



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 11, 2024, 8:30 AM
REGULAR SESSION, TUESDAY, MARCH 12, 2024, 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 - February 26, 2024 & Regular Session - February 27, 2024

Recommended Action: Approve

Documents:

5. Public Hearing

- a. REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic

Recommended Action: Board's Pleasure

Documents:

- b. REZ-2024-02 Byrd Property, 3715 & 3725 Byrd Rd., E-A to R-1, ~7.5ac, Well & Septic

Recommended Action: Approve

Documents:

- c. REZ-2024-03 Southern Gardens, 4609 Bemiss Rd. 5ac, C-G to P-D, County Utilities

Recommended Action: Board's Pleasure

Documents:

- d. REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities

Recommended Action: Option 2

Board's Pleasure

Documents:

- e. REZ-2024-05 Dasher Property, 1776 Old Clyattville Rd, ~115ac, E-A & CON to M-2 & CON, County Utilities

Recommended Action: Approve

Option 2

Documents:

6. For Consideration

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

Recommended Action: Approve

Documents:

- b. Transportation Investment Act (TIA) Local Project Delivery Application - Orr Road Extension

Recommended Action: Approve

Documents:

- c. Purchase of Wetland Credits for Coleman Road NW Paving Project

Recommended Action: Approve

Documents:

- d. Walker Avenue Quit-Claim

Recommended Action: Approve

Documents:

- e. Abandonment of a Portion of Race Track Road SE (CR #310)

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-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic

DATE OF MEETING: March 12, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-01 Gresham Event Venue, 8415 Old Valdosta Rd., E-A to PD-R, ~10.3 acres, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to PD-R (Rural Planned Development) zoning. The general motivation in this case is for the applicant to utilize the property as a club, lodge, meeting or event facility, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc., with the ability to accommodate overnight guests. The subject property possesses road frontage on Old Valdosta Road and Salem Church Road, a collector and local road respectively, and is within the Rural Service Area and Agricultural/Forestry Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) Surrounding agricultural and clustered residential use of lands, and is therefore supportive of the following staff-recommended conditions:

1. Uses permitted in the Estate Agricultural (E-A) zoning district, and
 1. A club, lodge, meeting or event facility, with overnight accommodations, where the operation of the facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed.
 2. Unless otherwise noted on the Lowndes County Board of Commissioners approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
 3. The operation of the event facility shall adhere to the Lowndes County Noise Ordinance.
 4. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

During the Greater Lowndes Planning Commission (GLPC) meeting, Mr. Holland noted the applicants' venue in neighboring Cook County as a comparable style and size to the proposed operation for this property, and stated that while the site plan shows future buildings allowing flexibility in growth, there was no definitive

timeline for their construction. Conversely, concerns were raised about the potential future growth of the venue and its maximum capacity, if the existing ingress/egress was sufficient to prevent traffic on Old Valdosta Road, and the ability to enforce the noise ordinance. A broader question was raised by the GLPC about how many venues were needed in the county, noting the four approved venues were already booked for the remainder of the year, while acknowledging that others were operating without proper authorization, one in particular in this same area. The GLPC motioned for approval with conditions initially, but the motion failed to pass (3-5); it was then motioned to table for six (6) months to allow a study committee to assess the need for more venues, again failing to pass (4-5). Ultimately, the GLPC made a motion to Deny which passed (5-3).

The following Occupant Loads and Square Footage of other rural event venues are listed below for reference:

Quail Branch – Occupant Load of 296; Total of 11,016 sf

Hallabrook Hill – Occupant Load of 214; Total of 4,812 sf

Fox Hill Plantation – Occupant Load of 250; Total of 5,258 sf

Highgrove Farms – Occupant Load of 467; Total of 5,428 sf (among 4 buildings, highest Occupancy of 250)

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

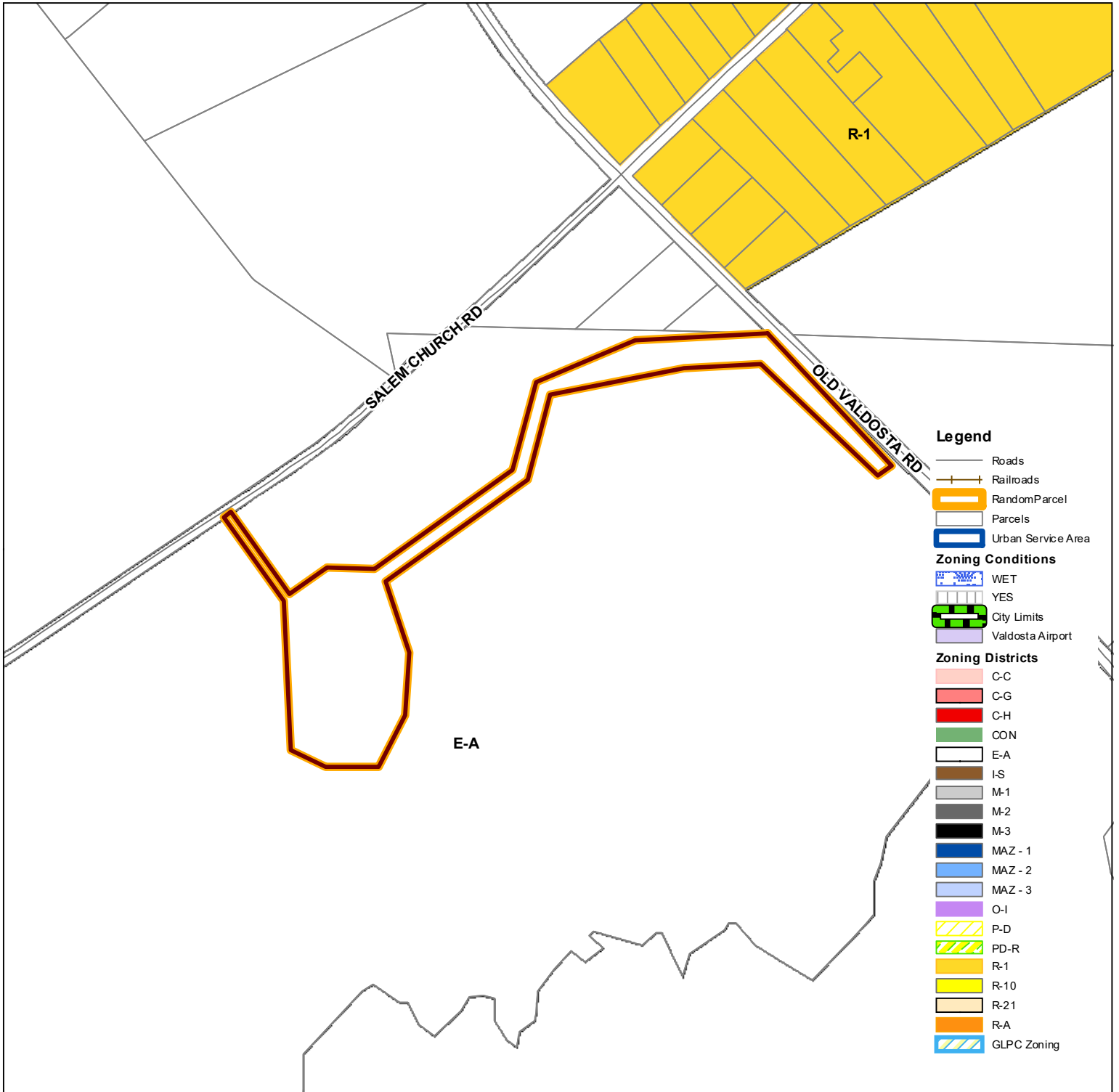
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2024-01

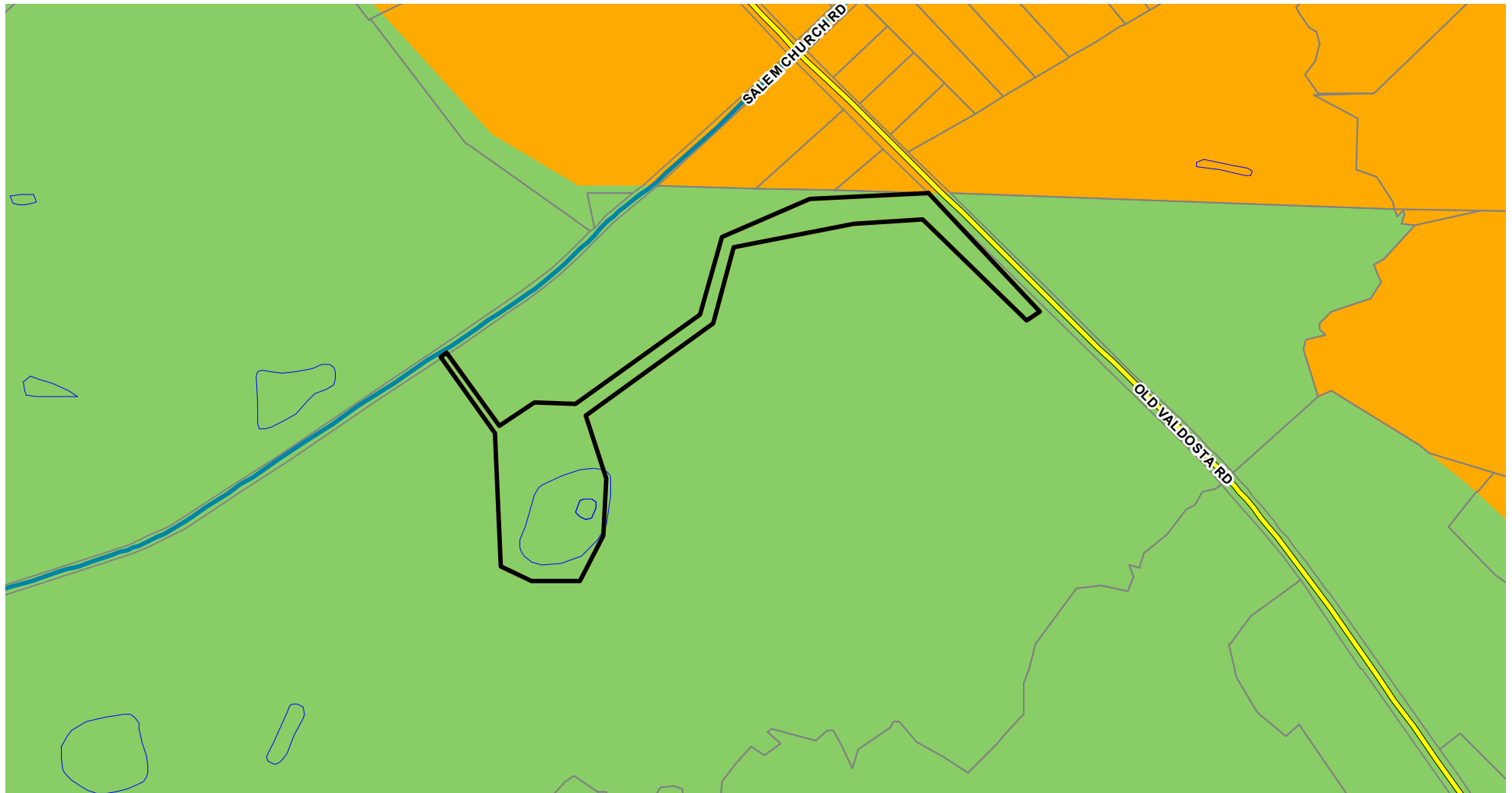
Zoning Location Map

Gresham Event Venue
Rezoning Request

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



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

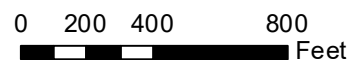
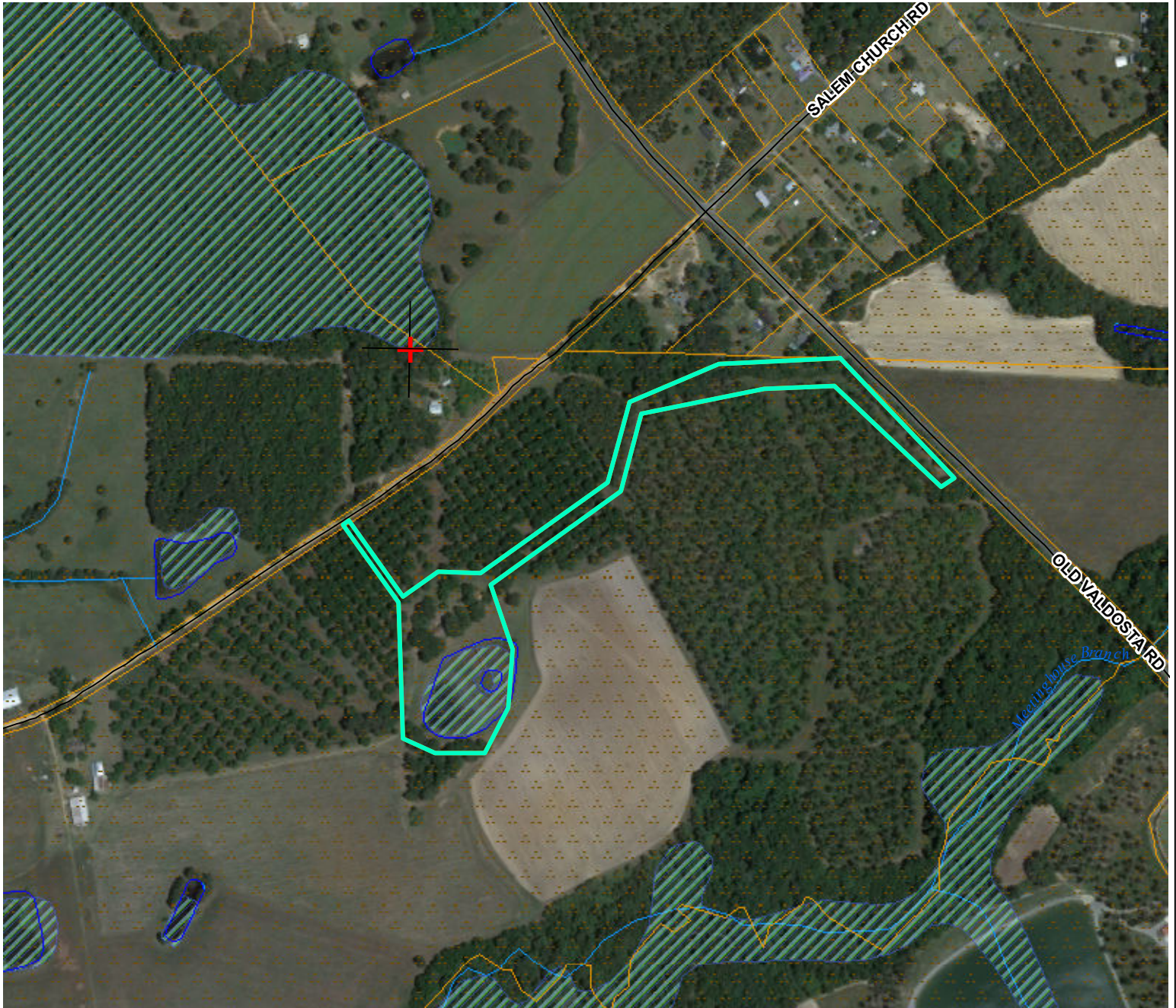
REZ-2024-01

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

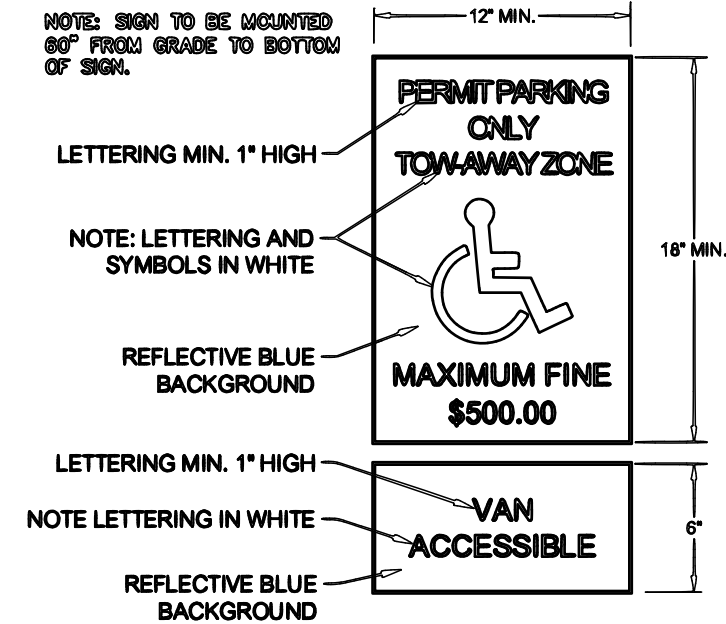
Gresham Event Venue Rezoning Request



GENERAL CONSTRUCTION NOTES:

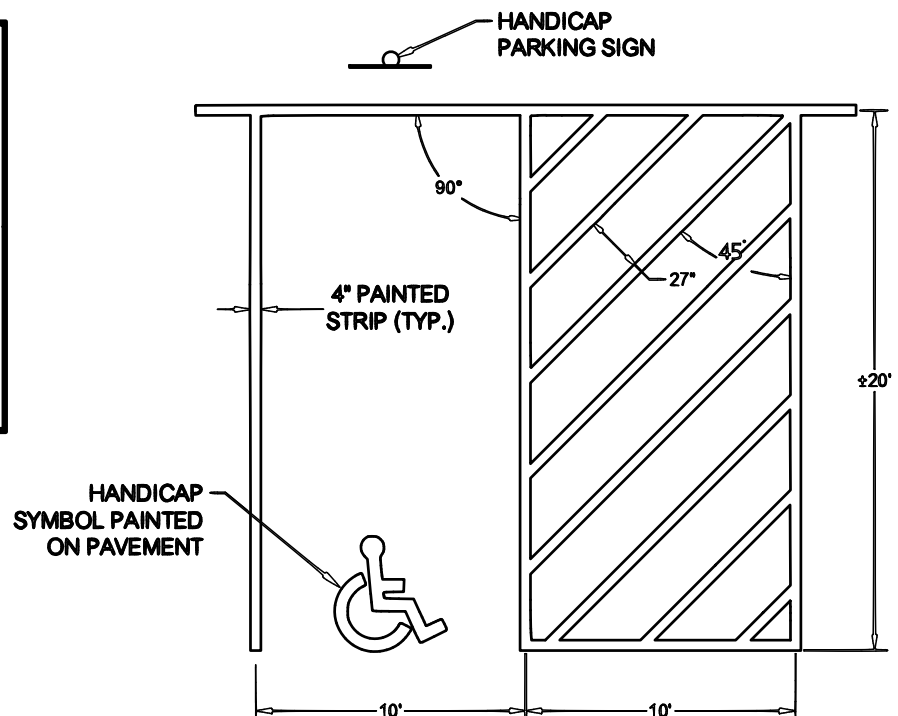
- UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES ONLY. UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO DESCRIPTION, LOCATION, OR ELEVATION. UTILITY FACILITIES, SUCH AS SERVICE LINES OR UNKNOWN FACILITIES, NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY UNDER TITLE 26, CHAPTER 9, OFFICIAL CODE OF GEORGIA ANNOTATED. VERIFY THE ELEVATIONS OF EXISTING PIPING, UTILITIES, AND ANY TYPE OF UNDERGROUND OR ENCASED OBSTRUCTION, NOT SPECIFICALLY INDICATED TO BE REMOVED, AS INDICATED OR DISCOVERED IN LOCATIONS TO BE TRAVERSED BY PIPING, DUCTS, AND OTHER WORK TO BE CONDUCTED OR INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WHILE UTILITIES ARE BEING RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO MINIMIZE ANY INTERRUPTION OF UTILITY SERVICE TO THE SURROUNDING RESIDENTS. CALL TOLL-FREE 1-800-282-7411, 72 HOURS PRIOR TO THE START OF WORK SO THAT EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LAND OR PROPERTY BEYOND THE PROJECT CONSTRUCTION AREA, WHICH MAY BE SUBJECT TO ANY EFFECTS OR BY-PRODUCTS OF HIS CONSTRUCTION EFFORTS.
- DEMOLITION SHOWN IS A MINIMUM REQUIREMENT. ADDITIONAL DEMOLITION MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED AND DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS, OR BETTER, INCLUDING ALL PAVING, STABILIZED EARTH, SOIL, DRIVEWAYS, TREES, SIDEWALKS, CURBS, STORM SEWERS, ETC. WHERE APPLICABLE, THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE USED. IN AREAS OF SIDEWALK AND CURB REMOVAL, REMOVE TO NEAREST JOINT. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, CODES, ETC. CONTRACTOR MUST DISPOSE OF MATERIALS AT A DESTINATION APPROVED BY THE CONTRACTING OFFICER. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS AND REQUIRED EASEMENTS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AS REQUIRED BY LOWNDES COUNTY.
- UTILITY CONSTRUCTION MUST BE COMPLETED BY A GA LICENSED UTILITIES CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, SUPERVISING AND MAINTAINING ALL SAFETY PROGRAMS THROUGHOUT THE DURATION OF CONSTRUCTION. ALL BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION. TRAFFIC CONTROL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- SAFE TRENCH CONSTRUCTION IS MANDATORY. ALL SLOPES SHALL BE LAID BACK OR SHORED AS NECESSARY.

