity Zone
  - Neighborhood Activity Center
  - Park/Recreation/Conservation
  - Public/Institutional
  - Regional Activity Center
  - Rememco Neighborhood Village
  - Rural Activity Center
  - Rural Residential
  - Suburban Area
  - Transit/Station/Communication/Utilities

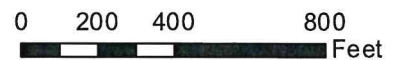
# REZ-2022-02

# 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

**JUSTIN WARREN**  
Rezoning Request



To whom it may concern:

I Justin Warren wish to ask to rezone my property from R-1 zoning to R-21 zoning. My desire is to divide my property to allow for a family member to build a home on a portion of it.

Sincerely

Justin Warren

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS SURVEY WAS PREPARED BY THE SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL OFFICIALS AND RECORDS BY THE SURVEYOR'S APPROVAL. CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE THIS PLAT AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE ANNUAL TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, SECTION 15-6-67, AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

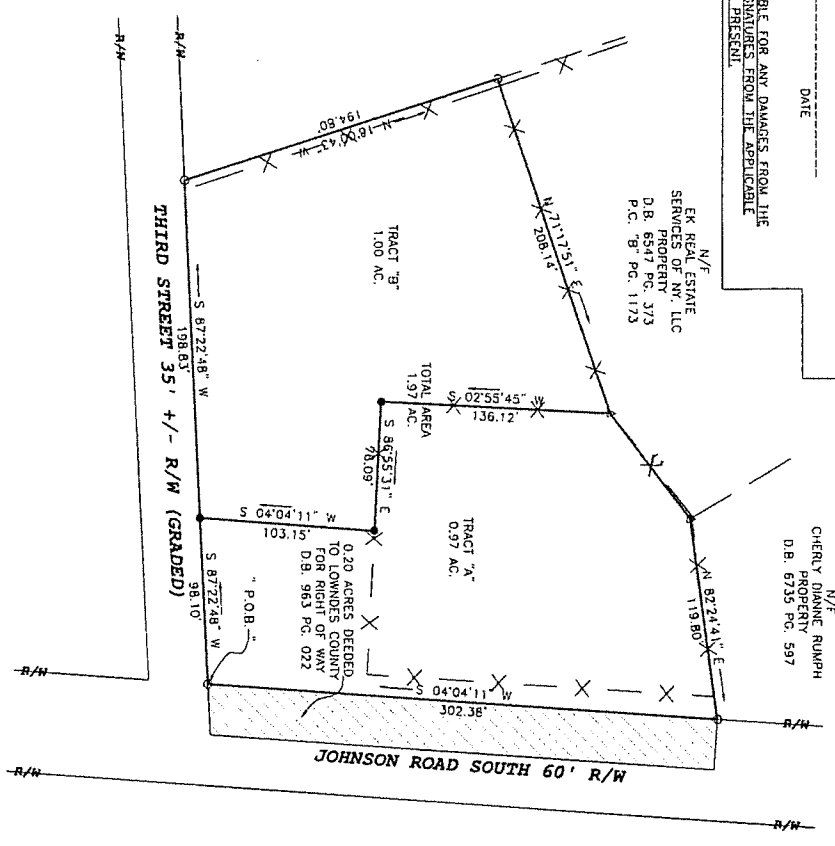
ROONEY GENE TENNEY, JR., RLS/RP DATE

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.

GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION CORRECTIONS FROM THE GPS HAS NETWORK.
- 3: THE TYPE OF GPS EQUIPMENT USED: CHAMPION CORRECTIONS FROM THE GPS HAS NETWORK.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

N/F  
SHIRLEY GAIL WARREN  
AND IVAN LAFON WARREN  
PROPERTY  
D.B. 4539 PG. 122  
P.C. 'B' PG. 348



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

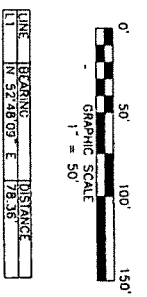
**\*\* PRELIMINARY \*\***

**SURVEY EQUIPMENT USED**

- LEICA 1203 TOTAL STATION 3 SEC.
- GEOMAX ZOOM 90 TOTAL 2" STATION
- 300SW TOPCON TOTAL STATION 5 SEC.
- 200" STEEL TAPE
- 200" STEEL MESH TAPE
- CS1 AUTO LEVEL
- CS1 AUTO LEVEL COLLECTOR W/ CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
- CHAMPION PRO GNSS RECEIVER
- SCHEPTEK DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

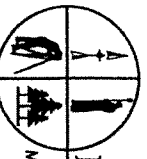
BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERRED TO GEORGIA STATE PLUMB AND NORTH - WEST ZONE

ROONEY GENE TENNEY, JR.  
FRODOG GA 31602  
LEVEL II CERTIFIED DESIGN PROFESSIONAL SURVEYOR



**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. 13185C0225F DATED SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.
- 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 6080 AT PAGE 271 SHOWING JUSTIN WARREN AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. JUSTIN WARREN.



**Prime Consulting Solutions**  
Land Surveying, Land Planning,  
Mapping & Consulting Forestry Solutions  
2621 U.S. HIGHWAY 84 EAST  
VALDOSTA, GA 31606  
PH. 229-244-9735  
FAX 229-244-9781  
E.MAIL harri513@bellsouth.net

THIS IS A SURVEY OF  
LAND PARCEL 096  
ON TAX MAP 158

**SURVEY FOR:**  
JUSTIN WARREN  
LOCATED IN LAND LOT 26  
OF THE 16TH LAND DISTRICT  
OF LOWMEDES COUNTY, GEORGIA

DATE OF FIELD SURVEY:  
10 / 21 - 12 / 02 / 2021  
DATE OF PLAT:  
?? / ?? / 2021



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd.,  
~34ac, E-A to R-A, Community Well & Septic

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Residential Agriculture (R-A), in order to develop an 11-lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. The subject property is located off Miller Bridge Road, a County maintained paved minor collector within the Rural Service Area and an Agriculture/Forestry Character Area.

Per Comprehensive Plan guidance, R-A zoning is recommended within an Agriculture/Forestry Character Area, while the development strategy aims to maintain the rural character by limiting new development and promoting large lot sizes. There are currently 151 lots within a 1-mile radius of the subject property, 95 of which are 10 acres or less, with a median lot size of 6.6 acres for the area. (See attachments for complete character area description and breakdown of parcels by acreage.)

Factors for consideration include 1) the predominantly agricultural zoning surrounding the subject property, 2) the amount of lands in open or cultivated states, including woodlands and farmlands, 3) the existing development pattern and growth of the community, 4) the proximity to the Rural Residential Character Area, and 5) the precedent set by this case for other similarly sized and located properties in Lowndes County.

The TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. The development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time.

The Planning Commission heard this request at their January meeting and recommended Denial by a split vote (8-3).