- THE CONTRACTOR SHALL KEEP RECORDS OF WORK PERFORMED ON A DAILY BASIS. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERSIGHT AND MANAGEMENT FOR HIS CONSTRUCTION EFFORTS.
- COOPERATION AND COORDINATION BETWEEN ALL CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS ENGAGED IN THE WORK WITHIN AND ADJACENT TO THE CONSTRUCTION IS IMPORTANT FOR THE COMPLETION OF THIS PROJECT IN A TIMELY MANNER. IN THE CASE OF INTERFERENCE BETWEEN THE OPERATIONS OF THE DIFFERENT CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS, THE OWNER WILL BE THE SOLE JUDGE OF THE RIGHTS OF EACH AND THE SEQUENCE OF THE WORK NECESSARY TO EXPEDITE THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. ALL PERMITS REQUIRED FOR CONSTRUCTION OPERATIONS SHALL BE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL SAW CUT EXISTING ASPHALT PAVEMENT AS REQUIRED TO PRODUCE A SMOOTH JOINT WITH NEW PAVEMENT.
- MAGNETIC DETECTION TAPE AND TRACER WIRE SHALL BE INSTALLED WITH THE PVC PIPE FOR EASE OF FUTURE LOCATION. ALL TRACER WIRE SHALL BE 14 GAUGE OR AS REQUIRED BY LOCAL CODE.
- THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES AND SHRUBS DEEMED NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL USE CARE TO MINIMIZE DAMAGE TO THE ROOT SYSTEM OF ANY TREES AND SHRUBS NEAR THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY PROVIDERS AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION THAT MAY AFFECT THEM.
- THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, ADEQUATE AND SAFE ACCESS FOR ALL RESIDENTS AND/OR ADJOINING PROPERTY OWNERS DURING CONSTRUCTION.
- ALL CONCRETE WASHOUT SHALL BE COLLECTED BY THE CONTRACTOR ON-SITE AT AN AREA DESIGNATED BY THE OWNER FOR OFF-SITE DISPOSAL BY THE CONTRACTOR. WASHOUT SHALL BE MAINTAINED EITHER BY BERM OR BY WASHOUT PIT.
- ALL HAZARDOUS MATERIALS / WASTE SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SANITARY WASTE GENERATED FROM PORTABLE UNITS SHALL BE EMPTIED AS REQUIRED TO PROVIDE SANITARY CONDITIONS. ALL SANITARY WASTE DISPOSAL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.
- CONTRACTOR SHALL REVIEW, PLAN AND SEQUENCE SITE GRADING AND THE INSTALLATION OF UNDERGROUND UTILITIES TO ENSURE PROPER INSTALLATION AND ELIMINATE POTENTIAL CONFLICTS.

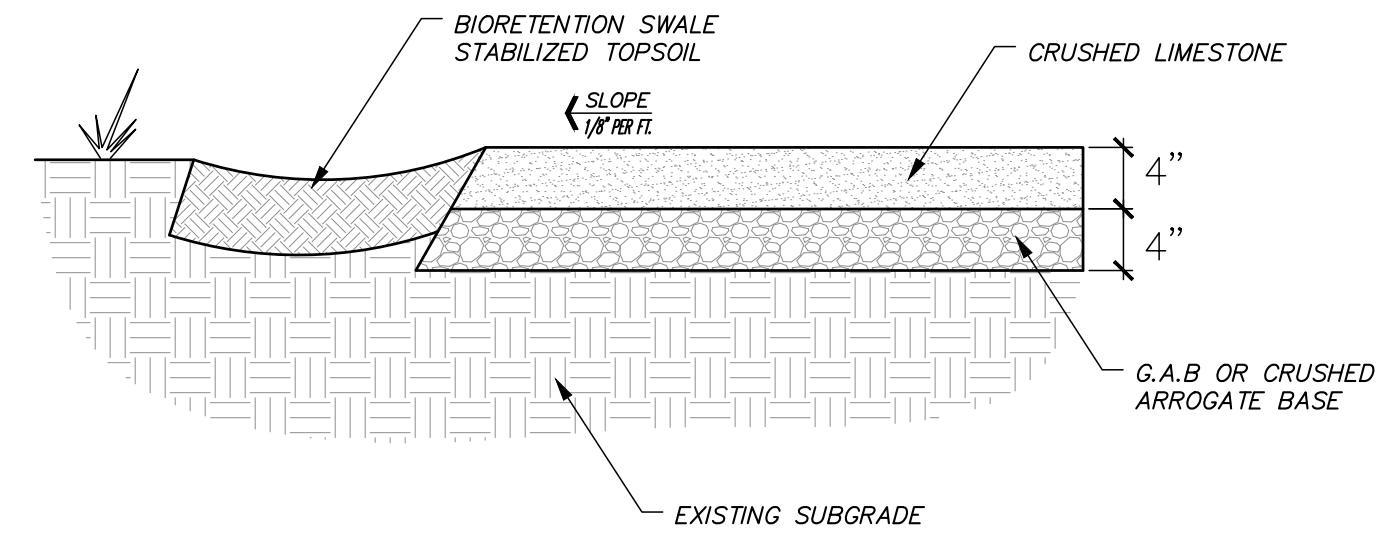


Van Accessible Sign Detail
Scale: N.T.S.

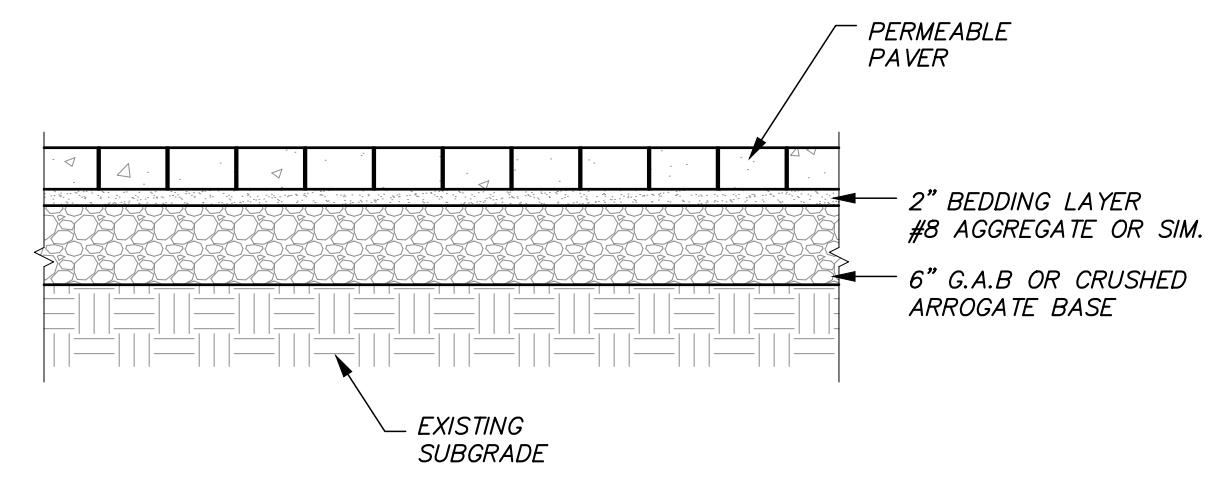
NOTE:
PAVEMENT MARKINGS SHALL COMPLY WITH GEORGIA DOT STANDARDS AND SPECIFICATIONS. ALL PARKING STALLS SHALL BE WHITE, NO PARKING AREAS YELLOW AND HANDICAP SPACES BLUE.



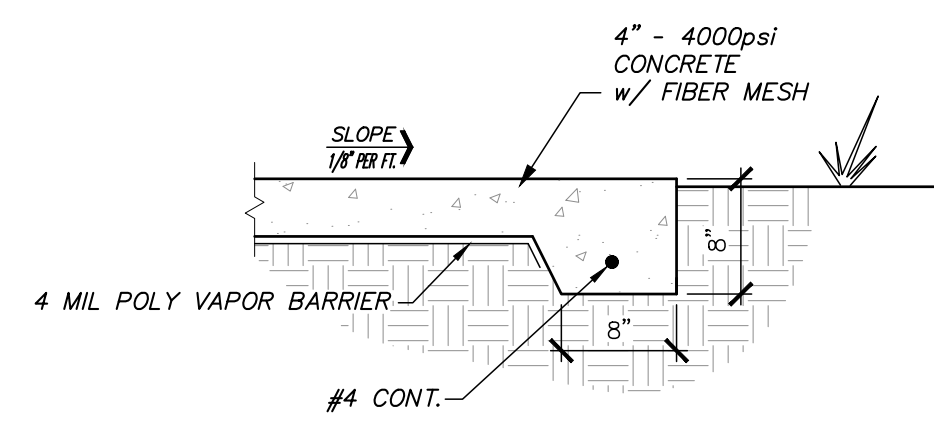
H/C Striping Detail
Scale: N.T.S.



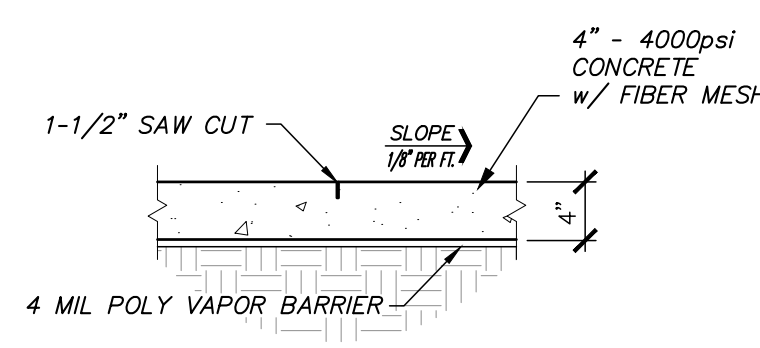
Crushed Limestone Parking Pad Detail
Scale: N.T.S.



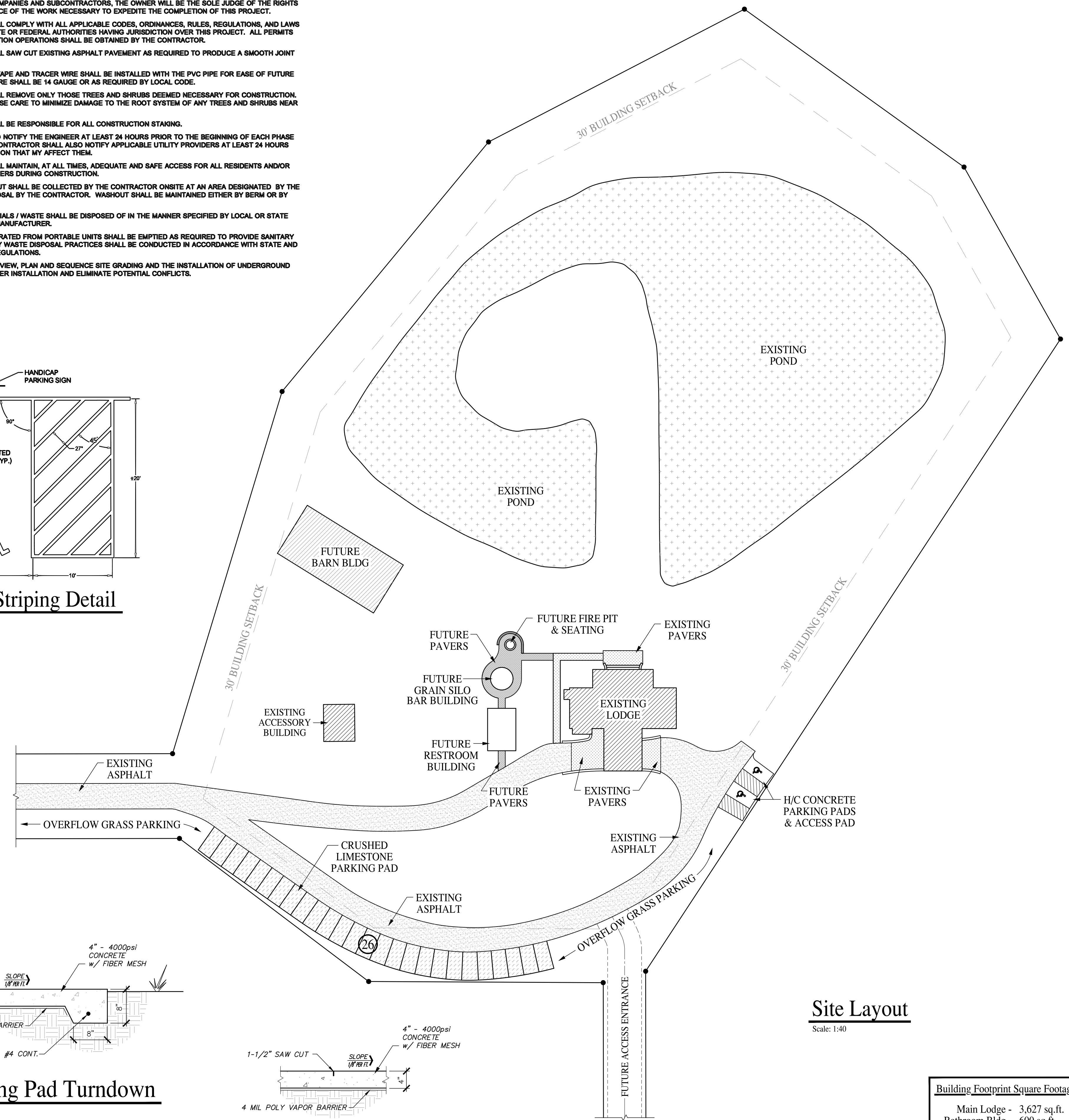
Pervious Paver Detail
Scale: N.T.S.



Parking Pad Turndown
Scale: N.T.S.



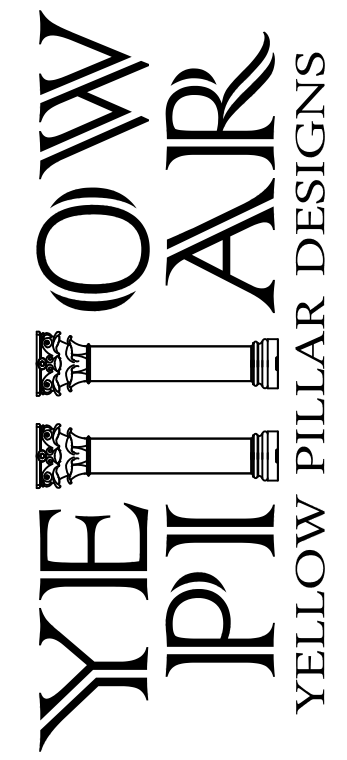
Saw Cut Detail
Scale: N.T.S.



Site Layout
Scale: 1:40

Building Footprint Square Footages	
Main Lodge	3,627 sq.ft.
Bathroom Bldg	600 sq.ft.
Silo Bar	201 sq.ft.
Storage Bldg	577 sq.ft.
Barn Bldg	3,200 sq.ft.

229-560-3062
Email: jhewett@yellowpillardesigns.com
Website: www.yellowpillardesigns.com



Site Layout
for
Oak Grove

DRAWN	JDH
CHECKED	JDH
JOB NUMBER	23-48
DATE	Dec. 19, 2023
REVISIONS	Jan. 4, 2023

DRAWING NUMBER
C-1.1
SHEET 1 OF 1



18 December 2023

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

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

Re: Re-zoning of 10.36 Acres – Old Valdosta Road, Lowndes Tax Parcel 0008 087 for Gresham Event Venue.

Dear Commissioners;

On behalf of Mr. Tony Gresham, Folsom Surveying LLC submits this Letter of Intent to rezone 10.36 Acres near Hahira to **PD-R (Rural Planned Development)**. *This district is intended for the development of a combination of residential, office, and limited commercial uses. This district is established to encourage creative and resourceful projects that include compatible, interrelated uses and related public facilities unified by a development plan and tailored to a rural setting.* Mr. Gresham intends to establish an event venue, which is a permissible use subject to supplemental standards per ULDC Table of Land Uses 2.03.03.

It will be located off Old Valdosta Road, a collector road.

The site will provide a variety of benefits. It will fulfill a need in Hahira and Lowndes County for luxury accommodations for up to 16 guests (rented as one unit), act as meeting/gathering space for existing and prospective businesses based in the area, provide support space for existing event venues in the region, and attract guests from across the country to host their special events South Georgia.

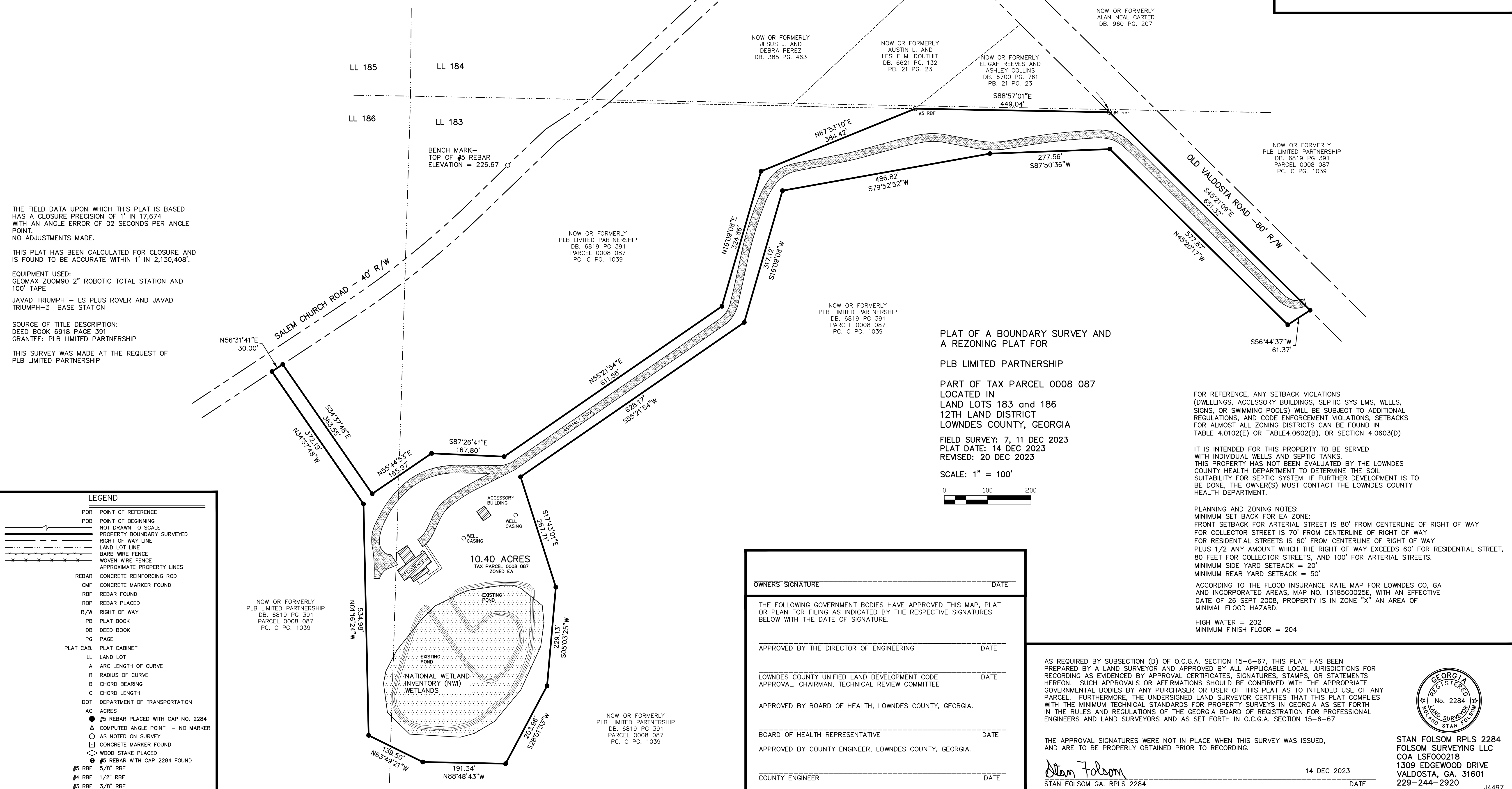
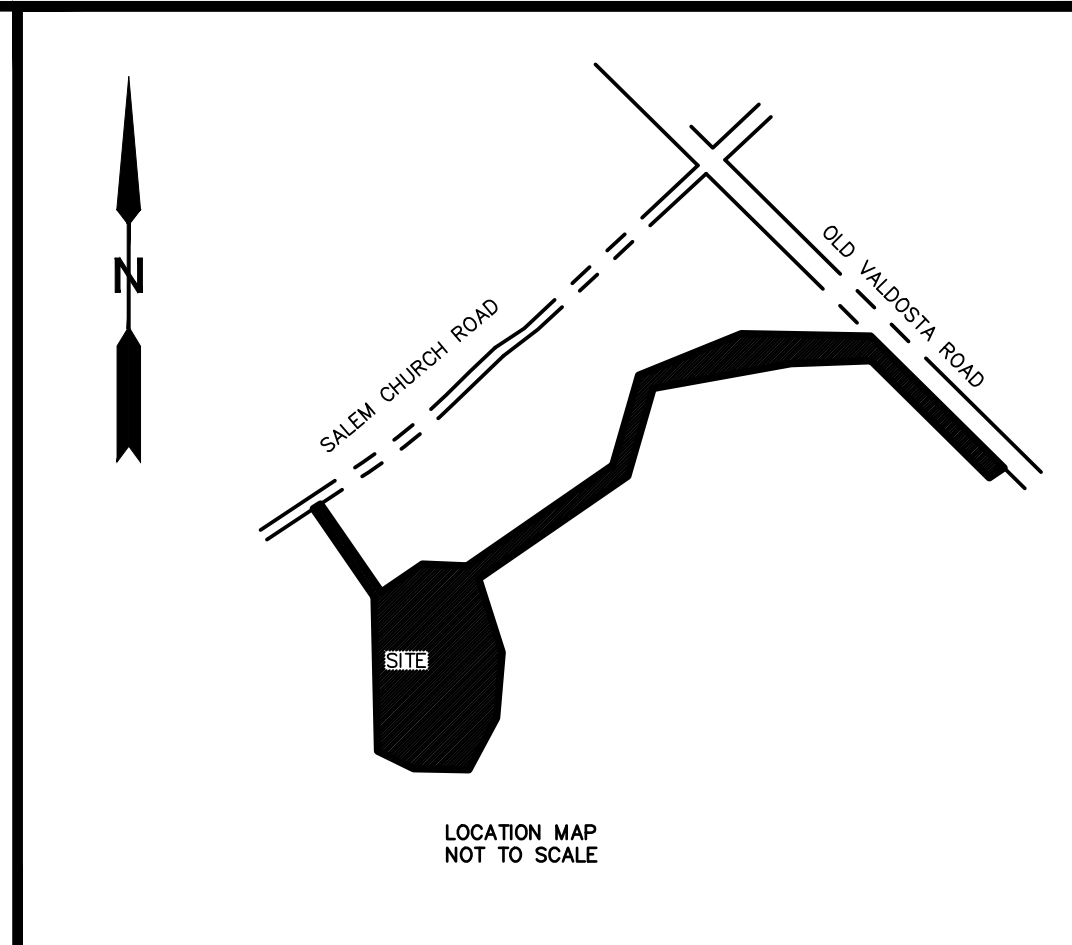
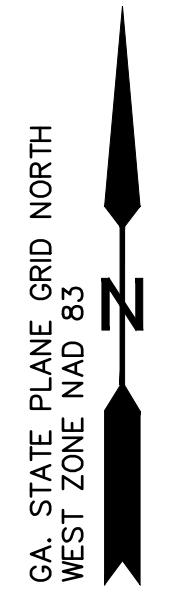
In summary, I feel that Mr. Gresham's proposed PD-R Zoning and planned Event Venue are compatible with the existing surrounding land use, and will benefit Hahira

Thank you for your consideration.

Sincerely;
Stan Folsom, GA RLS #2284

Folsom Surveying LLC – Land Surveying & Related Professional Services
1309 Edgewood Drive – Valdosta, GA 31601
Stan Folsom RLS #2284
Office Phone
229-244-2920
folsom22@bellsouth.net

RESERVED FOR THE CLERK OF THE SUPERIOR COURT



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 17,674 WITH AN ANGLE ERROR OF 02 SECONDS PER ANGLE POINT. NO ADJUSTMENTS MADE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 2,130,408'.

EQUIPMENT USED:
 GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE

JAVAD TRIUMPH - LS PLUS ROVER AND JAVAD TRIUMPH-3 BASE STATION

SOURCE OF TITLE DESCRIPTION:
 DEED BOOK 6918 PAGE 391
 GRANTEE: PLB LIMITED PARTNERSHIP

THIS SURVEY WAS MADE AT THE REQUEST OF PLB LIMITED PARTNERSHIP

LEGEND

	POR POINT OF REFERENCE
	POB POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	BARB WIRE FENCE
	WOVEN WIRE FENCE
	APPROXIMATE PROPERTY LINES
	REBAR CONCRETE REINFORCING ROD
	CMF CONCRETE MARKER FOUND
	RBF REBAR FOUND
	RBP REBAR PLACED
	R/W RIGHT OF WAY
	PB PLAT BOOK
	DB DEED BOOK
	PG PAGE
	PLAT CAB. PLAT CABINET
	LL LAND LOT
	A ARC LENGTH OF CURVE
	R RADIUS OF CURVE
	B CHORD BEARING
	C CHORD LENGTH
	DOT DEPARTMENT OF TRANSPORTATION
	AC ACRES
	● #5 REBAR PLACED WITH CAP NO. 2284
	△ COMPUTED ANGLE POINT - NO MARKER
	○ AS NOTED ON SURVEY
	□ CONCRETE MARKER FOUND
	◇ WOOD STAKE PLACED
	● #5 REBAR WITH CAP 2284 FOUND
	#5 RBF 5/8" RBF
	#4 RBF 1/2" RBF
	#3 RBF 3/8" RBF

NOW OR FORMERLY
 PLB LIMITED PARTNERSHIP
 DB. 6819 PG 391
 PARCEL 0008 087
 PC. C PG. 1039

NOW OR FORMERLY
 PLB LIMITED PARTNERSHIP
 DB. 6819 PG 391
 PARCEL 0008 087
 PC. C PG. 1039

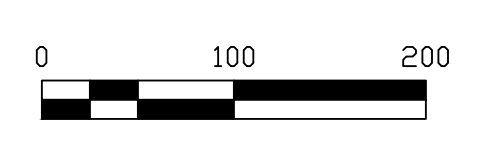
PLAT OF A BOUNDARY SURVEY AND
 A REZONING PLAT FOR

PLB LIMITED PARTNERSHIP

PART OF TAX PARCEL 0008 087
 LOCATED IN
 LAND LOTS 183 and 186
 12TH LAND DISTRICT
 LOWNDES COUNTY, GEORGIA

FIELD SURVEY: 7, 11 DEC 2023
 PLAT DATE: 14 DEC 2023
 REVISED: 20 DEC 2023

SCALE: 1" = 100'



FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE 4.0602(B), OR SECTION 4.0603(D)

IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.

PLANNING AND ZONING NOTES:
 MINIMUM SET BACK FOR EA ZONE:
 FRONT SETBACK FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
 FOR COLLECTOR STREETS IS 70' FROM CENTERLINE OF RIGHT OF WAY
 FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY
 PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET,
 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
 MINIMUM SIDE YARD SETBACK = 20'
 MINIMUM REAR YARD SETBACK = 50'

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA AND INCORPORATED AREAS, MAP NO. 13185C0025E, WITH AN EFFECTIVE DATE OF 26 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

HIGH WATER = 202
 MINIMUM FINISH FLOOR = 204

OWNERS' SIGNATURE _____	DATE _____
THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.	
APPROVED BY THE DIRECTOR OF ENGINEERING _____	DATE _____
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE _____	DATE _____
APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA. _____	DATE _____
BOARD OF HEALTH REPRESENTATIVE _____	DATE _____
APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA. _____	DATE _____
COUNTY ENGINEER _____	DATE _____

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

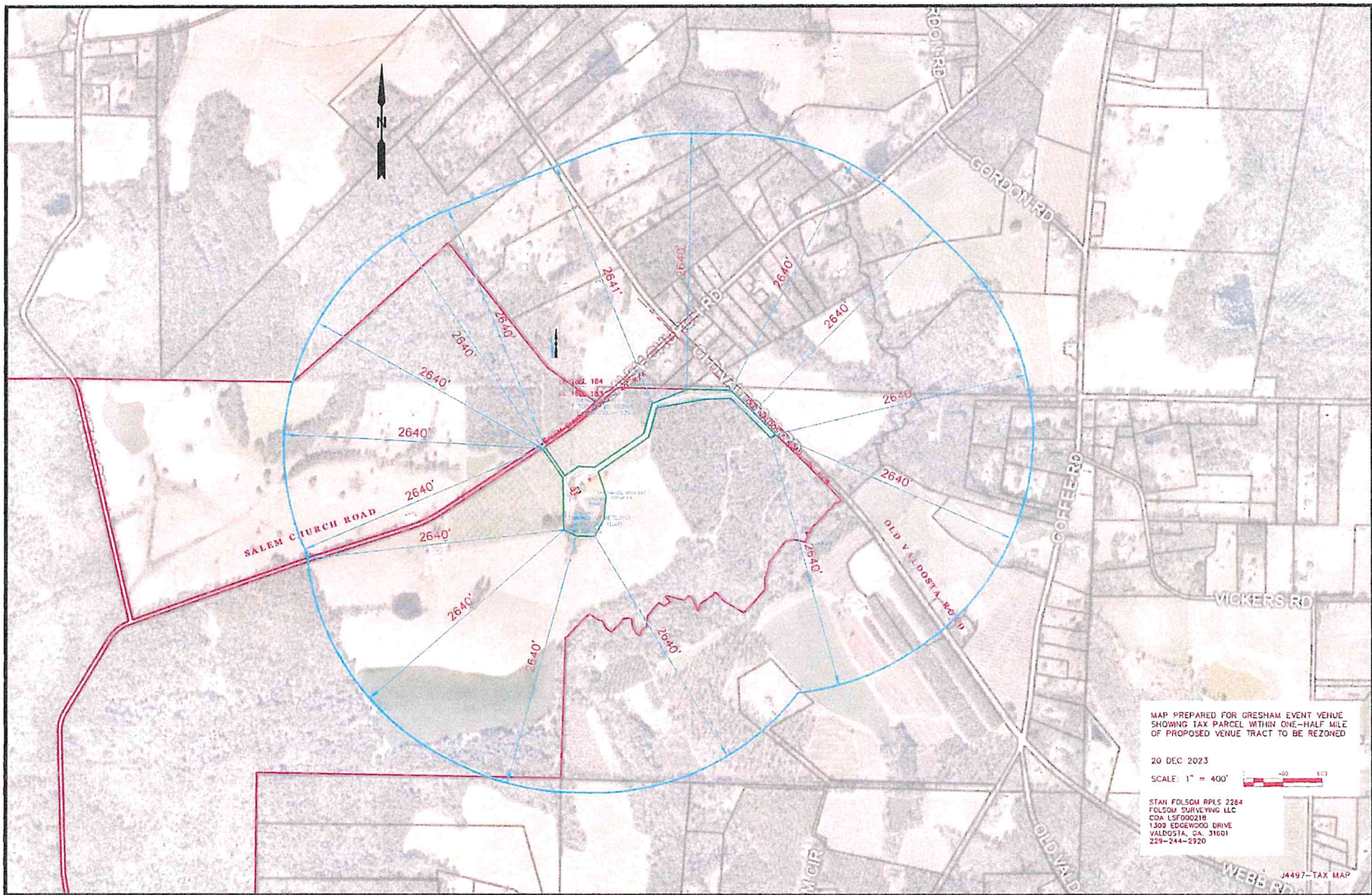
THE APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

Stan Folsom
 STAN FOLSOM GA. RPLS 2284

14 DEC 2023
 DATE



STAN FOLSOM RPLS 2284
 FOLSOM SURVEYING LLC
 COA LSF000218
 1309 EDGEWOOD DRIVE
 VALDOSTA, GA. 31601
 229-244-2920



To: Lowndes County Board of Commissioners

From: Richard A. Stalvey

Subject: Public Hearing: Case No. REZ-2024-01: Scheduled for February 13, 2024: 5:30 PM

Date: February 3, 2024

PURPOSE OF THIS DISCUSSION DOCUMENT

As normal, the application request for rezoning was submitted by the party(ies) to the Greater Lowndes Planning Commission and Mr. J. D. Dillard as County Planner. The application was considered and as I understand it, customary due diligence procedures were conducted. The application was submitted for consideration at the Planning Commission meeting on January 29, 2024 and, as I understand it, was denied. The public hearing is to be held during the Board of Commissioners meeting scheduled for February 13, 2024. The purpose of this discussion is to give some additional information that I believe may be informative to you prior to voting. Since I have no knowledge of how much finite detail filters down to you in advance of your vote, I am providing some of that finite information here which may be duplicative.

BACKGROUND

The rezoning application was submitted on behalf of the owners of the property located in the Northwest section of Lowndes County consisting of 1,252.61 acres, generally near the intersection of Webb Road (Old Valdosta Highway) and Salem Church Road. The property was purchased on August 10, 2021 by the Gresham Family in the name of PLB Limited Partnership. The rezoning request is for an area consisting of 10.4 acres of the total tract. While I do not have a copy of the application and any supporting documents, I was advised by telephone with a Planning Commission staff person that the rezoning request was to accommodate a project described as an “event venue” and would include a lodging facility that would accommodate up to **sixteen guests**.

While the rezoning request affects only the 10.4 acres of the total tract, the business activities (ie, hunting) will likely encompass the entire tract. When discussing this with Planning Commission staff, it was pointed out that hunting is already allowed on the entire tract. This is very true, but it will go from hunting by family and close friends to a broader commercial hunting operation to generate a revenue stream.

This is the same property owner that petitioned to have a portion of Salem Church Road and Wells Road closed in October 2021, which was denied.

FURTHER DETAIL

The Gresham Family also has tracts of land in Cook County (ten miles or less away from their Lowndes County property just off the Barney-Adel Highway). These properties are owned in the entity known as The Gresham Family Limited Partnership. On one large tract of land, the Gresham Family is operating a business in the name of Live Oak Plantation with an address of 675 Plantation Road, Adel, GA 31620. The operation has an excellent website that is accessible simply by “googling” “Live Oak Plantation”. By doing so, one can read about the operation of Live Oak Plantation, which I would encourage you to do. However, in very brief form, some of the offerings are described, in part, as The South’s Premier Sporting Destination, The Lodge (which will accommodate up to **sixteen guests**), The Cabin, Quail Hunting, Pheasant Hunting, Skeet Shooting, Hunting Rates, Fish, Golf and Conference Center.

I suspect that the project as described under “Background” above is not as encompassing as what the actual project may become. I believe that one has only to review the Live Oak Plantation website to get a flavor of what the actual project will become or I will be glad to provide you a printed copy upon request.

The properties in Cook County and Lowndes County have tax assessor addresses on file in Suwanee, GA and Stockbridge, GA. This suggests that the properties are owned by absentee owners/investors and are not full-time residents of the area.

MY CONCERN

I would like to first characterize my concern as to a more limited area than Lowndes County overall, but rather to focus on the area that I would define as bounded on the East by I-75, the South by Highway 122, the West by the Little River/Brooks County line and the North by the Cook County line. With minute exception, this entire area is zoned E-A (Estate Agricultural District) (5 Acre). The Lowndes County Unified Land Development Code, Zoning Districts and Uses, Chapter 2, paragraph 2.01.02, item "A" provides the description of zoning Code E-A as follows: This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible.

The project proposed does not meet the criteria of Code E-A. Thus, a special privileged exception to the rule is being requested. Whether it is couched in the form of a rezoning, a variance or an exception, I see it as an exception to the rule, that is grossly unfair to the citizens, taxpayers, owners, workers and residents of the area, most of whom have been here most of their lives and have relied on the protection of Code E-A as expressed in the Lowndes County Unified Land Development Code and the Greater Lowndes Comprehensive Plan.