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

RECOMMENDED ACTION: Board's Pleasure  
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

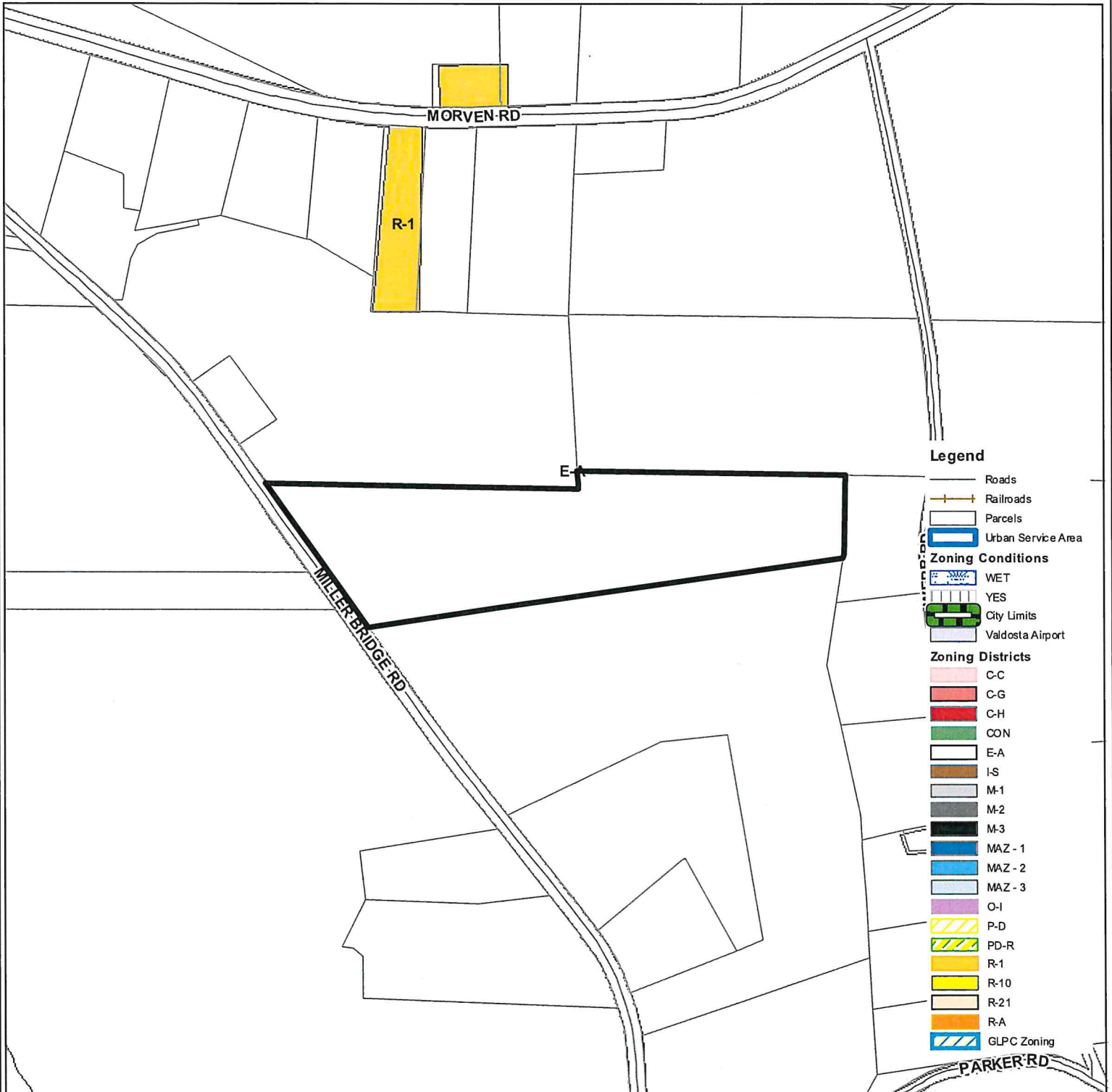
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2022-03

# Zoning Location Map

WINDY HILL SUBDIVISION  
Rezoning Request

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



### Legend

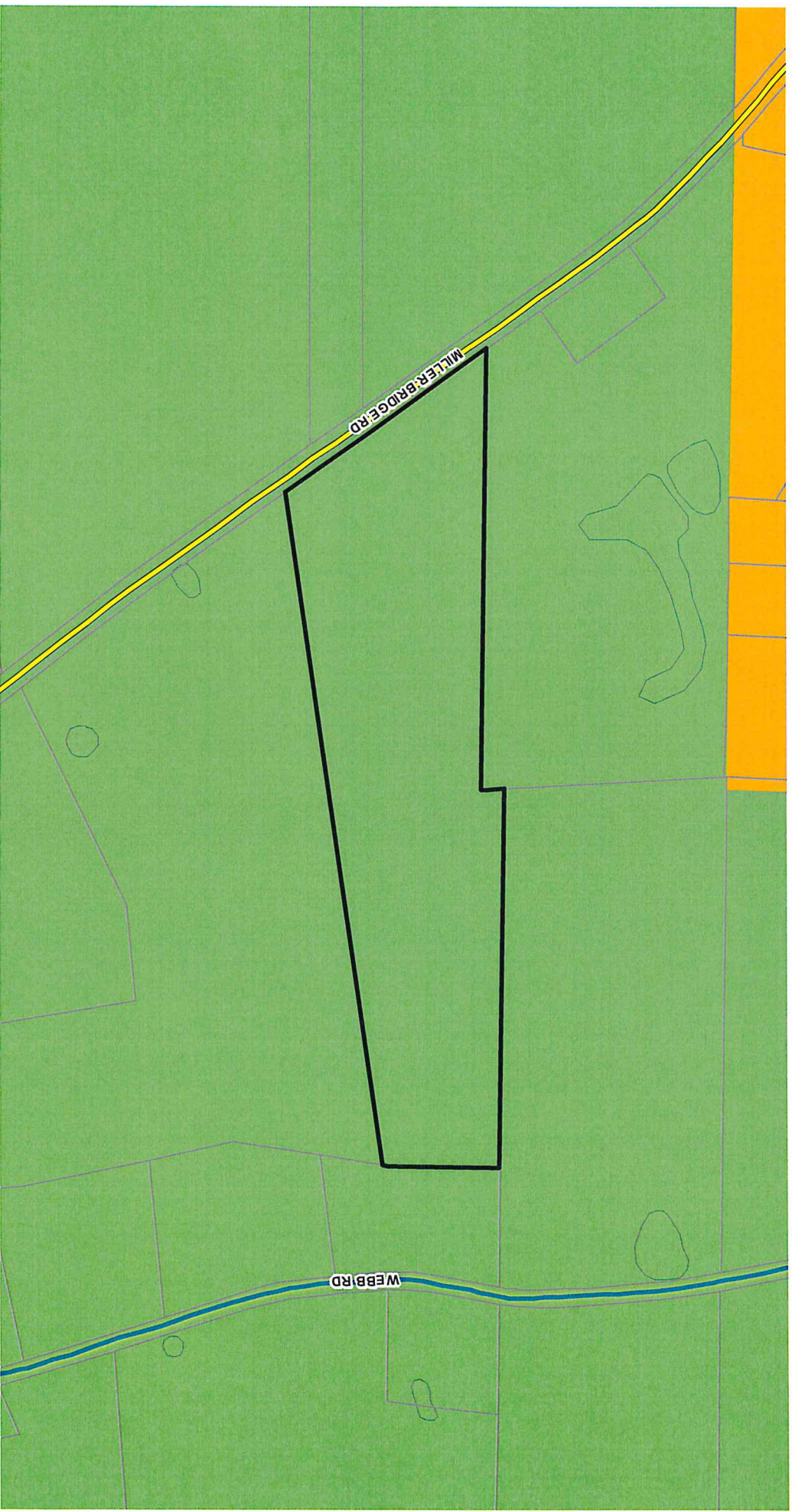
- Roads
- Railroads
- Parcels
- Urban Service Area
- Zoning Conditions**
  - WET
  - YES
  - City Limits
  - Valdosta Airport
- Zoning Districts**
  - C-C
  - C-G
  - C-H
  - CON
  - E-A
  - I-S
  - M-1
  - M-2
  - M-3
  - MAZ - 1
  - MAZ - 2
  - MAZ - 3
  - O-I
  - P-D
  - PD-R
  - R-1
  - R-10
  -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



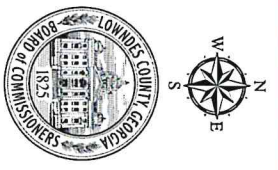
# REZ-2022-03

# Future Development Map

## WINDY HILL SUBDIVISION Rezoning Request



**VALOR**  
VISUAL ORGANIZATION FOR LAND ORIGINATORS  
Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



- Roads**
- Functional Classification
    - 1. INTERSTATE
    - 3. OTHER PRINCIPAL/ARTERIAL
    - 4. MINOR ARTERIAL
    - 5. MAJOR COLLECTOR
    - 6. MINOR COLLECTOR
    - 7. LOCAL
  - Railroads
- Urban Service Area**
- City Limits
  - Parcels
  - Open Water
- Land Use Zones**
- Agriculture / Forestry
  - Community/Activity Center
  - Downtown
  - Established Residential
  - Industrial Activity Center
  - Industrial Area
  - Institutional Activity Center
  - Linear Greenways/Trails
  - Mid 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
  - Transportation/Communication/Utilities

# REZ-2022-03

# 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

## WINDY HILL SUBDIVISION Rezoning Request



## **12 STONES ENGINEERING COMPANY, INC.**



2944 Dasher Johnson Road

Valdosta, Georgia 31606

229-474-4060

---

Lowndes County, Georgia  
Lowndes County Board of Commissioners  
327 N. Ashley St., 2<sup>nd</sup> Floor  
Valdosta, GA 31601

January 5, 2022

### **Letter of Intent: Parcel 0010 022**

To Whom It May Concern,

This Rezoning Application is being submitted on behalf of Don Powell.

Parcel 0010 022 is a 34-acre parcel located at 7532 Miller Bridge Rd Hahira, GA 31632. The property sits on the east side of Miller Bridge Rd, approximately 0.7 miles south of the intersection of Miller Bridge Rd and Morven Rd. Our intent is to develop eleven (11) residential lots with a minimum size of 2.5 acres. We are seeking to rezone the existing parcel from Estate Agriculture (E-A) to Residential Agriculture (R-A) to allow for the development of residential lots in the agriculture district. Referencing the preliminary plat provided, the proposed parcel that contains the existing residence will not be included in the proposed subdivision.

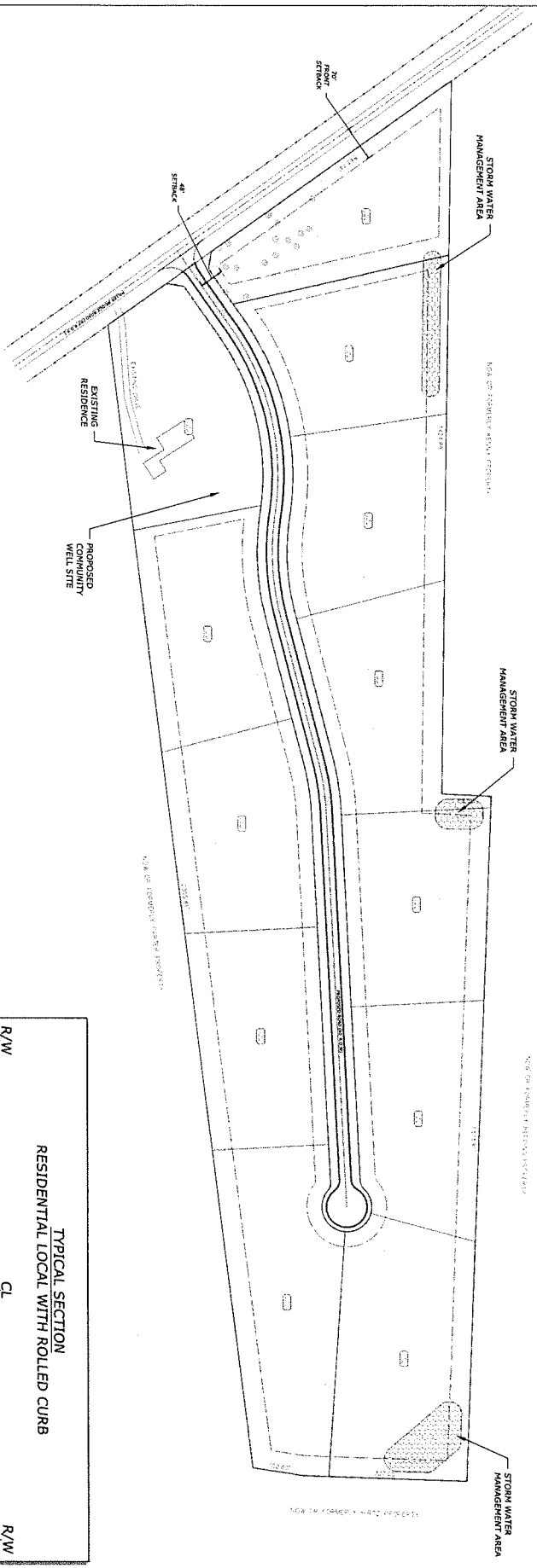
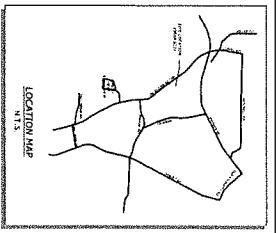
The development will include the construction of a residential road 22 feet wide with 24" valley gutter and a cul-de-sac. The proposed right-of-way width will be 60' wide. The subdivision will incorporate a community well and the individual residences will be serviced by septic tanks. Ponds will also be constructed as part of the stormwater management system to mitigate the additional impervious surface.