To grant this exception, would, in my opinion, establish a precedent for all future rezoning requests of this nature. In short order, this entire area of the county could go from E-A to PD-R with very little effort, because just a few property owners control almost the entire area. I am listing the major ones below:

- Salem United Methodist Church and members
- SOD Revocable Trust (Stephen Drew)
- Berkley Mackey (Lost Corner, LLC)
- Stalvey Family
- Larry Webb
- Langdale Family
- Neal Carter
- PLB Limited Partnership
- Killgore Farms, LLC
- Folsom Family
- Sonny Taylor Family
- Little River Farms of Hahira, LLC
- Gene Webb Family
- Barfield Family
- Acree Investments
- Fulp Family
- Cowart Family

CONCLUSION

The proposed rezoning and described project do not directly affect me as my personal property (that is directly owned by me in the subject area) is not contiguous to the PLB property. My concern is that approving the rezoning request will soon change the character of the entire area and diminish the confidence we thought we had through the Unified Land Development Code. I recommend the Commissioners follow the lead of the Planning Commission and deny the request.

Hello,

I am Justin Coleman, and reside within your district, at 9129 Coffee Rd. Hahira. As you may be aware, an application for a zone change for a parcel of land off of Old Valdosta Rd. is to be taken up by the Planning Commission this Monday evening, 01/29/24. The request is submitted in order to permit operation of a wedding venue and corporate retreat. The residents in the immediate vicinity are more than just anxious about this potential development.

In the recent ~18 months the same residents were strongly opposed to permitting development of a proposed 20 lot subdivision on Miller Bridge Rd. We felt that permitting such development would set precedent for POSSIBLE further development of other parcels within that region of the county (using the example of growth along the Val Del corridor as precisely what we were trying to prevent). As you recall, the neighborhood residents prevailed and the development was

disallowed. Relative to our new and current threat, I mention the Miller Bridge case only because the opposition to that proposed development was based solely on what COULD happen if the precedent was set. Obviously, no resident could predict whether our fears would actually be borne out, resulting in a fundamental change in look & feel of this rural area.

However, our concern with the current proposed commercial venue is based not on fear of the unknown or *potential* harm, but on what has already happened and continues in this very area. I am referring to the Fox Ridge wedding venue on Miller Rd.. It is regarded as a scourge for every residence within earshot of the amplified music emanating from the site each weekend, during the temperate seasons of fall and spring. Initially I was ambivalent about the potential of such an operation so close to my home (< 1 mile) thinking it may not be so bad. This was chiefly because I have no experience as to how well amplified music travels. Having talked to residents in the immediate vicinity of Fox Ridge and hearing the passion of their pique about having their tranquility be-spoiled, quickly crystallized my stance on the matter. For those residents, what was formerly an idyllic bucolic setting to enjoy the soft night sounds or simple quiet has been taken away for someone else's financial gain. The primary reason of the majority for dwelling out in the country should not be dismissed for a minority interest.

Now residents at a distance of less than 2 miles to the east of Fox Ridge find ourselves under the exact threat. Again, not a *potential* threat, but an expansion of the very existing menace. There are already two wedding venues in this relatively small geographic area. Additionally, this applicant (Mr. Gresham) operates another wedding venue on the Live Oak plantation in south Cook County, a driving distance

of less than 15 minutes from the current proposed venue. Increasing the cluster of such enterprise to 4 only serves the interests of the operator, **at the expense of your constituents.**

Our neighborhood resistance group will meet again very soon. I will notify you of the date and time and hope you to attend in order to hear more specifics of our concerns.

Thank you for your time in consideration. Hope to see you soon,
Justin Coleman - Old Valdosta Rd. wedding venue resistance group.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-02 Byrd Property, 3715 & 3725 Byrd Rd., E-A to R-1, ~7.5ac,
Well & Septic

DATE OF MEETING: March 12, 2024

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-02 Byrd Property, 3715 & 3725 Byrd Rd., E-A to R-1, ~7.5ac, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Byrd Road, a locally maintained County Road, and is within the Rural Service Area and Agricultural/Forestry Character Area.

The subject property was created in 1969, and the two existing houses have historical construction dates of 1971, which predate the County's adoption of subdivision regulations in 1972, including the awareness of setbacks.

The neighboring properties along the northeast side of Byrd Road were rezoned in 1996 from A-U (Agricultural Use) to S-A (Suburban Agricultural), and then subdivided for the applicant's children; in essence, a precursor to Family Ties. These lots range in size from 1.86ac to 3.86ac in size.

Based on the survey, R-1 would allow for the creation of five (5) lots that meet County standards, including the separation of the existing homes onto individual lots. While not a condition for rezoning, it is worth noting that twelve and a half (12.5) feet should be reserved for future right-of-way for any widening/paving of Byrd Road, which might impact the overall lot sizes.

While R-1 is not recommended by the Comprehensive Plan in this area, it does state that "residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, noting that the unique shape of the property coupled with the requirements for individual well and septic systems naturally limits its overall development. Therefore, staff recommends approval of the request for R-1 zoning.

The GLPC heard the request at their regular meeting, along with comments from the applicant about his renovations to the existing houses and plans to sell the lots based on market demand, and having no

opposition to the request, recommend unanimous Approval (8-0).

Minimum Lot Width and Area with Individual Well Water for R-A is 150' on 2.5ac and for R-1 is 120' on 1.0ac
Byrd Rd., Old State Rd., and Black Rd., traffic counts average ~45 Vehicles Per Day

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

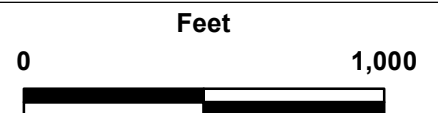
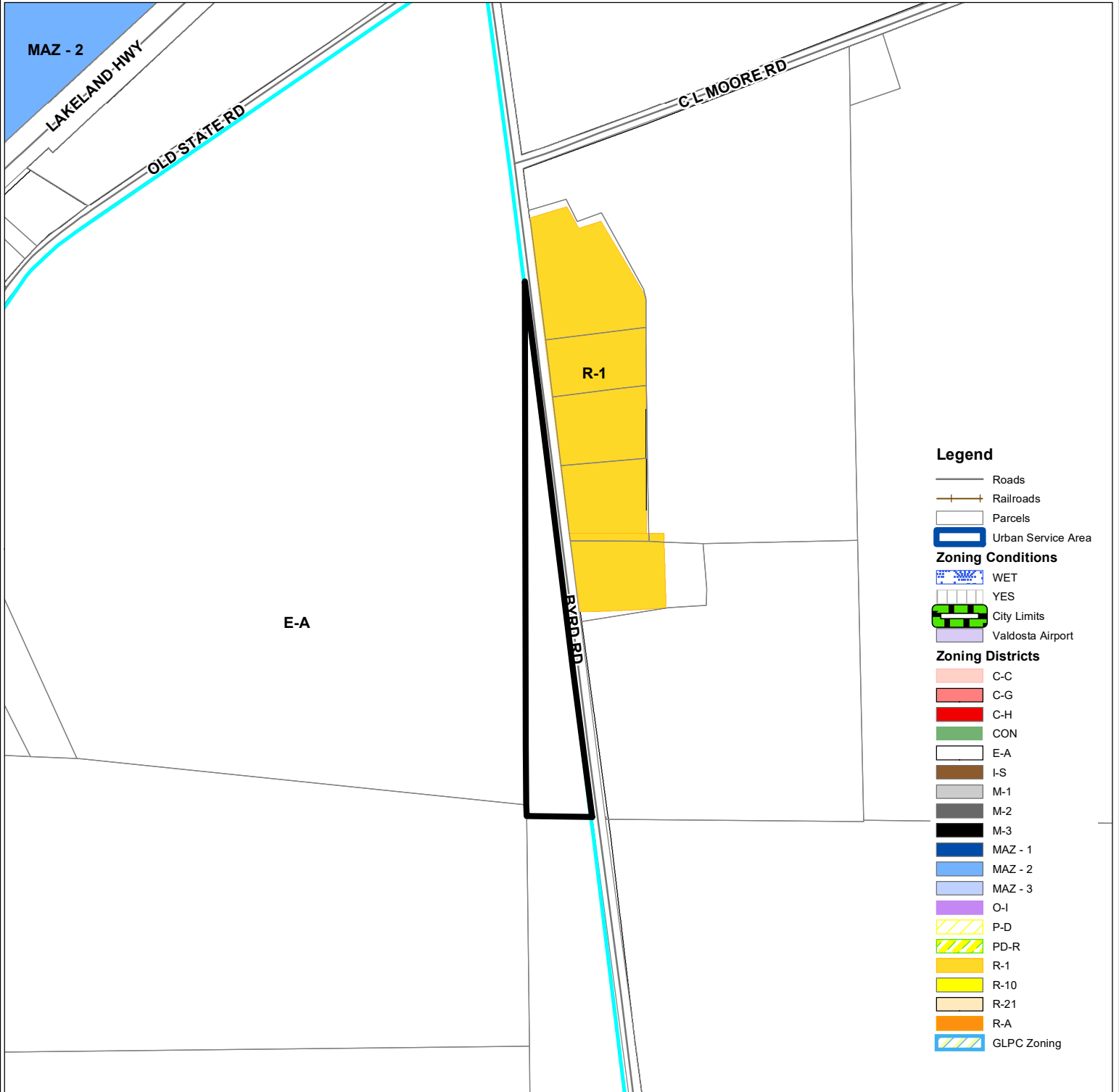
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

REZ-2024-02

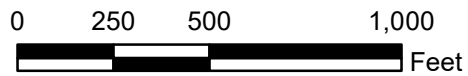
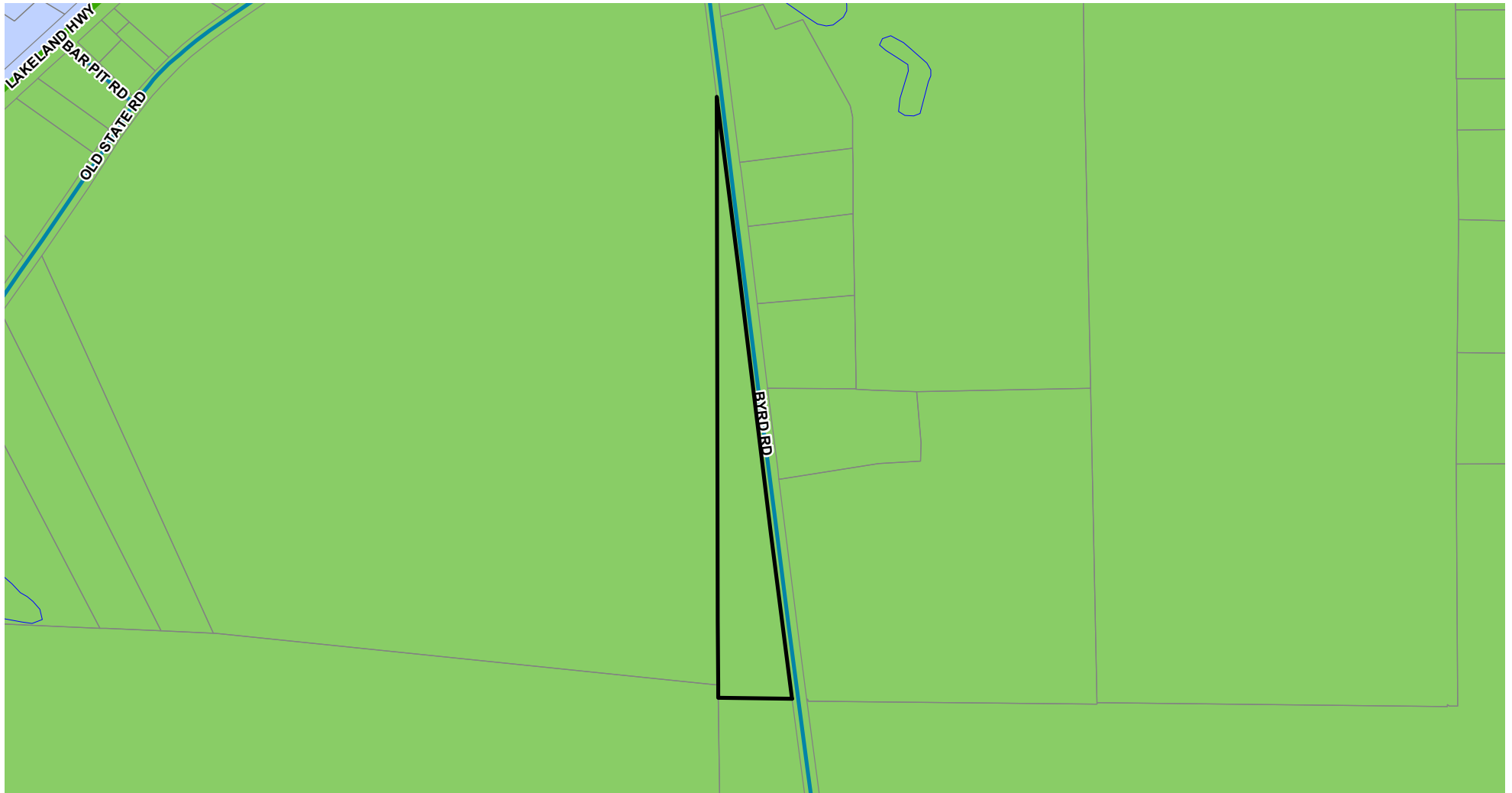
Zoning Location Map

Byrd Road Project
Rezoning Request

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



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

REZ-2024-02

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

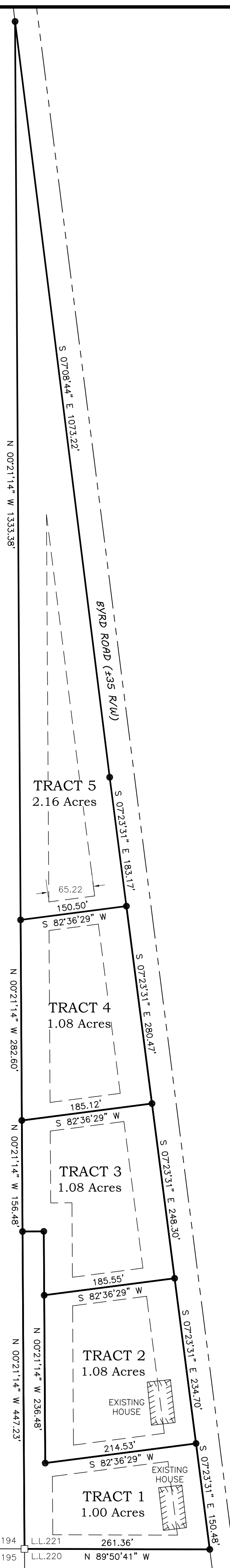
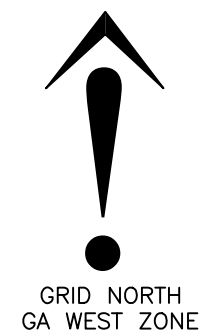
Byrd Road Project Rezoning Request



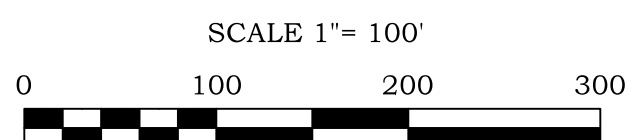
To whom it may concern;

It is with great pleasure that I present this project before all committees associated with the Lowndes County Board of Commissioners. With the approval of all required committees the intent for this project will be to rezone this parcel located at 3715 Byrd Rd (0212 001) to R-1 and divide this 7.5 acre lot into three separate parcels. After doing so the two existing houses will be fully renovated and sold to a homeowner, and not used for rental property. The new additional third lot will be used to build a new residential home similar in size and elevation to the existing two. This new construction home will also be sold to a homebuyer as well and not used for rental purposes. After thoroughly reviewing the Lowndes County Comprehensive Plan I believe this project aligns perfectly with the character area and comprehensive plan currently in place. The rezoning to R-1 also carries well with the surrounding parcels and does not appear to be spot zoning. I believe this plan will also benefit the comprehensive plan for many purposes such as education, tax improvements, and much needed housing opportunities in this area of the county. I believe this project, if approved, will be a great asset and benefit to Lowndes County and will likely encourage growth, development, and continued improvements for the surrounding areas. Neighboring properties should impact directly as well, with the renovation of two abandoned (eye sore) dwellings and a new construction home to follow, encouraging more growth and infrastructure to the area, all of which will be positive influences. All around I believe this project will positively impact the Greater Lowndes county and all of the surrounding land and home owners for this area. I hope that the committee finds this project in their favor to approve this request.

Thanks,
Tripp Talley



LOCATED IN
LAND LOT 221
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 1/12/2024
PROPOSED ZONING: R-1
CURRENT ZONING: E-A



INNOVATE
Engineering & Surveying

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

REZONING MAP FOR:
TRIPP TALLEY

F:\PROJECTS\4444_005\2023 (818-1086)\SURV_1082 SURVEY.DWG 1/26/2024 4:37 PM

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-03 Southern Gardens, 4609 Bemiss Rd. 5ac, C-G to P-D,
County Utilities

DATE OF MEETING: March 12, 2024

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-03 Southern Gardens, 4609 Bemiss Rd. 5ac, C-G to P-D, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to P-D (Planned Development) zoning, in order to develop a 60-unit apartment complex with amenities. The subject property possesses road frontage on Bemiss Road, a state-owned Arterial Road, and is within the Corridor Overlay, Urban Service Area and Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance, Neighborhood Activity Centers "should include a mix of retail, services, and offices to serve residents' day-to-day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted at a broad range of income levels, including multi-family town homes, apartments, and condominiums."

The neighboring properties along the east, northeast and northwest are zoned P-D, and are comprised of single family, two-family, and multifamily dwellings, with a portion fronting Bemiss Road zoned C-H. The properties to the west and south are vacant commercially zoned parcels, with development potential for high-density residential, office, commercial, or a combination of the three under a planned development approach.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, noting the difference in parking proposed by the applicant of one and a half spaces, and the two spaces per dwelling unit of ULDC Table 6.01.03(A), which is allowed per 4.06.02(B). Staff offered alternative design considerations for the site's layout, aimed at providing greater separation and privacy to the existing 1-story dwellings abutting the property, including relocation of buildings and reductions in height. Staff found the request consistent with the Comprehensive Plan and surrounding land use pattern, and therefore recommended approval

At the GLPC meeting, the applicant spoke in favor, citing their 30 years of experience in developing similar projects in Lowndes County and other parts of the State, and stating that the reduction in parking is based on their experience and target markets, often being single vehicle family units. The opposition raised concerns about decreased property values and the adequacy of the buffering and setbacks on their privacy from the three-story buildings, in addition to a desire for the subject property to remain commercially zoned. The GLPC had a few followup questions for the applicant, before ultimately voting (5-1) to recommend Approval of the

request as presented.

The applicants took note of the opposition's comments, and have revised the layout, relocating the 1-story community building along the western property line adjacent to the Glen Laurel subdivision, and increased the onsite parking to 2 spaces per unit per 6.01.03(A). The TRC reviewed the updated site plan and again found no technical objections.