If you have any questions about this project, you can contact Jesse Bush at 12 Stones Engineering Company at (229) 474-4060.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse N. Bush II', written in a cursive style.

Jesse N. Bush II, P.E.



**BUILDING SETBACK NOTICES**

HEIGHT:	60 FT
SIZE:	20 FT
FEET:	40 FT

**ESSENTIAL NOTES FOR ROADWAY & UTILITIES**

FRONT (FT):	10 FT
REAR (FT):	20 FT
SIDE (FT):	20 FT
MIN. (FT):	20 FT

**SYMBOL LEGEND**

PROPOSED EASEMENT	ROAD CENTERLINE	STRAIGHT
PROPOSED EASEMENT	ROAD CENTERLINE	CURVED
PROPOSED EASEMENT	ROAD CENTERLINE	ADJUST OF WAY

**TOTAL SITE AVERAGE**

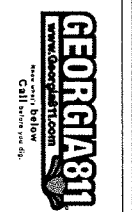
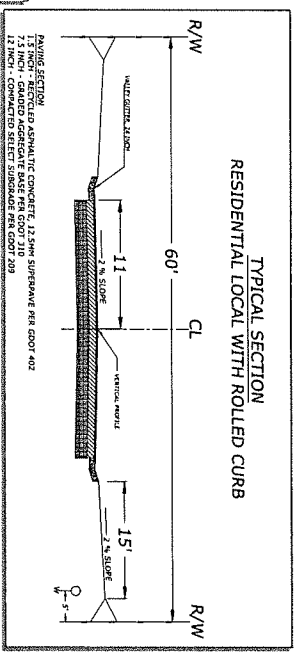
PROPOSED PAVED AREA:	34.01 AC
PROPOSED UNPAVED AREA:	0.68 AC
TOTAL:	11.07 AC

**SOIL REQUIREMENT NOTICES**

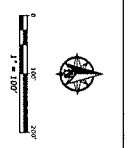
PROPOSED ZONING:	E-4
WATER PROVISION:	R-4
SEWER PROVISION:	COMMUNITY WELL
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	100 FT
MAX. IMPERVIOUS SURFACE:	20%

**SOIL LEGEND**

1	Shrub Lumpy Sand
2	Open Lumpy Sand
3	Open Lumpy Sand
4	Open Lumpy Sand
5	Open Lumpy Sand
6	Open Lumpy Sand
7	Open Lumpy Sand
8	Open Lumpy Sand
9	Open Lumpy Sand
10	Open Lumpy Sand



**NOTICE:** LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. FIELD SURVEY IS REQUIRED TO VERIFY THE LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES PROVIDERS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND UTILITIES PROVIDERS.



PROJECT: 2105  
SHEET: C2.0

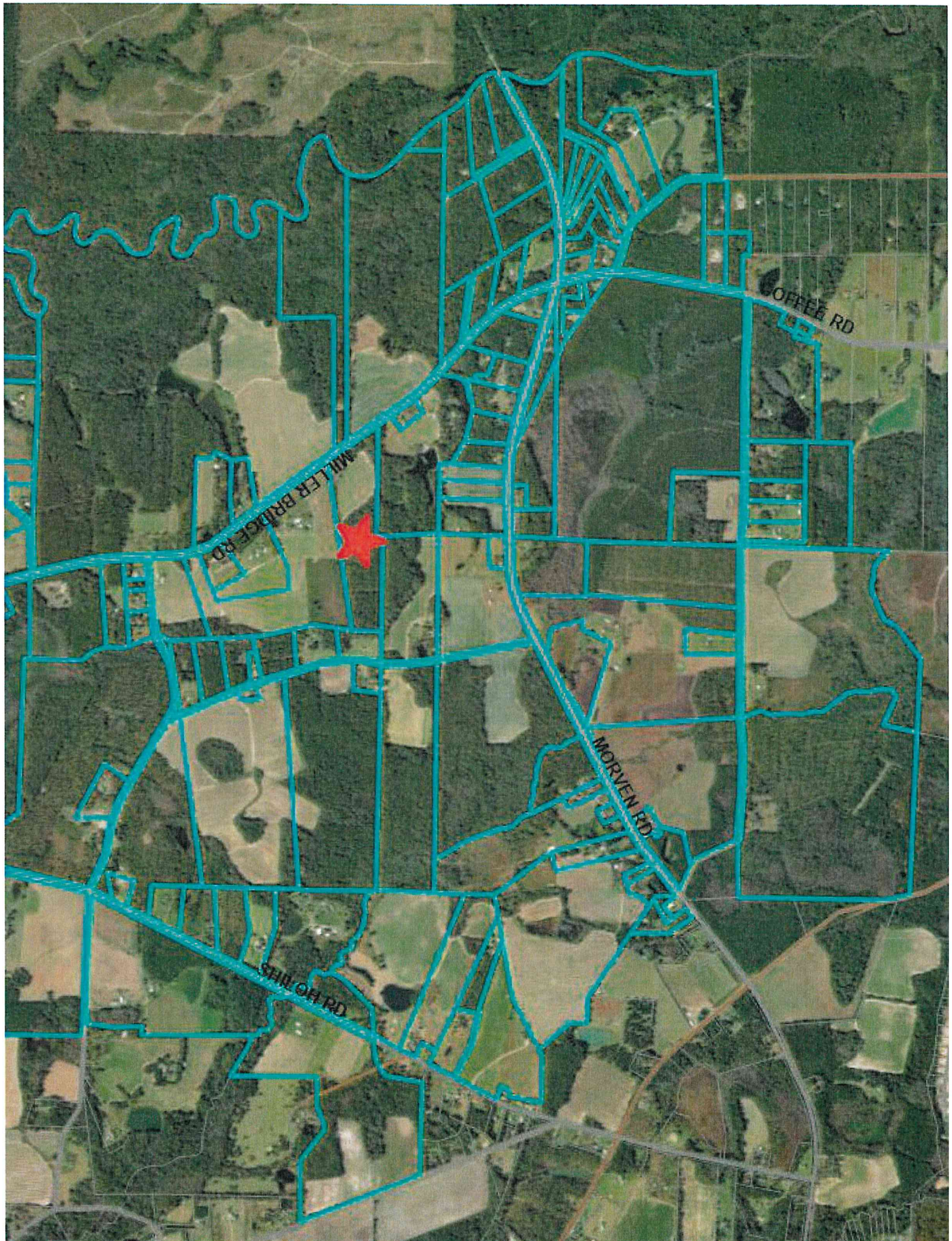


**PRELIMINARY LAYOUT PLAN FOR:**  
**WINDY HILL SUBDIVISION**  
LOCATED IN L.L. 144 & 179 OF THE 12TH L.D.  
OF LOWNDES COUNTY, GA.