Patriot's Place Apartments –112 units, 2 and 3-story buildings

Patriot's Place Duplexes - 32 units

Hamilton Green Townhomes - 80 units

Glen Laurel Subdivision - 105 single family homes

OPTIONS: 1) Approve

2) Approve with Conditions

3) Table

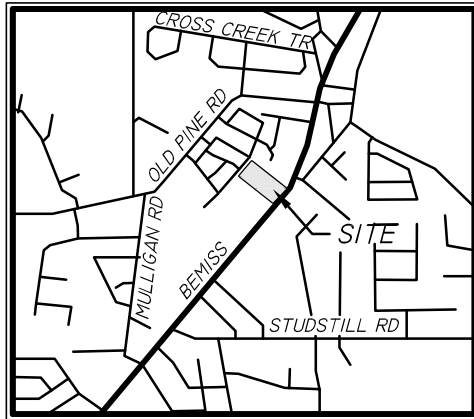
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



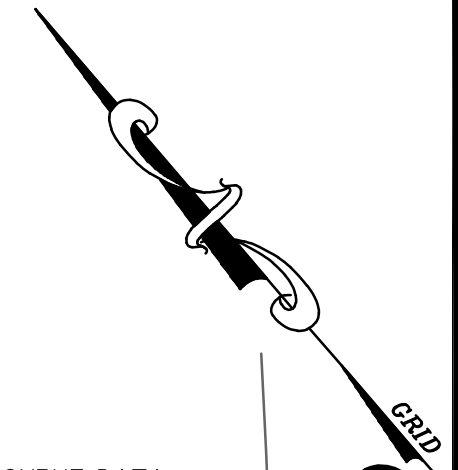
LOCATION MAP

DEVELOPMENT NOTES:

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 60-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. THE 30' LANDSCAPE BUFFER SHALL INCLUDE AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET.

Conceptual Site Plan For:
SOUTHERN GARDENS

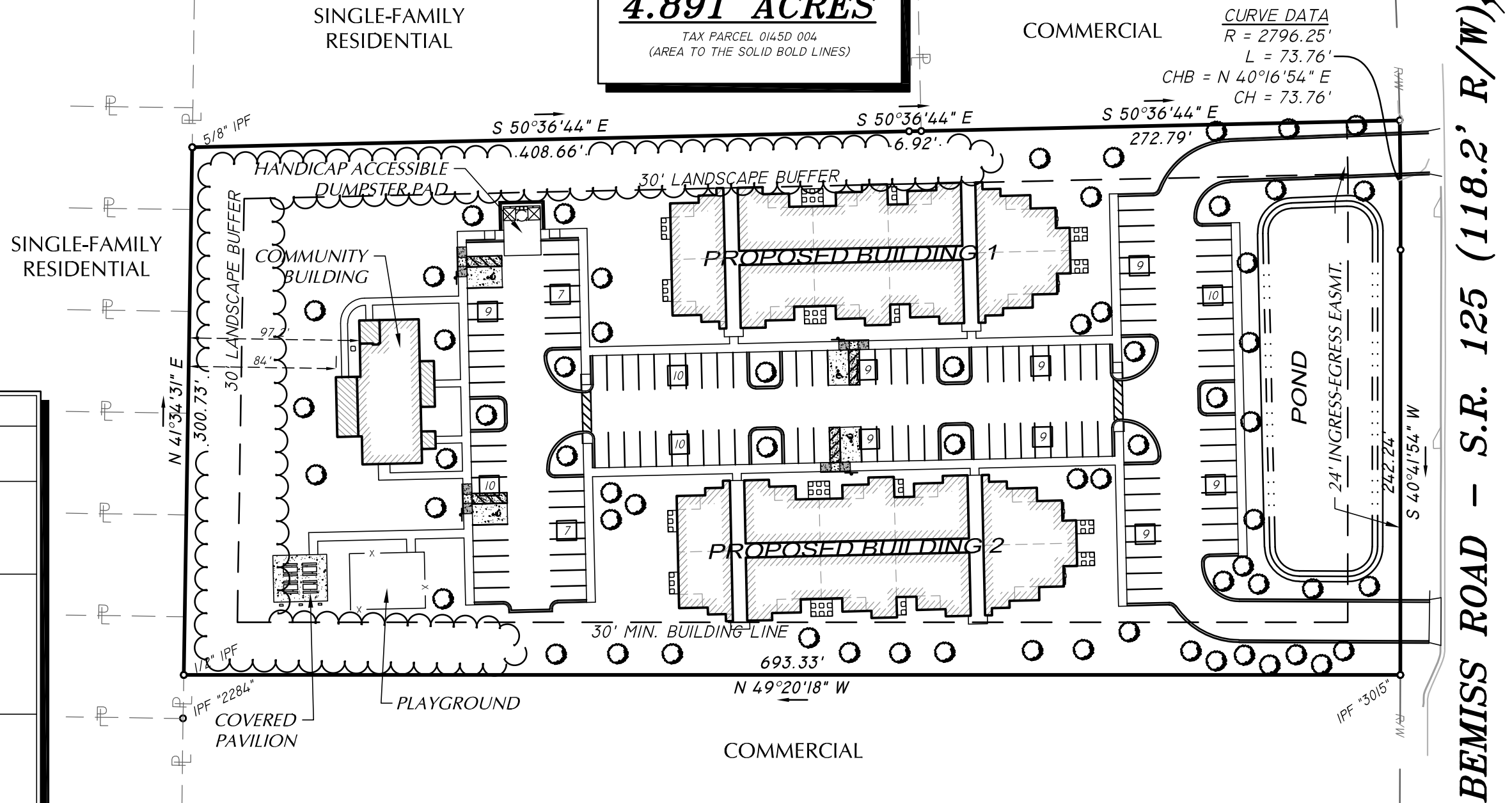
Lowndes County, Georgia
Developer: DHM VALDOSTA, LP
Date: March 4, 2024
(Not to Scale)



4.891 ACRES

TAX PARCEL 0145D 004
(AREA TO THE SOLID BOLD LINES)

CURVE DATA
R = 2796.25'
L = 73.76'
CHB = N 40°16'54" E
CH = 73.76'



PROPERTY DATA SUMMARY

ADDRESS: 4609 BEMISS ROAD
PIN: 0145D 004
ZONING: PD

TOTAL LOT AREA = 4.891 ACRES
APPROXIMATE IMPERVIOUS AREA = 2.199 ACRES (45%)
APPROXIMATE OPEN SPACE = 2.010 ACRES (41%)
APPROXIMATE RECREATION AREA = 0.342 ACRES (7%)
APPROXIMATE DETENTION AREA = 0.340 ACRES (7%)

BUILDING DATA:
2 - 3 STORY BUILDINGS
1 - 1 STORY BUILDING
60 TOTAL UNITS
BUILDING SQ. FOOTAGE:
3 STORY = ±31,015 S.F. (GROUND FLOOR)
1 STORY = 3,552 S.F.
MAXIMUM BUILDING HEIGHT = 35 FEET

PARKING DATA:
REQUIRED SPACES:
2 SPACES PER UNIT
TOTAL REQUIRED = 120 SPACES
PROVIDED SPACES:
122 REGULAR SPACES
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 4 HANDICAP SPACES PROVIDED
126 TOTAL PARKING SPACES PROVIDED

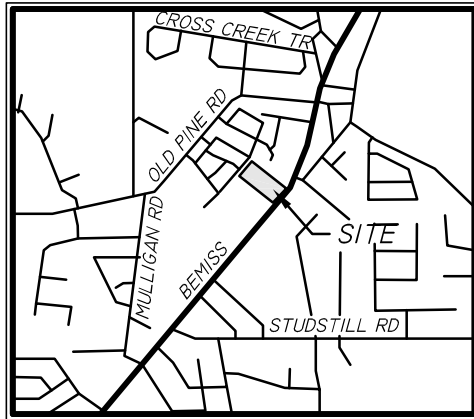
STORMWATER MANAGEMENT:
DIRECT STORMWATER TO ON-SITE FACILITY

SYMBOL LEGEND

	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING TREE

ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

BEMISS ROAD - S.R. 125 (118.2' R/W)



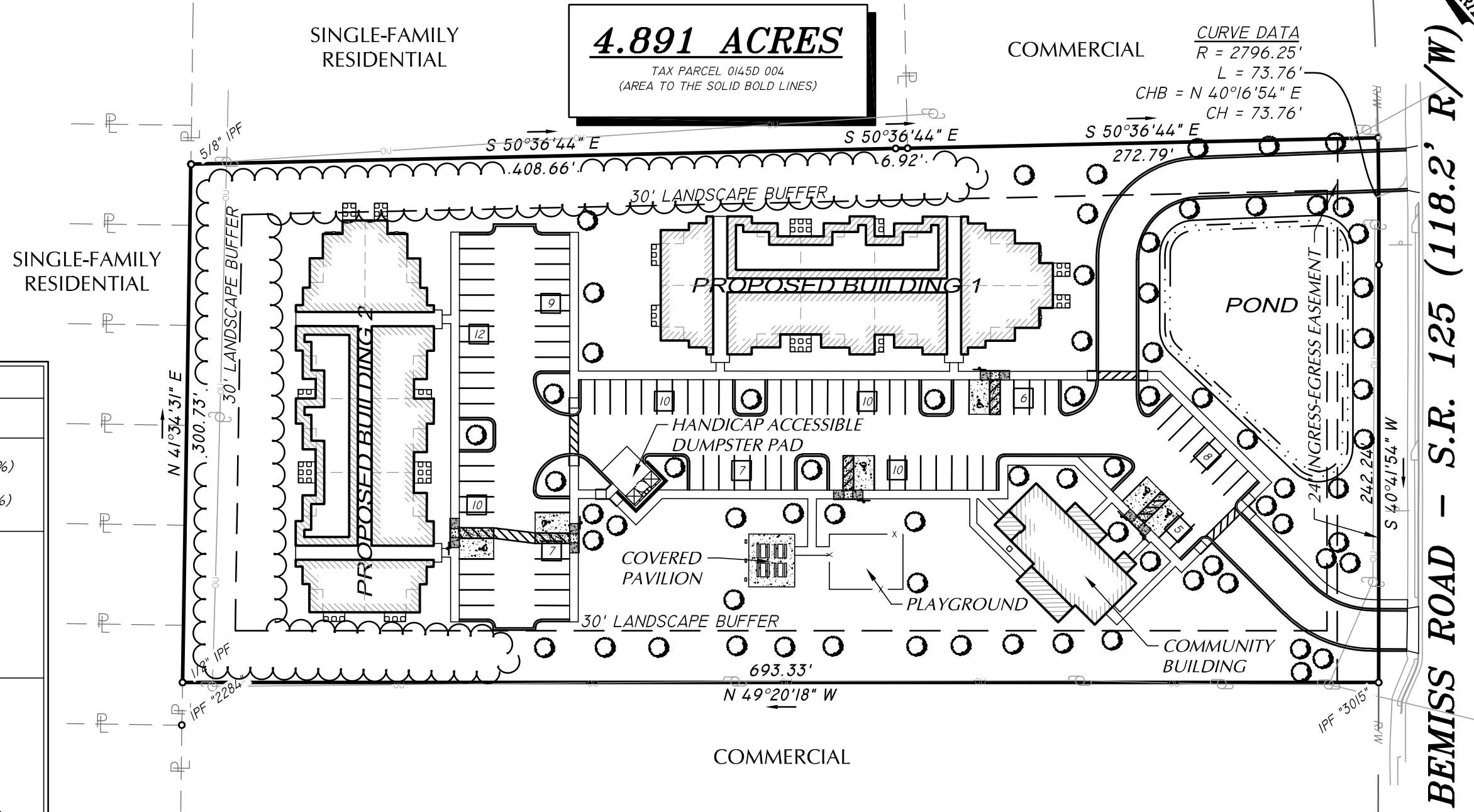
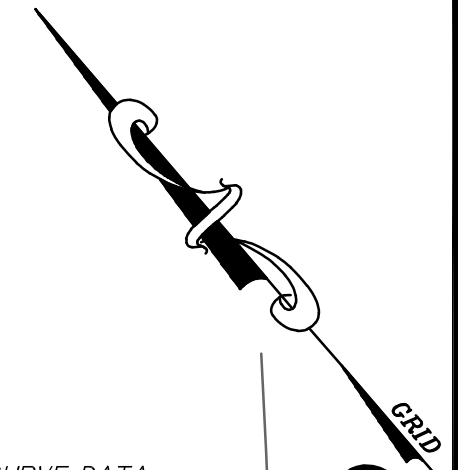
LOCATION MAP

DEVELOPMENT NOTES:

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 60-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. THE 30' LANDSCAPE BUFFER SHALL INCLUDE AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET.

Conceptual Site Plan For:
SOUTHERN GARDENS

Lowndes County, Georgia
Developer: DHM VALDOSTA, LP
Date: February 9, 2024
(Not to Scale)



PROPERTY DATA SUMMARY	
EXISTING ZONING:	C-G
PROPOSED ZONING:	PD
TOTAL SITE AREA =	4.89± ACRES
APPROXIMATE IMPERVIOUS AREA =	2.07 ACRES (42%)
APPROXIMATE OPEN SPACE =	2.08 ACRES (43%)
APPROXIMATE RECREATION AREA =	0.43 ACRES (8%)
APPROXIMATE DETENTION AREA =	0.31 ACRES (6%)
BUILDING DATA:	
2 - 3 STORY BUILDINGS	
1 - 1 STORY BUILDING	
60 TOTAL UNITS	
BUILDING SQ. FOOTAGE:	
3 STORY =	±31,015 S.F. (GROUND FLOOR)
1 STORY =	3,552 S.F.
MAXIMUM BUILDING HEIGHT =	35 FEET
PARKING DATA:	
REQUIRED SPACES:	
2 SPACES PER UNIT	
TOTAL REQUIRED =	120 SPACES
PROVIDED SPACES:	
88 REGULAR SPACES	
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 6 HANDICAP SPACES PROVIDED	
94 TOTAL PARKING SPACES PROVIDED	
STORMWATER MANAGEMENT:	
WILL BE DIRECTED TO ON-SITE DETENTION FACILITY	
COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER	

SYMBOL LEGEND	
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING TREE

ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

Southern Gardens Letter of Intent

February 1, 2024

TO: Lowndes County Planning and Zoning Department
FROM: DHM Valdosta, LP
3548 North Crossing Circle
Valdosta, Georgia 31602

DHM Valdosta, LP, headquartered in Valdosta, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 5.00 +/- acres at 4609 Bemiss Road in Lowndes County, Georgia from General Commercial (G-C) to Planned Development (PD).

This requested change of zoning from G-C to PD is to allow for the development of a multi-family apartment community featuring 60-residential units, a Community Center, and several other amenities. The development will be comprised of modern apartments with exteriors consisting of stone and brick. It will be connected to an existing adjacent development by sidewalks, thus creating a walkable living environment.

We have reviewed the Lowndes County Unified Land Development Code and would like to highlight the following:

- The 2021 Greater Lowndes Comprehensive Plan pages 17 and 18 references the housing needs and opportunities in Lowndes County as:
 - Address blight in areas where it exists.
 - Support and encourage affordable housing.
 - Remove slum and blight.
 - Encourage private developers to promote a variety of housing types.

This multi-family development will meet this purpose by providing a mixed income apartment community and vastly improving the appearance of the property.

- The current zoning for the adjacent properties is as follows:
 - Adjacent (south): C-G
 - Adjacent (west): PD
 - Adjacent (north): PD and C-H
 - Adjacent to Bemiss (east): PD

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from C-G to PD would be appropriate for the area.

- County utilities (water, sanitary sewer, and stormwater) are currently available to the property.
- The request to change zoning to PD for the apartment community will allow for EarthCraft Community Development. The EarthCraft Community development helps to alleviate environmental concerns and rising energy costs along with conserving natural resources, improving air quality and reducing energy costs.
- Under the G-C zoning, an apartment community would not be able to be developed. The only zoning designation that allows for multifamily housing is PD or PD-R designation.

We believe this rezoning request is in conformity with the policy in place by Lowndes County and will be an ideal multi-family development due to its proximity to schools, retail, and commercial establishments.

**DHM VALDOSTA, LP
3548 NORTH CROSSING CIRCLE
VALDOSTA, GEORGIA 31602
229-247-9956**

February 14, 2024

TO: Lowndes County Planning and Zoning Department
FROM: DHM Valdosta, LP
Southern Gardens Apartments
3548 North Crossing Circle
Valdosta, Georgia 31602

To Whom It May Concern:

The purpose of this letter is to request that our proposed multi-family apartment development at 4609 Bemiss Road in Lowndes County be allowed a reduction in the parking space requirements from 2 spaces per dwelling unit to 1.6 spaces per unit. This reduction in parking will help minimize the footprint of our development, creating more green space and generally a more environmentally friendly community for the residents and their neighbors. Based on our years of experience in both the development and management of comparable properties throughout Georgia, we feel that the proposed reduction in parking will provide adequate parking for a multi-family site of this density.

This development site is designed to be walkable and is located adjacent to an existing sidewalk network along Bemiss Road with on-call transit. By way of our proposed infrastructure, we will be able to connect to adjoining properties and provide a pedestrian-friendly development. This parking reduction request, from 2 to 1.6 parking spaces per unit, will not cause any impairment to the intent, purpose, and integrity of Lowndes County's plan for the area. In addition, it will not have any negative impact on the use and enjoyment of adjoining or neighboring properties. In fact, it will allow for more natural buffering and screening adjacent to adjoining properties with the reduced impervious surface.

We believe the development will provide the parking necessary for this family housing project and offer the benefits of a more open and green community. We appreciate your consideration and please let us know if you have any questions regarding the request.