GENERAL NOTES:	DATE	BY	DESCRIPTION
SUBMISSION NAME: WINDY HILL SUBDIVISION			
LOCATION: WINDY HILL SUBDIVISION, LOWNDES COUNTY, GA.			
SUBMITTER: 12 STONES ENGINEERING CO.			
DATE: 01/06/22			







MILLER BRIDGE RD

COFFEE RD

MORVEN RD

SHRIMPTON RD

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Carla Penny			<i>[Signature]</i>
Don Penny			<i>[Signature]</i>
Diane House			<i>[Signature]</i>
Keith House			<i>[Signature]</i>
Johnny Lightsey			<i>[Signature]</i>
Susan Boring			<i>[Signature]</i>
AVERY WARDEN			<i>[Signature]</i>
Ray Boring			<i>[Signature]</i>
Cindy Leisay			<i>[Signature]</i>
Kyle Leisay			<i>[Signature]</i>


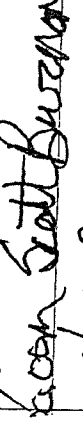
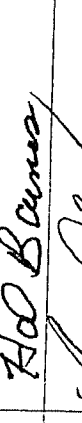




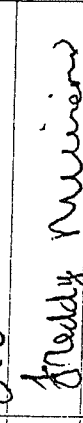
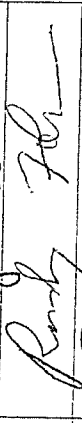




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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Waylee Bracon			<i>Waylee Bracon</i>
Albert C. Miller			<i>Albert C. Miller</i>
Tracey Hall			<i>Tracey Hall</i>
Robert Henry			<i>Robert Henry</i>
Jimmy Carter			<i>Jimmy Carter</i>
Peggy Carter			<i>Peggy Carter</i>
Chris Stron			<i>Chris Stron</i>
David Houtz			<i>David Houtz</i>
Michael Wills			<i>Michael Wills</i>
Dale Hertz			<i>Dale Hertz</i>

Bridge Rd

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
RICHARD GREEN			
Scott Burner			
Hal Barnes			
Ken & Pam Atkins			
Linda Bridges			
Jeri Simmons			
Corey Milliron			
Lon Milliron			
Freddy Milliron			
Randy Folsom			
John R. Vickers			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Larry North			
Todd Waddard			
William C. Boswell			
Dale Rafter			
Denise Rackley			
Andy Gay			
Kirby Gay			
Pat Tolbert			
David Parrish			
Lori Parrish			
<del>Henry Parrish</del>			

~~Henry Parrish~~

Signed Lori Parrish  
-CSW

6

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
TED BARTMAN			
Ray Morris			Ray J. Morris
Kylie Morris			Kyle M
Jay Allen			JA
Lela Allen			Lela Allen
JIMMY BARGER			Jimmy Barger
Deborah Barger			Deborah Barger
Greg Stracene			Jdybear1961@Windstream.net
Carol Stracener			1@Windstream.net
Riley Taylor			Riley Taylor

7

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Debbie Leisey	Windy Hills		[Signature]
Charles Leisey			[Signature]
Todd Lyson			[Signature]
Collette Lyson			[Signature]
Michael Mitchell			[Signature]
Christi Mitchell			[Signature]
Hailey Mitchell			[Signature]
Danny Coshwell			[Signature]
Jane Coshwell			[Signature]
Wendy Portner			[Signature]

317-435-2180



Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Ellen D. Reckling			<i>Ellen D. Reckling</i>
Cathie Jean Reckling			<i>Cathie Jean Reckling</i>
Angela Webb Crosby			<i>Angela Webb Crosby</i>
Wynette			<i>Wynette</i>
Kime Morgan			<i>Kime Morgan</i>
Destine Morgan			<i>Destine Morgan</i>
Charice Morgan			<i>Charice Morgan</i>
Ventl Morgan			<i>Ventl Morgan</i>
Dan Lewis			<i>Dan Lewis</i>
Debbie Lewis			<i>Debbie Lewis</i>

(9)

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	SIGNATURE
DEL E. AMERSON	<i>Del E. Amerson</i>
JOHN L. REDDING	<i>John L. Redding</i>
JOSEPH M. REDDING	<i>Joe Redding</i>
MIKE MECKER	<i>MM</i>
CARE GREENAWAY	<i>care.com</i>
MICHAEL TOTTEN	<i>Bill Michael Totten</i>
WANDA TOTTEN	<i>Wanda Totten</i>
BRITANY RYCH	<i>Britany Rych</i>
KEVIN RYCH	<i>KR</i>
LINDA ALYSON	<i>Linda Alyson</i>

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Gail Fleming			Gail Fleming
Gariett Surrency			Gariett Surrency
Kathryn Surrency			Kathryn Surrency
Nicole Gaston			Nicole Gaston
MATTHEW GASTON			Matthew Gaston
Becky Griffiths			Becky Griffiths
Frances Sidwell			Frances Sidwell
Jim D. Fielding			Jim D. Fielding
Sandra Fielding			Sandra Fielding

↑  
Hreedly

new #

Jim Fielding

sent  
new






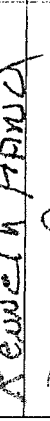

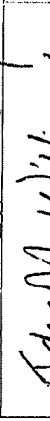
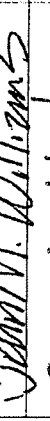

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Tracy Holtzelaw			<i>Tracy Holtzelaw</i>
Zac Rountree			<i>Zac Rountree</i>
Maria Rountree			<i>Maria Rountree</i>
Denise Rountree			<i>Denise Rountree</i>
Larry Green			<i>Larry Green</i>
Deryl Green			<i>Deryl Green</i>
Lee Jackson			<i>Lee Jackson</i>
Anne Jackson			<i>Anne Jackson</i>
Daphne Stephenson			<i>Daphne Stephenson</i>
Edward Fricker			<i>Edward Fricker</i>

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Cindy Lewis			Cindy Lewis
Buster Lewis			Buster Lewis
Jodi Schwab			Jodi Schwab
James Schwab			James Schwab
Kaleb Caper			Kaleb Caper
Andrey Mianca			Andrey Mianca
MICHAEL FAIFARD			Michael Faifard
Gary Etheridge			Gary Etheridge
Kyle Craven			Kyle Craven
Susan Brown			Susan Brown





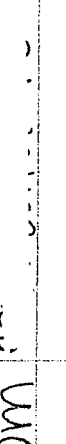
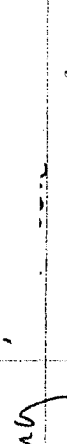

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Evan M. Becton			
LARRY K BARBER			
J Martin Rodgers			
Kenneth Hand			
Dan Castnebery			
John M. Williams			
Gary A. Minton			
Patti D. Minton			
David Pierce			
Stacy Rowles			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Lee LeFiles			
Missy LeFiles			
Sherry Olson			
HARVEY OLSON			
Abbey Vandermeid			
Stene Van Der Mead			
Derek Gordon			
Katie Gordon			
David Price			
Ryan Ferguson			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Ben Cowart			
JEFF AGERTER			
Allen Folsom			
Brittany Folsom			
Kelly Cole Young			
Chuck Young			
Wes Warren			



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Krystin Daugherty			Krystin Daugherty
Chad Daugherty			Chad Daugherty
Michaela Kean	31632		Michaela Kean
Nick Kean	332		Nick Kean

Please leave the current 2021 comprehensive plan in effect for Miller Bridge Road, Shiloh Road, Coffee Road, Morven Road, Frank's Creek Road, Parker Road, Simpson Road, and all roads within these boundaries. We do not want the suburban area to move North into these areas allowing for 1/4-acre developments. We do not want anything less than 5 acre lots in the proposed Windy Hills Subdivision (Miller Bridge Road area).