Sincerely,

Houston Brown

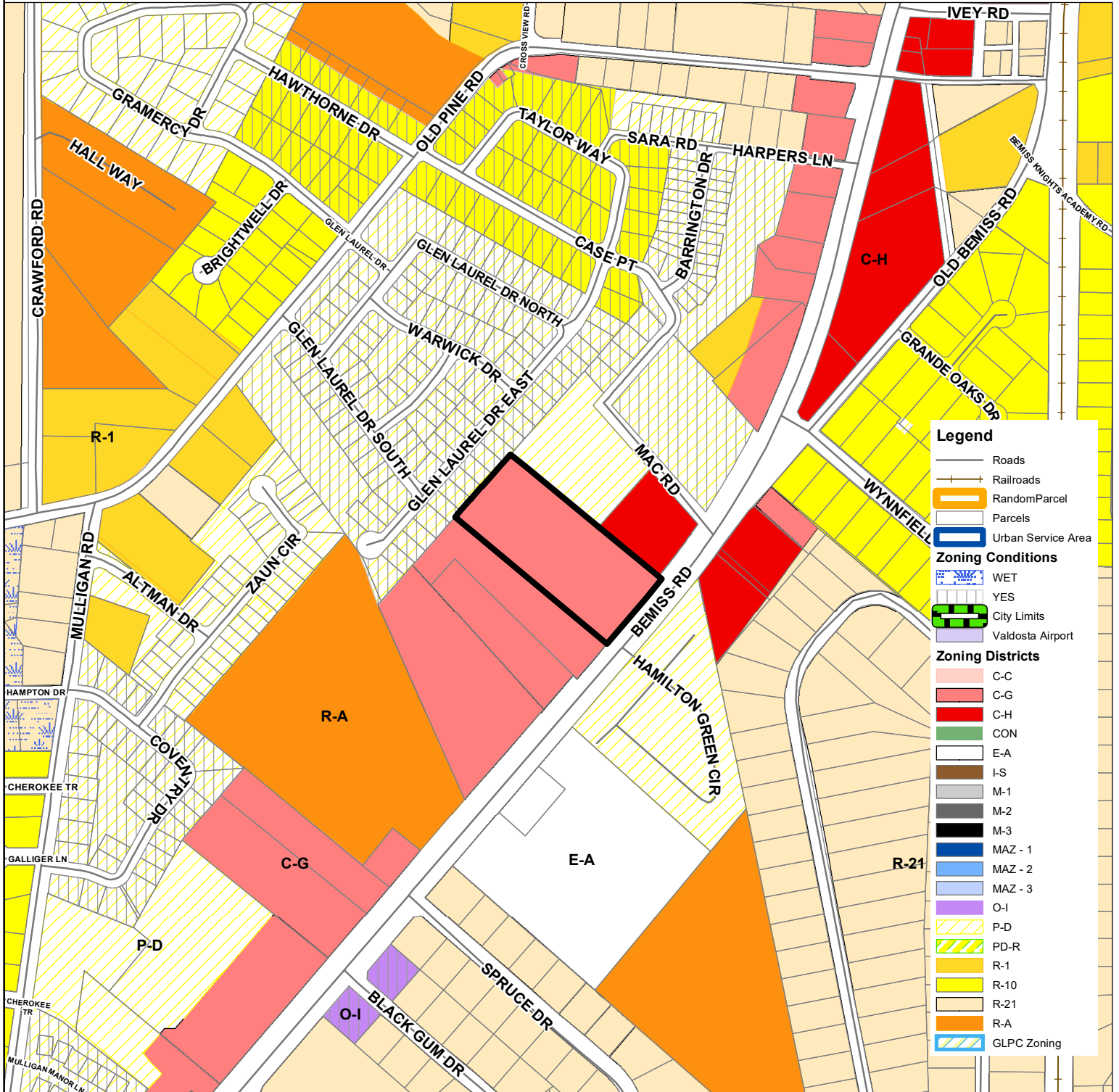
Houston Brown

REZ-2024-03

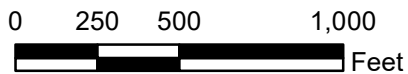
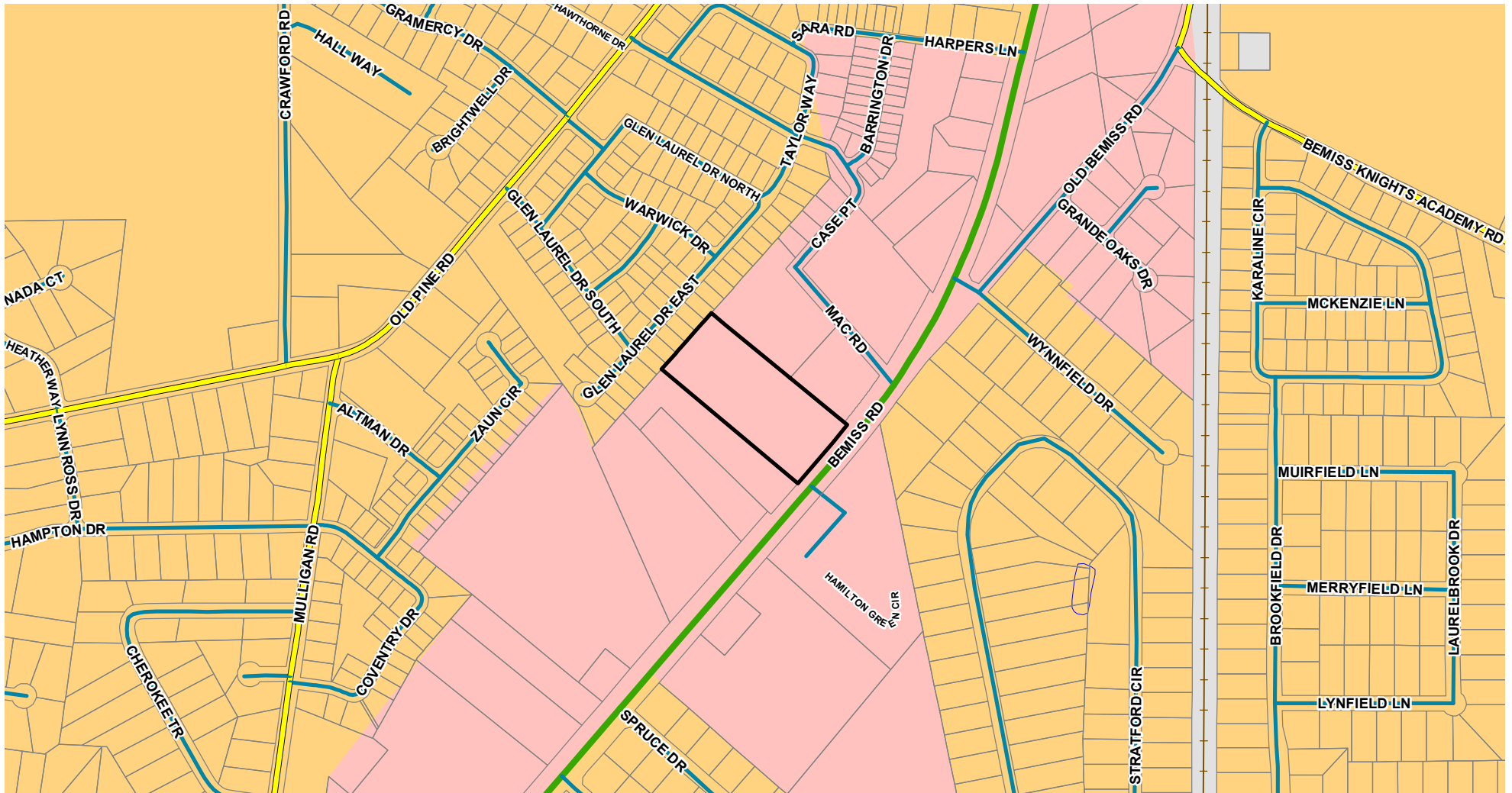
Zoning Location Map

Southern Gardens
Rezoning Request

CURRENT ZONING: C-G
PROPOSED ZONING: P-D



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

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities

DATE OF MEETING: March 12, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning, in order to develop a 110-lot subdivision. The subject property possesses road frontage on Clyattstone Road and Rocky Hill Church Road, a County owned Collector and local road respectively, and lies within the Urban Service Area and Suburban Character Area.

In 2020, the adjoining property to the east was rezoned to an R-10 site plan with conditions that included lots abutting Clyattstone Road be no less than 0.5 acres in size, lots fronting interior roads, the inclusion of sidewalks, and neighborhood amenities.

In keeping with the Comprehensive Plan's guidance, new development should be master-planned at a moderate density in these areas, with a greater focus on traditional neighborhood residential subdivisions, including compatible architecture styles to maintain the regional character of the area, and as a way to capitalize on the recent investment in water and sewer infrastructure.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and finds the request consistent with the Comprehensive Plan and land use patterns, and therefore recommends approval with conditions that lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size. At the GLPC meeting, the applicant and a representative from the neighboring Meadow Woods subdivision spoke in support of the request, noting that house sizes and materials would be addressed in covenant restrictions, after which time the GLPC voted unanimously to recommend approval of the staff condition (6-0).

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

RECOMMENDED ACTION: Option 2
Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LETTER OF INTENT

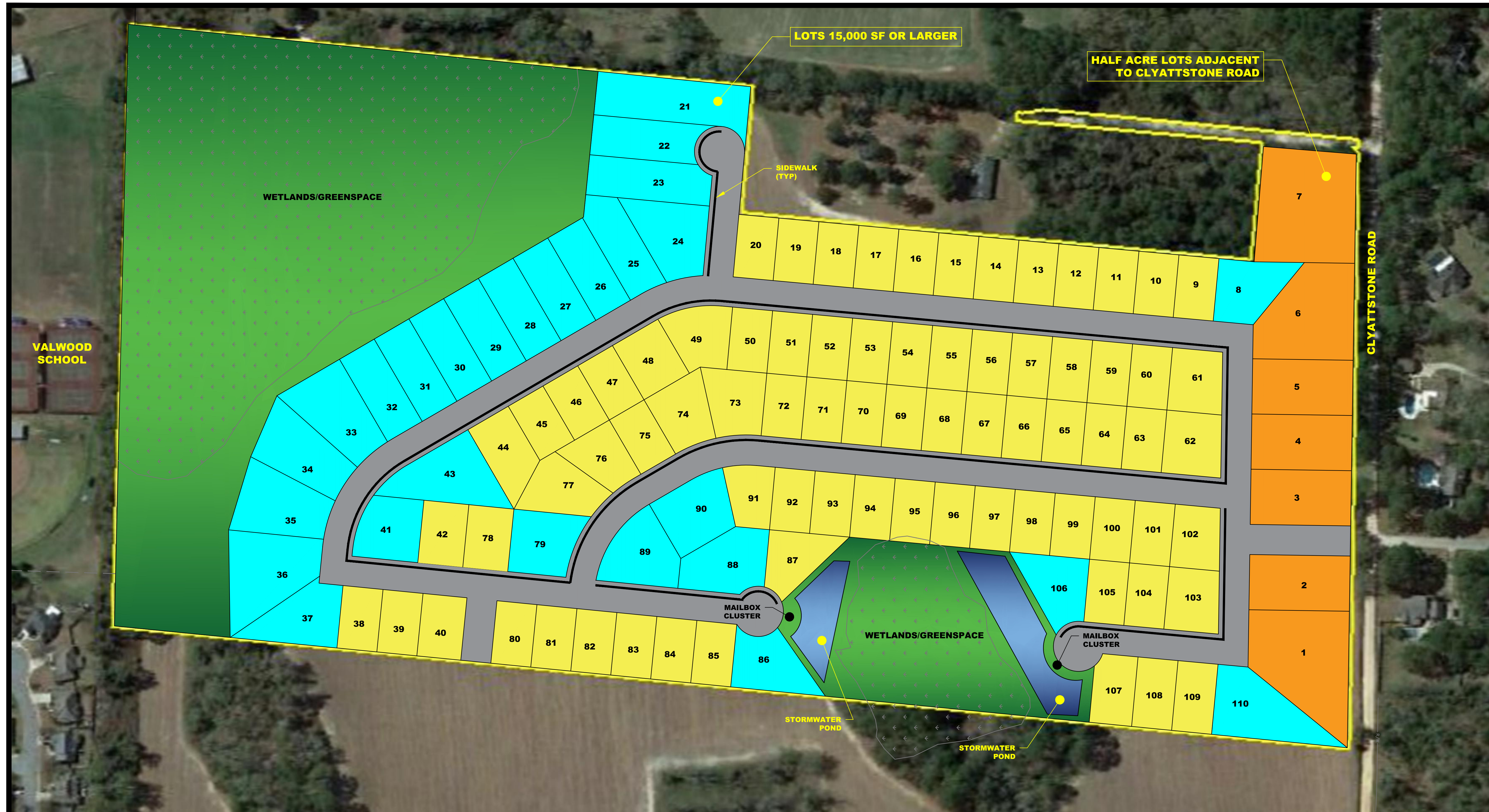
Clyattstone Road subdivision
For
Cat Creek Development Company
Map 0053 Parcel 060

The request is to rezone this property from R-1 to R-10. The request is being made for the purpose of developing the infrastructure for a +/-110 lot residential subdivision and to construct single family residences.

The project will be served by Lowndes County water and sewer.

A handwritten signature in black ink that reads "Matt Phelps". The signature is written in a cursive style with a long, sweeping underline.

Matt Phelps
PACE, Inc
President



PACE
 CIVIL ENGINEERING - GENERAL CONTRACTING
 4560-F Valhorth Drive
 Valdosta, GA 31602
 (229) 292-0766
 matt@pace-companies.com

CONCEPT LOT LAYOUT
 FOR
CAT CREEK
DEVELOPMENT COMPANY
 LOWNDEN COUNTY, GA

**IF YOU DIG GEORGIA...
 CALL US FIRST!**
 UTILITIES PROTECTION CENTER
IT'S THE LAW
 www.gaupc.com
 Know what's below.
 Call before you dig.

Rev: _____
 Rev: _____
 Rev: _____
 Rev: _____

811
 Know what's below.
 Call before you dig.

SCALE: 1" = 100'

DESIGN BY: M.D.P.
 DATE: 2/23/2024
 JOB NO.: 0041-02

CONCEPT
 LOT
 LAYOUT

C-1.1

PARKS, PICNIC AREAS, TRAILS & STORMWATER POND OWNERSHIP:
 PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF PARKS, PICNIC AREAS, TRAILS AND STORMWATER PONDS SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

UTILITY CONNECTIONS:
 AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER 6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER 6.03.04, ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

SITE DEVELOPMENT NOTES:

- CLUSTER MAILBOX CENTER WITH PARKING SPACES INSTALLED BY DEVELOPER
- 4' WIDE SIDEWALK ON ONE SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
- 10' UTILITY EASEMENT BEHIND R/W ON EACH LOT
- LOTS ABUTTING CLYATTSTONE ROAD SHALL BE A MINIMUM OF 0.5 ACRES IN SIZE
- ALL LOTS SHALL FRONT INTERIOR ROADS.

SITE INFORMATION
 MAP 063 - PARCEL 060
 LAND DISTRICT 12 - LAND LOT 38
 TOTAL ACREAGE: 61.76 ACRES
 CURRENT ZONING: R-1
 PROPOSED ZONING: R-10
 TOTAL LOTS: 110
 MINIMUM LOT WIDTH: 80'
 MINIMUM LOT AREA: 10,000 SF
 SETBACKS:
 FRONT: 60' FROM C/L
 REAR: 30'
 SIDE: 10'
 CORNER: 48' FROM C/L
 UTILITIES: LOWNDEN COUNTY WATER AND SEWER

D:\PACE\Projects\0041-02_CatCreek\0041-02_SitePlan.dwg 2/23/2024 4:11 PM

March 6, 2024

Housing development on Clyattstone Rd for Cat Creek Development:

Lot sizes are to be $\frac{1}{4}$, $\frac{1}{3}$, $\frac{1}{2}$ acre with the following minimal heated square footage for each lot .

$\frac{1}{4}$ = 2000sq/ft

$\frac{1}{3}$ = 2200 sq/ft

$\frac{1}{2}$ = 2400 sq/ft

Exterior finishes will be concrete siding, wood, brick, or stone. NO VINYL of any kind or brand.

In the event current developer sells said property prior to project completion the new developer will be held to these requirements for completion.

O.K.
FERRELL SCRUBBS JR
CAT CREEK DEV.
3-6-24

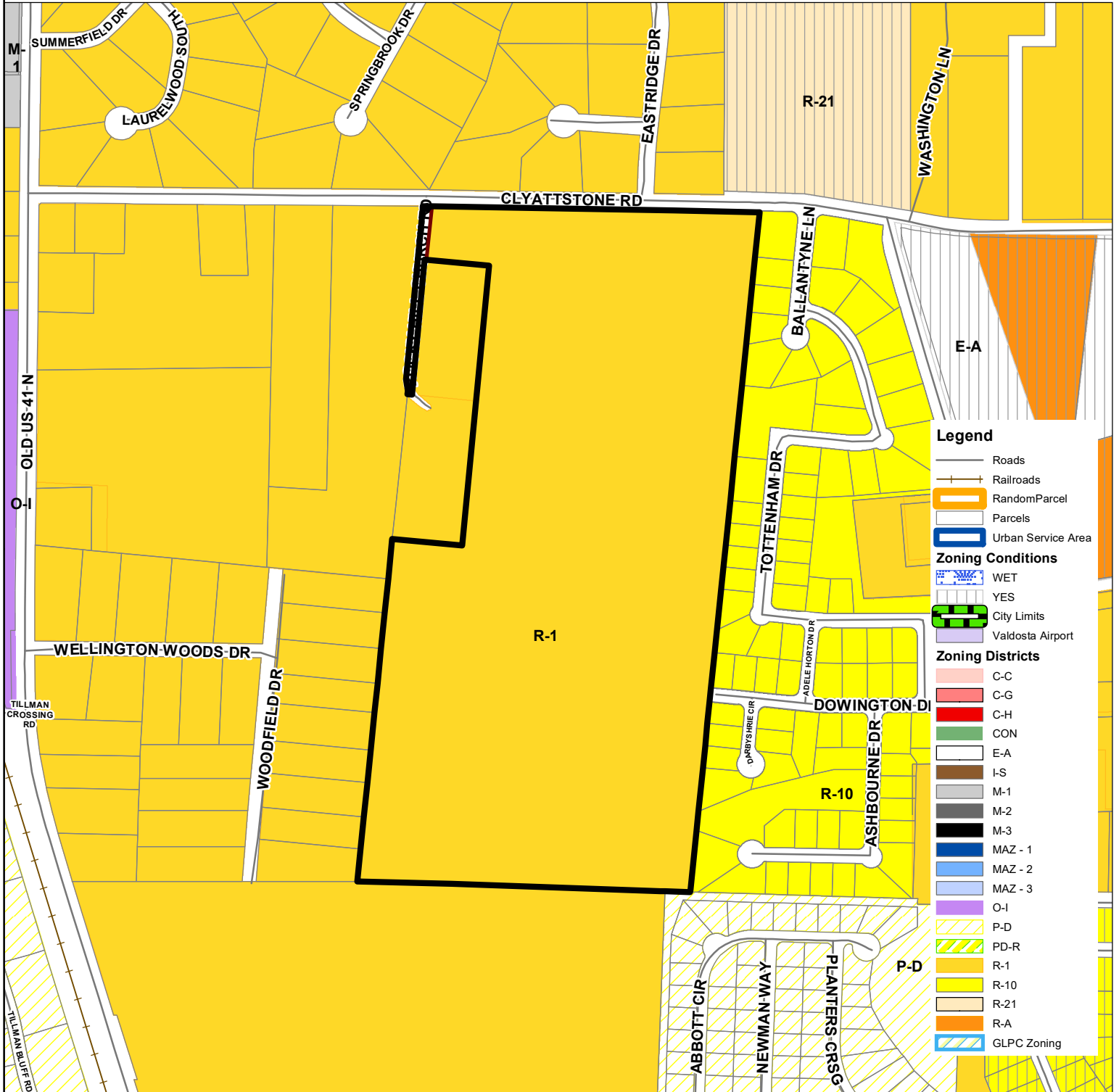
Stephen Cooper
3-6-24

REZ-2024-04

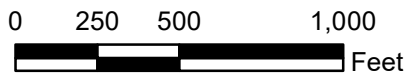
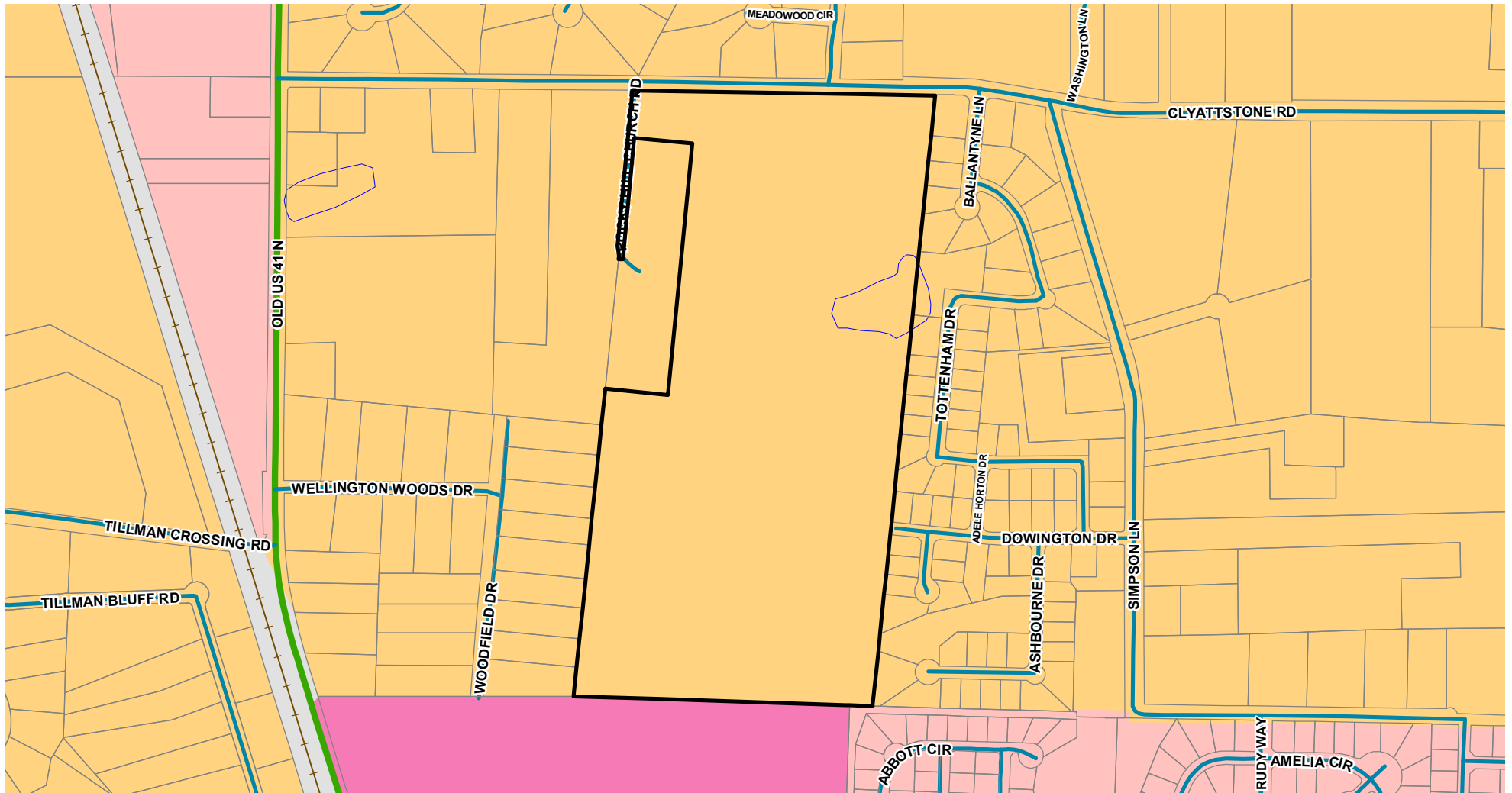
Zoning Location Map