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Liamont Schweiger	2111	l.schweiger@windyhillsub.com	
Rachelle Schweiger	2111	r.schweiger@windyhillsub.com	
Alvina Schweiger	2111	a.schweiger@windyhillsub.com	
Tyler Schweiger	2111	t.schweiger@windyhillsub.com	
Dylan Schweiger	2111	d.schweiger@windyhillsub.com	



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Tommy Kenny			
E. Webb Estate		"	mail Larry Kenny
Thomas Kenny Executive		"	Thomas Kenny
Ashleigh Kenny		"	Thomas F. Kenny
			Ashleigh Kenny




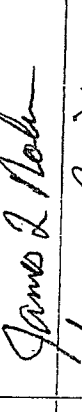






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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
MARK KELLEY			<i>Mark Kelley</i>
CINDY B. KELLEY			<i>Cindy B. Kelley</i>
VAN S. McDOWELL			<i>Van S. McDowell</i>
DON WETHERINGTON			<i>Don Wetherington</i>
BEERY WETHERINGTON			<i>Beery Wetherington</i>
LAPUITA FOYE VICKERS			<i>Lapuita Vickers</i>
JILL McDOWELL & TRACY McLEOD			<i>Jill McDowell</i> <i>Tracy McLeod</i>
FANNY BROZYES			<i>Fanny Brozyes</i>
LAUREN DAVIS			<i>Lauren Davis</i>





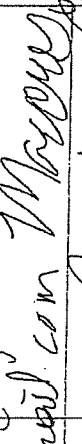
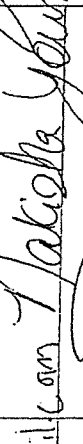



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Stanford Moore		N/A	Stanford Moore
Chancey Miller			Chancey Miller
Brandon Flood			Brandon Flood
Marybeth Flood			Marybeth Flood
Jason Mayer			Jason Mayer
Beth Mayer			Beth Mayer
Agnes Mito			Agnes Mito

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Chad Daugherty			
Perry Webb			
Ricky Bozeman			
JAMES NOLAN			
James Register			
Sammie Webb			
Walter Booker			
Lakisha Booker			
Josh Turner			
Manica Mullis			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Jennie Bowman			
Erika Miller			
Kyla Miller			
Eve Bowman			
Marcus Johnson			
Nakisha Young			
Frederick Johnson			
DAVID E. HAYES			
Oakley Miller			



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Krystin Daugherty	8222 W. Miller Bridge Rd	kdaugherty@windyhillscreek.com	<i>Krystin Daugherty</i>
Lance Martin	10211 W. Simpson Rd	lmartin@windyhillscreek.com	<i>Lance Martin</i>
Mabel Double	10211 W. Simpson Rd	mdouble@windyhillscreek.com	<i>Mabel Double</i>
Walter Paula	10211 W. Simpson Rd	wpaula@windyhillscreek.com	<i>Walter Paula</i>
Linda J. Ritchie	10211 W. Simpson Rd	lritchie@windyhillscreek.com	<i>Linda J. Ritchie</i>
James H. Ritchie	10211 W. Simpson Rd	jritchie@windyhillscreek.com	<i>James H. Ritchie</i>
Kens Atkins	10211 W. Simpson Rd	katkins@windyhillscreek.com	<i>Kens Atkins</i>
Dol Omega	10211 W. Simpson Rd	dol@windyhillscreek.com	<i>Dol Omega</i>
Sandra Lopez	10211 W. Simpson Rd	slopez@windyhillscreek.com	<i>Sandra Lopez</i>
Angela Martinez	10211 W. Simpson Rd	amartinez@windyhillscreek.com	<i>Angela Martinez</i>

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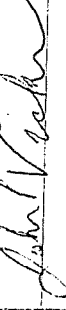




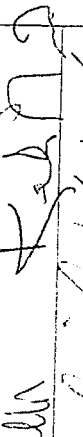

PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Ashley Turner			ashleyturner@comcast.net
Shelli Stephens			shelli@stephens.com
Zachary Hoard			ZacharyHoard@gmail.com
Melanie Martin			MelanieB.Martin@gmail.com
Lemmy Nolan			LemmyNolan@gmail.com
Earl Ferguson			EarlFerguson@gmail.com
Elken Woodward			ElkenWoodward@gmail.com
Jimmy Boswell			JimmyBoswell@gmail.com
Fanner Darby			FannerDarby@gmail.com

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Lauren Parky			<i>Lauren Parky</i>
Sharon Early			<i>Sharon Early</i>
Beth Mayer			<i>Beth Mayer</i>











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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Savalis Ferguson			
Shardlyn Ferguson			
Jimmy Stephenson			
John Paul Vickers			
Roy Niechank			
Esther Marie Lawrence			
LANA HALL			
Linda Wright			
Melanie, Keith Niechank			
Linda & James Webb			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Tudor Bann	655		Tudor Bann
Blaine Hines	655		Blaine Hines
Toni Lewis	655		Toni Lewis

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Drew			
Sheigh Drew			
FRANKIE Brenton H. King			
BRIAN RAYFIELD			
Tommy Rayfield			
Stephen Drew			
Davis Drew			
David Hollis III			

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Amy Wells			<i>Amy Wells</i>
Shannon Merritt			<i>Shannon Merritt</i>
Laura Fulp			<i>Laura Fulp</i>
Carl Fulp			<i>Carl Fulp</i>
Julie Rowland			<i>Julie Rowland</i>
Glenn Rowland			<i>Glenn Rowland</i>
Frank Brown			<i>Frank Brown</i>
Judson Merritt			<i>Judson Merritt</i>
Courtney Youmans			<i>Courtney Merritt Youmans</i>
Justin Youmans			<i>Justin Youmans</i>
Carroll Milliron			<i>Carroll Milliron</i>

Marsha Milliron *Marsha Milliron*





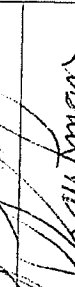

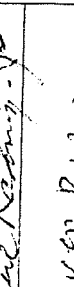

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PRINT NAME	SIGNATURE
LEE BARNES	Lee Barnes
SANDRA BARNES	Sandra Barnes
Michael Weldon	Michael Weldon
David Barnes	David Barnes
Linda Barnes	Linda Barnes
Tara Weldon	Tara Weldon
Angela Kenny	Angela Kenny
Michelle Cottle	Michelle Cottle
Nathan Kenny	Nathan Kenny
Calvin Weldon	Calvin Weldon

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Justin Coleman			<i>Justin Coleman</i>
Keremy Coleman			<i>Keremy Coleman</i>
Meredith Brasher			<i>Meredith Brasher</i>
James Ray Brasher			<i>James Ray Brasher</i>
Charles Hall			<i>Charles Hall</i>
Sandra Hall			<i>Sandra Hall</i>
Audine Vickers			<i>Audine Vickers</i>

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PRINT NAME		SIGNATURE
Phyllis Lightsey		
Stephen E. Kautzma		
RICHARD KAUFMAN		
Laurie R. Rabinovitch, JR		
Kessia Rabinovitch		
Coty Musgrove		

*\* Please Don't Double Sign \** (35)

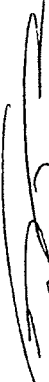



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Richard Vickers			<i>[Signature]</i>
Jim Cole			<i>[Signature]</i>
Bob Henry			<i>[Signature]</i>
Bob Sweeney			<i>[Signature]</i>
Linde Bridges			<i>[Signature]</i>
Keith Adams			<i>[Signature]</i>
Scott Turner			<i>[Signature]</i>

Jimbo Cole

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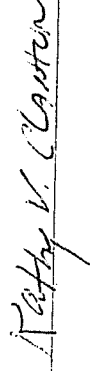
PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Matthew A Thomas			
Aimee Derrick Crawford			
Matthew Rountree			
Jon Nijem			
Kevin Pych			Kevin Pych



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Sue Barnes			[Signature: Sue Barnes]
Neonina Wiseman			[Signature: Neonina Wiseman]
Michael A. Bledsoe			[Signature: Michael A. Bledsoe]

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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
LeRoy Clanton			
Nathaly K. Clanton			



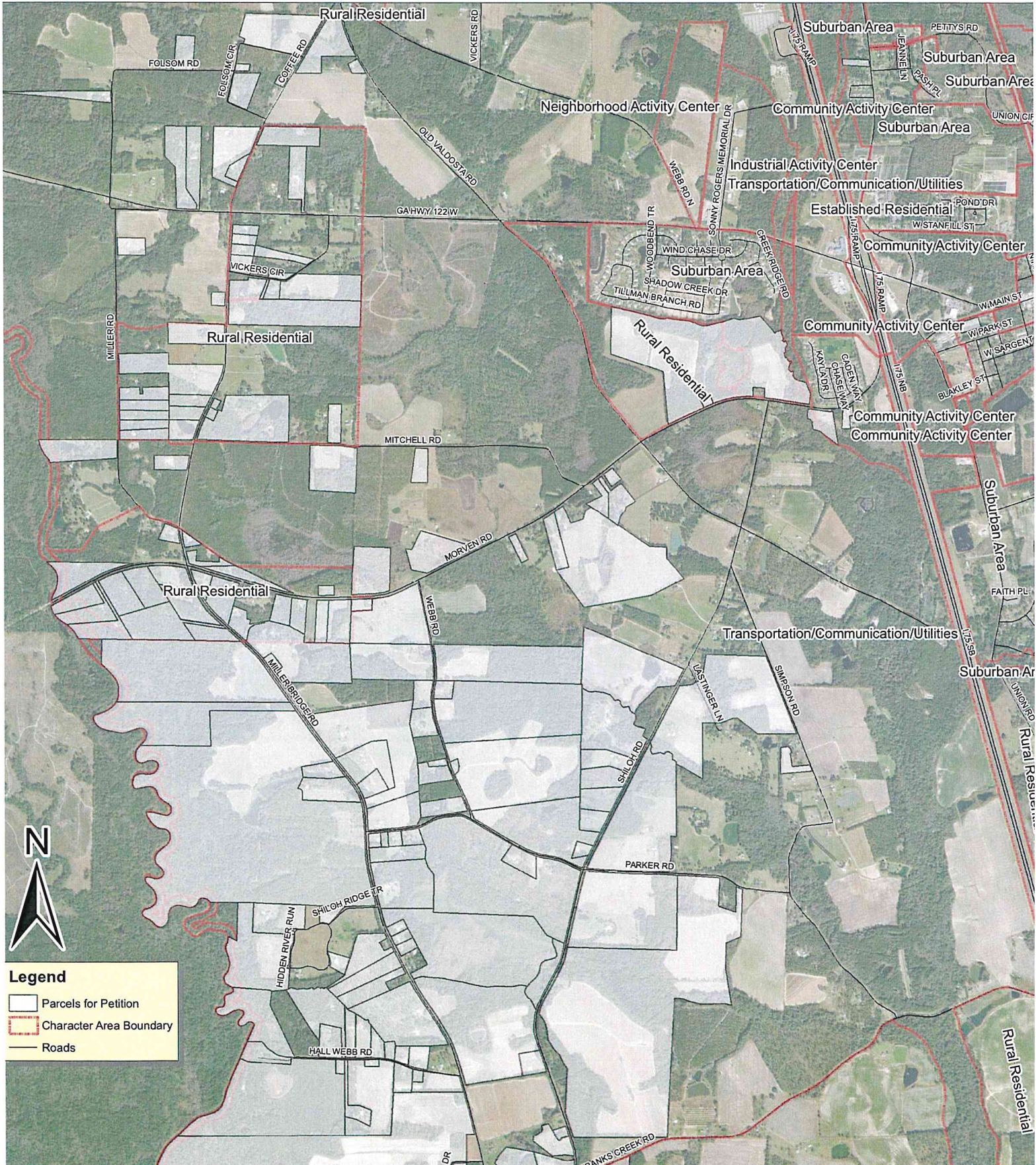
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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
CLAUDE W. ADAMS			<i>Claude W. Adams</i>
CLAUDE A. ADAMS			CLAUDE A. ADAMS



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PRINT NAME	ADDRESS	EMAIL	SIGNATURE
Bruce W. Donaldson III			w. B. Donaldson III



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Transportation Investment Act (TIA) Local Project Delivery  
Application - Coleman Road NW

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Transportation Investment Act (TIA) Local Project Delivery Application -  
Coleman Road NW

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HISTORY, FACTS AND ISSUES: Coleman Road NW is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in March 2022. The Local Project Delivery Application starts the process to allow Lowndes County to manage the project and procurement process at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved.