Clyattstone Road Subdivision
Rezoning Request

CURRENT ZONING: R-1
PROPOSED ZONING: R-10



Clyattstone Road Subdivision 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
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
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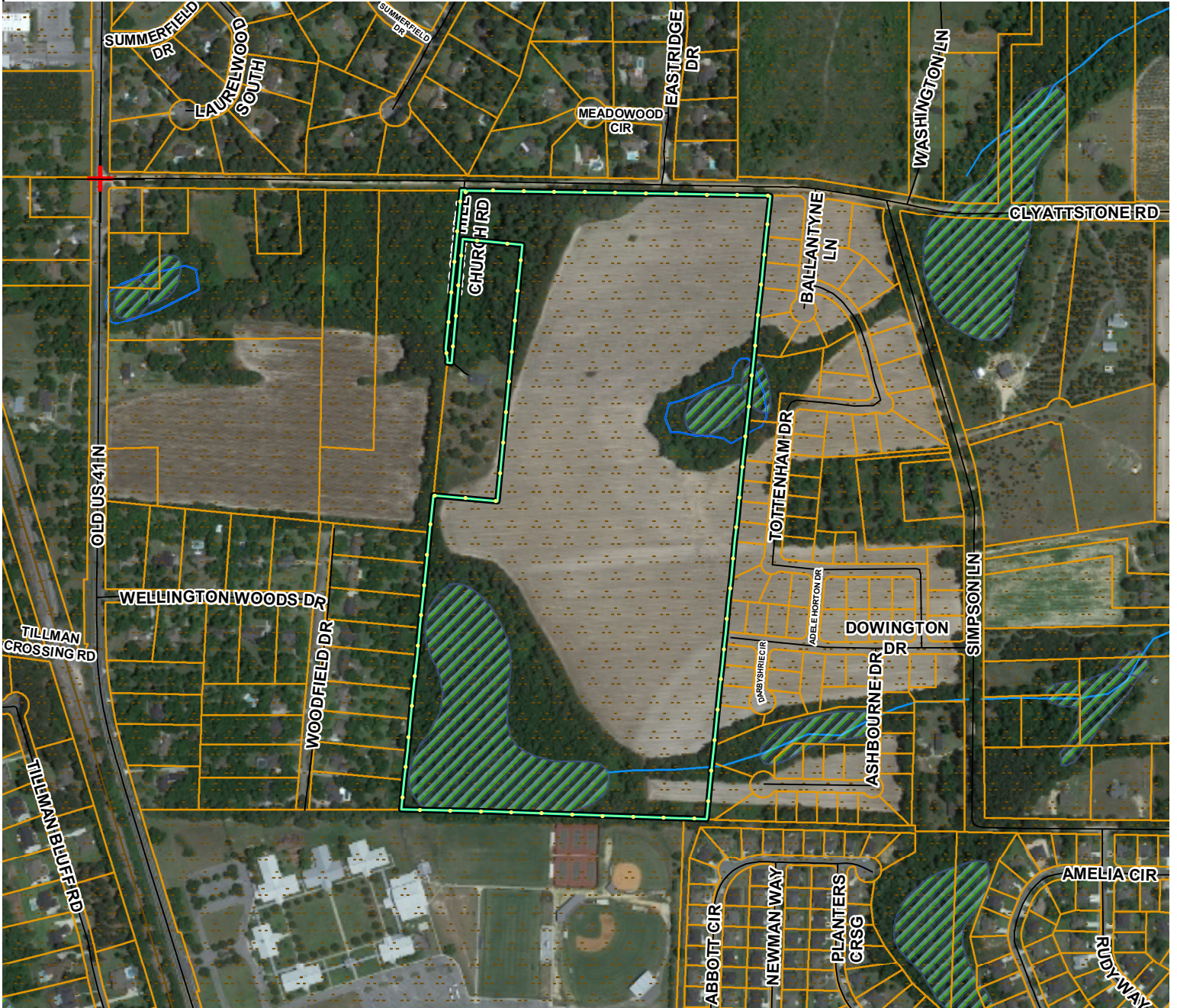
REZ-2024-04

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

Clyattstone Road Subdivision Rezoning Request



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-05 Dasher Property, 1776 Old Clyattville Rd, ~115ac, E-A & CON to M-2 & CON, County Utilities

DATE OF MEETING: March 12, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-05 Dasher Property, 1776 Old Clyattville Rd, ~115ac, E-A & CON to M-2 & CON, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) and CON (Conservation) zoning to M-2 (Heavy Manufacturing) and CON zoning. The subject property possesses road frontage on Old Clyattville Road, a Major Collector, and lies within the Urban Service Area, the Valdosta Airport and Old Clyattville Road Overlays, and is split between the Regional Activity and Conservation Character Areas. Additionally, portions of the property are within the VLD Approach and Horizontal Surface Zones, though primarily in the areas depicted as CON zoning.

Of the 115 acres total, ~16.45 are being requested to change from E-A to M-2, with ~18 acres requested to change from E-A to CON zoning, increasing the total Conservation zoning to ~98 acres.

While M-2 is not recommended within the Character area, the predominant zoning patterns and land uses to the north and east are M-2 within the Valdosta City limits, transitioning to larger tracts zoned for the operation of commercial and industrial activities towards the interstate, mixing M-1, M-2, and C-H.

- **C-H, Highway Commercial.** This district is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.
- **M-1, Light Manufacturing.** This district provides for light industrial uses which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible uses include activities involved in warehousing, assembly, storage, and commercial services.
- **M-2, Heavy Manufacturing.** This district provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their use, supplemental standards shall apply within the district.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of

the ULDC, its consistency with the land use patterns and goals of the Comprehensive Plan, and therefore recommends approval with conditions that section 10.02.05(C) must be completed and submitted to the County Manager, or their designee, by any and all future prospects for review prior to any development approval from the local issuing authorities; and, Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards shall not be permitted.

The applicants representative spoke at the GLPC meeting, agreeing with Staff's recommended conditions, and hearing no one speak in opposition, the GLPC voted unanimously to recommend Approval with Conditions as stated by Staff (6-0).

Martin's Famous Pastry Shop consists of 40 acres zoned M-1
Second Harvest Headquarters consists of 20 acres zoned M-2

OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Approve
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Lowndes County Rezoning – Letter of Intent

“Exhibit A”

To Whom it may concern,

Mr. Steven Dasher is requesting that his property located at 1776 Clyattville Rd. be rezoned from EA and CON to M-2 and CON. Mr. Dasher who lives in North Carolina purchased this property from his mother to help her financially prior to her passing. Speaking candidly, Mr. Dasher resides in North Carolina and his mother’s old residence, which remains on the property, has been abandoned for six years and is inconsequential to the property’s highest and best use.

To the point, we are requesting that only a small percentage of the property be rezoned M-2 and the balance remain in the CON zoning. We have no prospects at this time, as we are holding off of marketing the property until we can assure potential buyers that zoning is already in place thus enabling them to consider locating or relocating their business(es) in Lowndes County near the airport and in proximity to other industries. Once the rezoning is approved, we intend to market the property for future development.

The property is located within the Regional Activity Center Character Area, which includes M-1 Industrial, C-G & C-H Commercial zoning. We feel that M-2 would be compatible with uses such as these based on the fact that oversight by the Technical Review Committee will set the standard for any potential industrial development that takes place here. Also, its proximity to the airport and other proximate industries makes it a viable candidate for this rezoning. We wish to assure the County Officials and Commissioners that we understand and will disclose to any and all future prospects that Technical Review Committee standards must be met and approvals must be given by the governing bodies prior to any development.

The rezoning of this 115-acre property includes 16.45 acres of usable uplands to be rezoned to M-2, and 98.73 acres of lowland and wetlands to remain as CON. This rezoning will meet the goals as outlined in the Policies mandated by Lowndes County Officials. See the standards referenced by Policy number listed below:

Land Use Policies - 5.1, 5.2, 5.4, 5.6, 5.10, 5.16; Natural Resources Policies - 6.3, 6.4, 6.5, 6.7, 6.8, 6.10, 6.12, 6.17; Transportation Policies - 8.15, 8.16

Sincerely,

Mike Newsome

US Land & Farms, LLC, Qualifying Broker/Owner

Land and Investment Property Brokers
GA • FL • AL • MS • LA • AR • TN • NC • SC • WV

POST OFFICE BOX 28561 | MACON, GA 31221 | 478.238.6560 | 866.477.3574 | WWW.USLAR.COM



Lowndes County Rezoning Submittal for M-2

(Exhibit B)

For Rezoning Requests to M-2

C. An application for rezoning to an I-S, M-2, or M-3 zoning district shall provide the following Additional information:

1. A written description of the proposal designed to inform the County, in detail, about all aspects of the proposed operation and its anticipated impact on the community. The description must include copies of any reports required by the US Environmental Protection Agency or State Environmental Protection Division (EPD). The description must also include information regarding minerals, processes (including steps to minimize adverse community impact), products, by-products, wastes and any Additional information necessary for the county to fully understand the proposal. The description shall also include a listing of all federal, state and local approvals and permits, if any, that will be required by the proposed use and the status of all requests for such approvals or permits. Further, this report must address the immediate and anticipated future impacts, if any, of the proposed use on each of the following specific concerns:
 - a. Noise;
 - b. Odor;
 - c. Water quality (surface and sewer);
 - d. Smoke and particulate matter, noxious and/or hazardous fumes;
 - e. Vibrations;
 - f. Hazardous materials (ignitable, corrosive, explosive, toxic)
 - g. Radiation;
 - h. Lighting and glare;
 - i. Fire hazards;
 - j. Water usage;
 - k. Impact on local traffic and/or streets;
 - l. Adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level;
 - m. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered; and
 - n. Any other concerns identified by the County or applicant as pertinent to the proposed use

BOUNDARY SURVEY OF 115.18 ACRES

THIS PLAT AND THE COORDINATES SHOWN ARE BASED UPON THE
GEORGIA STATE PLANE COORDINATE SYSTEM NAD-83 EAST ZONE.



SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

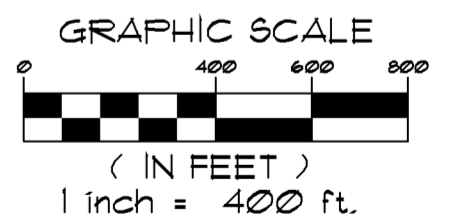
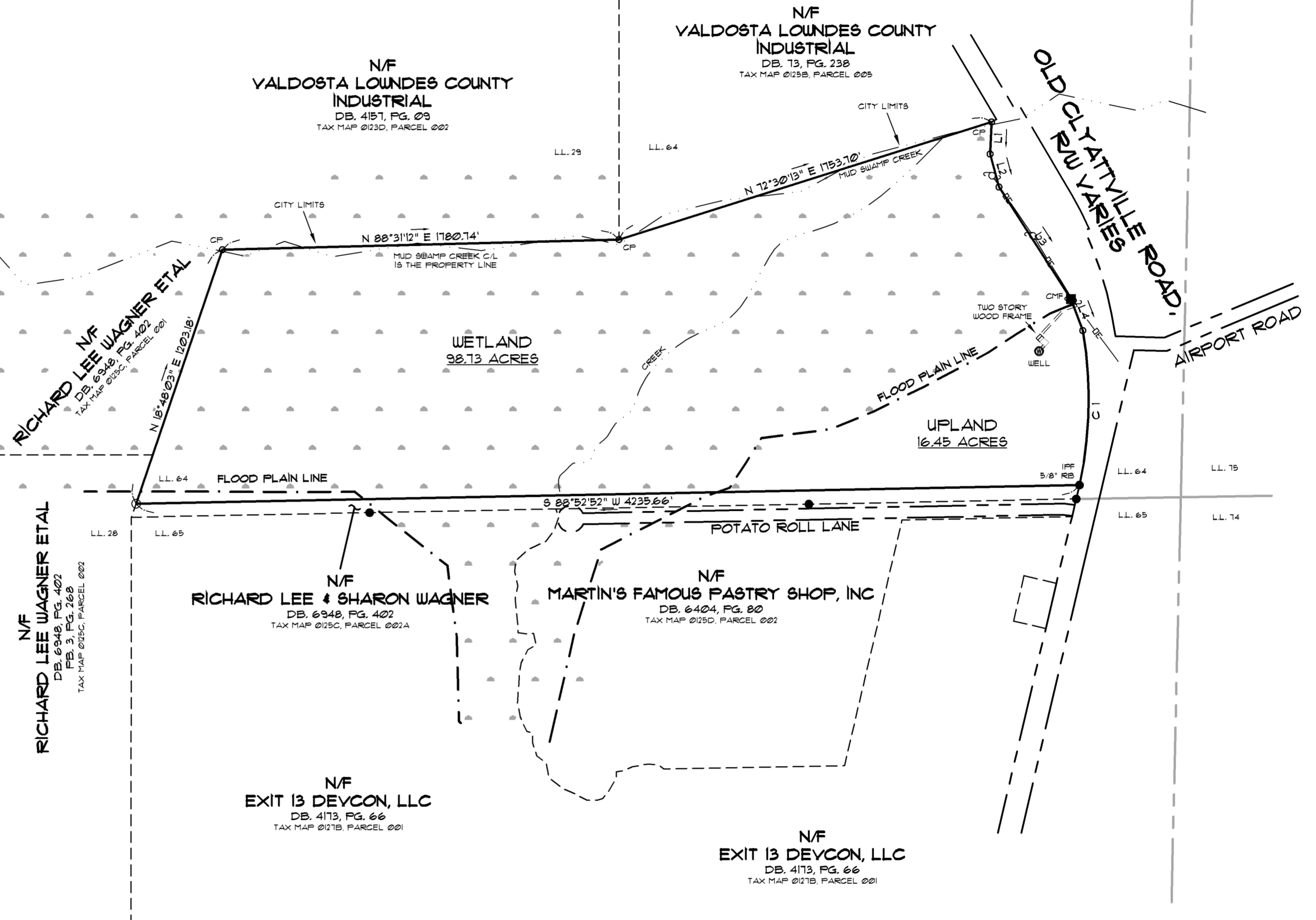
NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ANY INFORMATION SHOWN HEREIN SHALL APPLY ONLY TO THE PERSON(S) AND/OR ENTITIES EXPLICITLY LISTED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER PERSON(S) AND/OR ENTITIES.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXIST BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

NOTES:
ALL IMAGES OF MAPS, PLATS OR PLANS SUBMITTED FOR FILING SHALL:
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL SPECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCCA).
C) ALL PLATS FOR RECORD WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILING PORTAL AT THE GSCCCA WEBSITE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	144.14	S 02° 39' 04" W
L2	153.09	S 15° 00' 29" E
L3	597.46	S 32° 41' 02" E
L5	151.08	S 20° 51' 49" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C 1	698.11	1808.83	S 01° 14' 32" W	693.79	22° 06' 48"



51 OF 1	LEGEND:	THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,568 FEET.
	IFF-IRON PIN FOUND IFF-IRON PIN SET CFC-CONC. FOUND CFC-CONC. NON SET RW-RIGHT OF WAY RB-REBAR P.O.B.-POINT OF BEGINNING P.O.R.-POINT OF REFERENCE	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20000? AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT. AFTER REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 130469 - 0220 - E, DATED 09/26/08, IT HAS BEEN DETERMINED THIS PROPERTY LIES WITHIN A ZONE "X". INSTRUMENT USED: CARLSON BRX1 RTK SYSTEM AND CARLSON SURVEYOR 2 DATA COLLECTOR

STEVEN ALAN DASHER
LL 64, 11TH, LOUNDES COUNTY, GEORGIA

BRENT E. TANNER 478-278-9492
1858 WALKER DAIRY ROAD
DUBLIN, GEORGIA 31021

REVISIONS		
DATE	DESCRIPTION	BY

DATE: 12/15/2023

2.01.04 Commercial, Office, and Institutional Zoning Districts

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

- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

2.1.05 Industrial and Intensive Zoning Districts

The following industrial **zoning districts** are established:

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.02.01 Generally

The purpose of **Overlay Districts** is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying **zoning district(s)**. Such design requirements are set forth in Chapter 4. When the site design standards for a base **zoning district**, standards for an **overlay district**, or supplemental standards are in conflict, the stricter standard applies.

2.02.02 Corridor Road Overlay District (COR)

The purpose of the Corridor Road **Overlay District** (COR) is to provide for the unique design requirements to ensure the safe flow of traffic and provide for compatible **development** along important major arterial roadways. The COR **district** includes specific design standards for **signs**, access, parking, landscaping, inter-parcel connectivity, and other corridor design standards.

A. The following COR **Overlay districts** are hereby established:

1. Inner Perimeter Road.
2. Bemiss Road, North.
3. Old Clyattville Road, South.
4. Old US 41, North.
5. US 84, West.

2.02.03 Valdosta Regional Airport Overlay District (VLD)

The Valdosta Regional Airport (VLD) **Overlay District** is established to provide for limitations on land uses and obstructions that have a potential negative impact on the airport and its operations. As set forth in the master plan for the airport, the following land uses should be limited in close proximity to the airport and **runway** approach zones in order to ensure compatibility: medical, religious, school, and **residential** establishments. Further, within the **runway** approach zones, the **height** of **structures** should be limited consistent with the Part 77 Plan for the airport.

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	(See Also Section 10.02.05(C)) M-2	(See Also Section 10.02.05(C)) M-3	I-S (See Also Section 10.02.05(C))
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S	P	P	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)					P	P	P	
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S	S	S	S	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	
Non-residential Uses								
Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	(See Also Section 10.02.05(C)) M-2	(See Also Section 10.02.05(C)) M-3	I-S (See Also Section 10.02.05(C))
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales Lot, Manufactured or Site Built Display				P	P	P		
Hotels and Motels			P	P	P			
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)						S	S	S

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S	S	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P	P			
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P	P	P	P	S
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S				
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.						P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S	P	P	P	
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.					P	P	P	P

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	

4.03.20 Industrial Uses with Nuisance Features

- A. Industrial **uses** associated with nuisance features, such as odor, noise, vibration, or the **use** or storage of hazardous materials are permissible subject to the standards of the **district** and the standards set forth in this section.
- B. Industrial **uses** associated with nuisance features shall comply with the following standards:

Table 4.03.20(B). Standards for Industrial Uses with Nuisance Features.

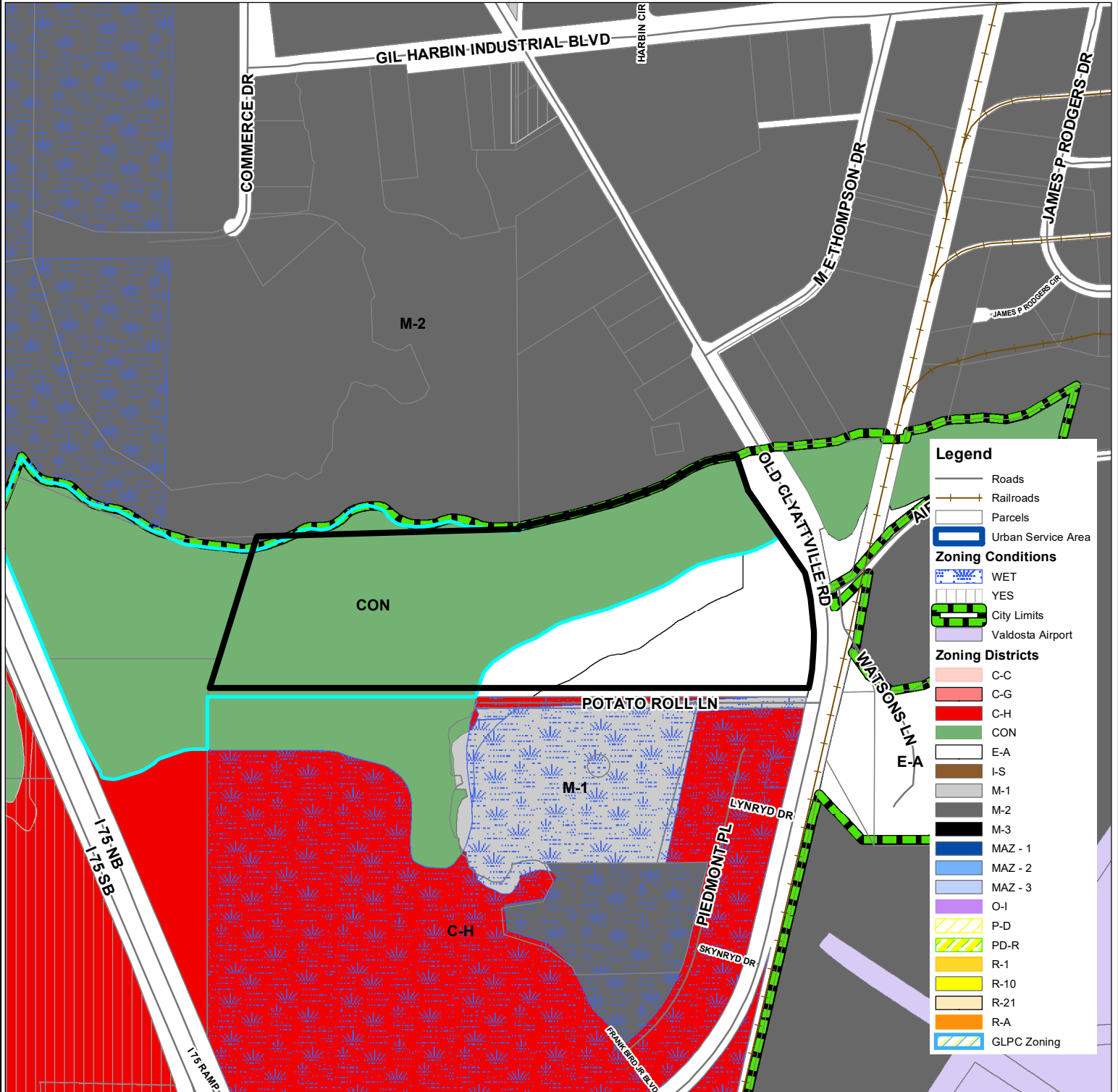
Development Feature	Standard
Minimum land area	1 acre
Minimum setback on all sides for Buildings or Structures	100 feet
Buffer , M-2	2.0 times the buffer otherwise required in Section 4.07.06
Buffer , M-3	2.0 times the buffer otherwise required in Section 4.07.06. Additional buffers may be provided, including open space buffers on parcels adjoining the industrial use .
Vibration	Shall not be discernable on adjacent properties, measured at the property line
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the property line
Noise	A wall or fence shall be provided and shall include noise abatement design techniques. The wall or fence shall be designed by a licensed engineer specializing in noise abatement techniques
Compliance with State and Federal regulations	Testing results for stormwater runoff and groundwater shall be provided to the County NFPA placard placed on all buildings Demonstrated compliance with regulations regarding hazard materials handling, storage, use , transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public right-of-way
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public right-of-way
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public right-of-way

REZ-2024-05

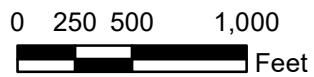
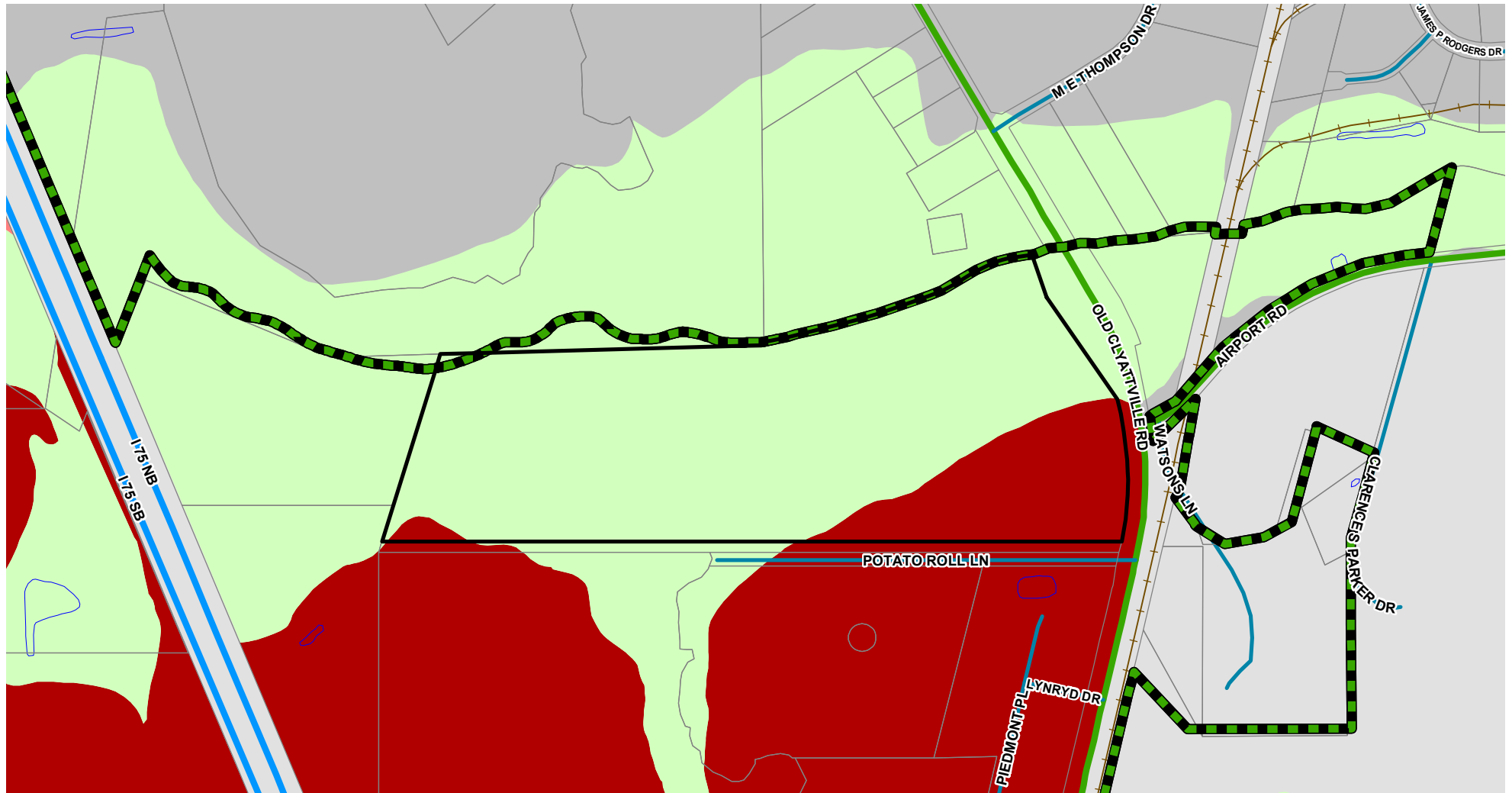
Zoning Location Map

Dasher
Rezoning Request

CURRENT ZONING: E-A and CON
PROPOSED ZONING: M-2 and CON



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

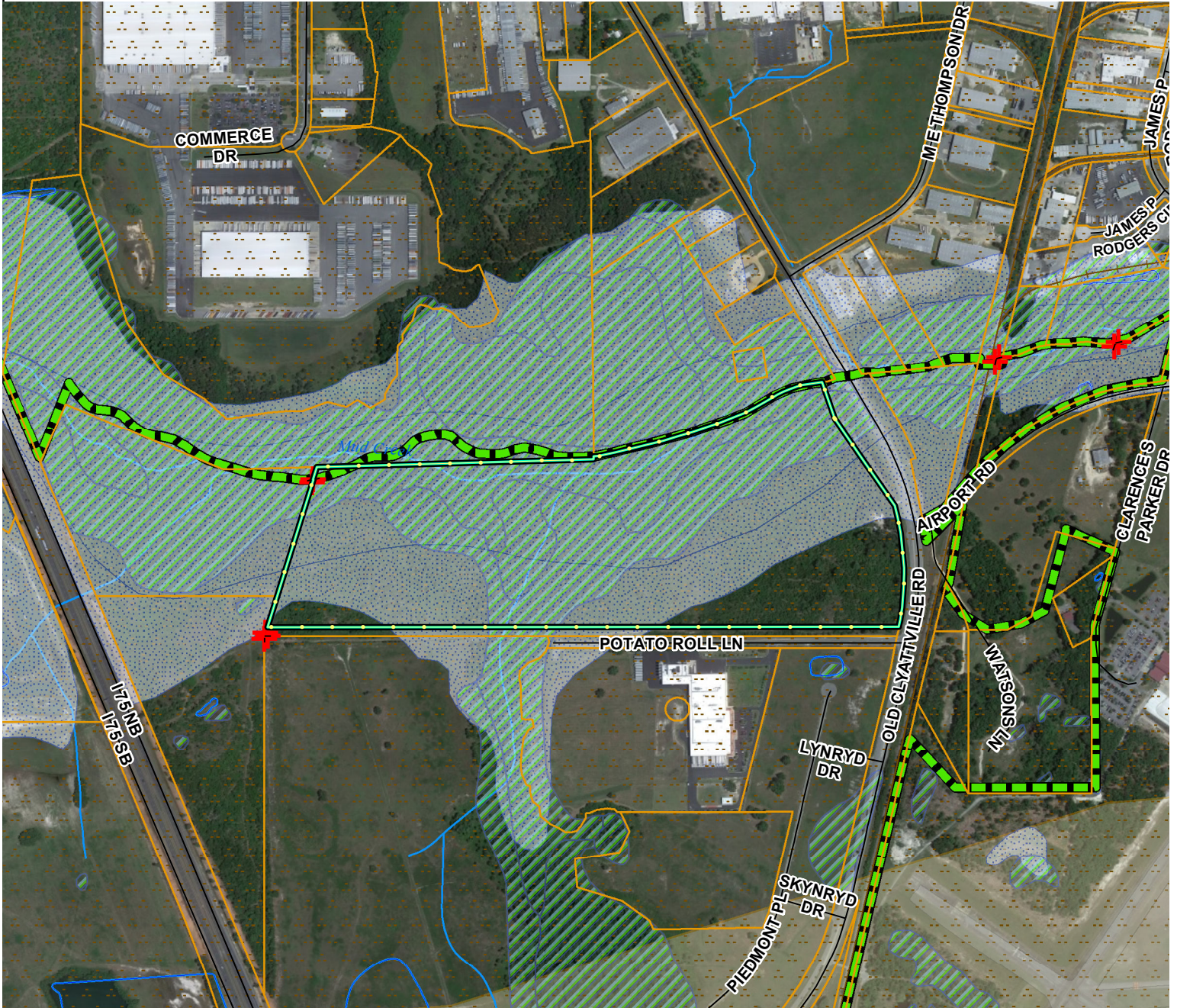
REZ-2024-05

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

Dasher Rezoning Request



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: March 12, 2024

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 - Hall
Road

HISTORY, FACTS AND ISSUES: Hall Road is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in June 2024. The Local Project Delivery Application starts the process by allowing 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 by the Lowndes County Board of Commissioners.

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		
Applicant	Main Contact	
Contact Title	Phone Number	
Local Government Email address		
Contact Address		
Address Line 2		
City	State	Zip Code

Section II – Project Information			
County	City	Congressional District	GDOT District
Regional Commission		MPO Region (if applicable)	
Regional Commission ID Number/ PI Number/ and Project Name			
<input 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–Method of Delivery

The Local Government’s plan for delivering the selected phase(s) of the Project. Include in this plan the types of resources needed, both inhouse and consultants, and your procedures for managing project quality, scope, schedule, and budget:

Please list the Local Government’s previous experience with Project Delivery. List two projects of similar scope and cost.

Project Name:

Project Description:

Construction Let Date:

Construction Completion Date:

Initial Cost Estimate:

Final Completed Cost:

Project Name:

Project Description:

Construction Let Date:

Construction Completion Date:

Initial Cost Estimate:

Final Completed Cost:

Is the Project on the State Route System or does it tie to a State Route?

Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.

The Local Government's procedures in place for contract payment validation.

The Local Government's conflict of interest policy.

Complete the information below and submit to:

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

I hereby certify that I am a principle and duly authorized representative of

_____, Georgia, whose address is _____,
_____, GA _____.

LOCAL GOVERNMENT:

_____ (Signature)

_____ (Title)

_____ (Date)

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Transportation Investment Act (TIA) Local Project Delivery Application - Orr Road Extension

DATE OF MEETING: March 12, 2024

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 - Orr Road Extension

HISTORY, FACTS AND ISSUES: Orr Road is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in June 2024. The Local Project Delivery Application starts the process by allowing 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 by the Lowndes County Board of Commissioners.

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		
Applicant	Main Contact	
Contact Title	Phone Number	
Local Government Email address		
Contact Address		
Address Line 2		
City	State	Zip Code

Section II – Project Information			
County	City	Congressional District	GDOT District
Regional Commission		MPO Region (if applicable)	
Regional Commission ID Number/ PI Number/ and Project Name			
<input 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–Method of Delivery

The Local Government’s plan for delivering the selected phase(s) of the Project. Include in this plan the types of resources needed, both inhouse and consultants, and your procedures for managing project quality, scope, schedule, and budget:

Please list the Local Government’s previous experience with Project Delivery. List two projects of similar scope and cost.

Project Name:

Project Description:

Construction Let Date:

Construction Completion Date:

Initial Cost Estimate:

Final Completed Cost:

Project Name:

Project Description:

Construction Let Date:

Construction Completion Date:

Initial Cost Estimate:

Final Completed Cost:

Is the Project on the State Route System or does it tie to a State Route?

Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.

The Local Government's procedures in place for contract payment validation.

The Local Government's conflict of interest policy.

Complete the information below and submit to:

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

I hereby certify that I am a principle and duly authorized representative of

_____, Georgia, whose address is _____,
_____, GA _____.

LOCAL GOVERNMENT:

_____ (Signature)

_____ (Title)

_____ (Date)

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Purchase of Wetland Credits for Coleman Road NW Paving Project

DATE OF MEETING: March 12, 2024

Work Session/Regular Session

BUDGET IMPACT: \$39,600.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Purchase Wetland and Stream Credits for Coleman Road NW Paving Project

HISTORY, FACTS AND ISSUES: As a part of the Coleman Road NW Paving Project, the construction will impact 0.439 acres of wetlands. As a result, Lowndes County will be required to purchase wetland credits from an approved Army Corp of Engineers wetland bank. Lowndes County will need a total of 2.64 wetland credits to finalize the wetland impact permit for this project. Wetland credits are available through Williams Investments, LLC at \$15,000.00 per credit.

OPTIONS: 1. Approve the purchase of 2.64 Wetland Credits from Williams Investments, LLC for \$39,600.00.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Williams Investments Company
1551 Jennings Mill Road
Suite 1400-B
Watkinsville, GA 30677

CC: Melissa Norris, Nelson Environmental

Estimate Date: 2/23/24
Subject: Coleman Road - NWP14 Credit Estimate

Credit Source	Credit Classification	Credit Type	Quantity	Cost Per Credit	Total Cost
Cecil Bay	Wetland	Grandfathered	2.64	\$15,000.00	\$39,600.00
				\$	\$0.00
				\$	\$0.00
				\$	\$0.00
				Grand Total	\$39,600.00

TERMS

The pricing shown above will expire on 3/24/24. Pricing is subject to change prior to this expiration date if alternative banks are needed to satisfy the credit need. This estimate does not guarantee credit availability as credit inventories are subject to change daily. If you are interested in reserving credits for your project, please request a reservation invoice. Credits are only reserved once the reservation invoice is paid. A SOCA alone will not reserve credits. If you do not reserve credits, please contact us for final invoice prior to the expiration of this estimate and we will attempt to confirm that credits are still available from the selected mitigation banks. Prior to closing we will also need a copy of the approved permit to confirm that the credit purchase is consistent with the permit conditions.

Thank you,
RES Sales Team
GACredits@res.us
(706) 850-2171

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Walker Avenue Quit-Claim

DATE OF MEETING: March 12, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Walker Avenue Quit-Claim

HISTORY, FACTS AND ISSUES: On May 8, 2012, the Lowndes County Board of Commissioners abandoned