OPTIONS: 1. Approve the application and authorize the Chairman to sign the application.  
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



## Transportation Investment Act (TIA) Local Project Delivery Application

Section I – Local Government Applicant Information		
<b>Applicant</b> Lowndes County	<b>Main Contact</b> Chad McLeod	
<b>Contact Title</b> Director of Engineering	<b>Phone Number</b> 229-671-2424	
<b>Contact Address</b> 327 N Ashley Street		
<b>Address Line 2</b> 2nd Floor Engineering Department		
<b>City</b> Valdosta	<b>State</b> GA	<b>Zip Code</b> 31601

Section II – Project Information			
<b>County</b> Lowndes	<b>City</b> Valdosta	<b>Congressional District</b> 8th	<b>GDOT District</b> Dist 4
<b>Regional Commission</b> South Georgia		<b>MPO Region (if applicable)</b> Valdosta	
<b>Regional Commission ID Number/ PI Number/ and Project Name</b> SGRC-118 / PI 0016279 / Coleman Road NW Paving and Drainage Improvements			
<input checked="" type="checkbox"/> Local Government is LAP Certified			

Please check all phases of delivery in which the Local Government desires to have responsibility (PE, ROW, UTL, CST)

- Preliminary Engineering (PE)
- Right of Way (ROW)
- Utilities (UTL)
- Construction (CST)

### Section III–Attachments

Provide as attachments, the following information:

1. The Local Government's plan for delivering the selected phase(s) of the Project. Include in this plan the following information:
  - a. Type of resources necessary (internal/external, breakdown by each phase, types, and anticipated costs)
  - b. Type of contracting mechanism
  - c. Local Government's plan to contract and fund selected phase(s) until TIA revenues are available for reimbursement; and
  - d. If Project is on the State Route system.
2. Previous experience with Project or Program Delivery. List no more than 4 and no less than 2 projects of similar scope and cost. Provide dates of initializing PE, right of way acquisition, letting and completing construction for each. Provide the percentage breakdown of Local Government's project management and program management costs for each project. Provide original estimated cost and final completed cost by phase.
3. Procedures currently in place or that will be in place for managing Project quality, scope, schedule, and budget.
4. Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.
5. The Local Government's expense eligibility guidelines for delivering local transportation projects; or procedures in place for contract payment validation.
6. The MPO recommendation (if within MPO).
7. The Local Government's conflict of interest policy.

Complete the information below, add the appropriate attachments and submit to:

Kenneth Franks, State TIA Administrator  
Georgia Department of Transportation  
600 West Peachtree Street, NW  
Atlanta, Georgia 30308

I, Bill Slaughter (Name), the Chairman

(Title), on behalf of Lowndes County Board of Commissioners, who being duly sworn do swear that the

information given herein is true to the best of his/her knowledge and belief.

LOCAL GOVERNMENT:

\_\_\_\_\_ (Signature)

Sworn to and subscribed before me,

Chairman (Title)

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
In the presence of:

\_\_\_\_\_ (Date)

NOTARY PUBLIC

SEAL:

\_\_\_\_\_  
My Commission Expires:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Transportation Investment Act (TIA) Local Project Delivery  
Application - Kinderlou-Clyattville Road

Work Session/Regular Session

DATE OF MEETING: February 8, 2022

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Transportation Investment Act (TIA) Local Project Delivery Application -  
Kinderlou-Clyattville Road

---

HISTORY, FACTS AND ISSUES: Kinderlou-Clyattville Road is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in August 2022. The Local Project Delivery Application starts the process to allow Lowndes County to manage the project and procurement process at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved.

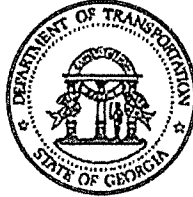
OPTIONS: 1. Approve the application and authorize the Chairman to sign the application.  
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



## Transportation Investment Act (TIA) Local Project Delivery Application

Section I – Local Government Applicant Information		
<b>Applicant</b> Lowndes County	<b>Main Contact</b> Chad McLeod	
<b>Contact Title</b> Director of Engineering	<b>Phone Number</b> 229-671-2424	
<b>Contact Address</b> 327 N Ashley Street		
<b>Address Line 2</b> 2nd Floor Engineering Department		
<b>City</b> Valdosta	<b>State</b> GA	<b>Zip Code</b> 31601

Section II – Project Information			
<b>County</b> Lowndes	<b>City</b> Valdosta	<b>Congressional District</b> 8th	<b>GDOT District</b> Dist 4
<b>Regional Commission</b> South Georgia		<b>MPO Region (if applicable)</b> Valdosta	
<b>Regional Commission ID Number/ PI Number/ and Project Name</b> SGRC-117 / PI 0016278 / Kinderlou Clyattville Road Paving & Drainage Improvements			
<input checked="" type="checkbox"/> Local Government is LAP Certified			

Please check all phases of delivery in which the Local Government desires to have responsibility (PE, ROW, UTL, CST)

- Preliminary Engineering (PE)
- Right of Way (ROW)
- Utilities (UTL)
- Construction (CST)

### Section III–Attachments

Provide as attachments, the following information:

1. The Local Government's plan for delivering the selected phase(s) of the Project. Include in this plan the following information:
  - a. Type of resources necessary (internal/external, breakdown by each phase, types, and anticipated costs)
  - b. Type of contracting mechanism
  - c. Local Government's plan to contract and fund selected phase(s) until TIA revenues are available for reimbursement; and
  - d. If Project is on the State Route system.
2. Previous experience with Project or Program Delivery. List no more than 4 and no less than 2 projects of similar scope and cost. Provide dates of initializing PE, right of way acquisition, letting and completing construction for each. Provide the percentage breakdown of Local Government's project management and program management costs for each project. Provide original estimated cost and final completed cost by phase.
3. Procedures currently in place or that will be in place for managing Project quality, scope, schedule, and budget.
4. Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.
5. The Local Government's expense eligibility guidelines for delivering local transportation projects; or procedures in place for contract payment validation.
6. The MPO recommendation (if within MPO).
7. The Local Government's conflict of interest policy.

Complete the information below, add the appropriate attachments and submit to:

Kenneth Franks, State TIA Administrator  
Georgia Department of Transportation  
600 West Peachtree Street, NW  
Atlanta, Georgia 30308

I, Bill Slaughter (Name), the Chairman

(Title), on behalf of Lowndes County Board of Commissioners, who being duly sworn do swear that the

information given herein is true to the best of his/her knowledge and belief.

LOCAL GOVERNMENT:

\_\_\_\_\_ (Signature)

Sworn to and subscribed before me,

Chairman (Title)

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
In the presence of:

\_\_\_\_\_ (Date)

NOTARY PUBLIC

SEAL:

\_\_\_\_\_  
My Commission Expires:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Internal Network Firewalls

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: \$72,653.86

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Internal Network Firewalls

---

HISTORY, FACTS AND ISSUES: Requested is the purchase of two internal firewalls, one each for the north and south Data Centers. The purpose of these firewalls is to provide protection for certain devices instrumental in the recovery and response in the event of a cyber security breach. These firewalls will create a virtual air-gap separating these devices and their data from direct access/tampering by malicious actors.

OPTIONS: 1. Approve  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: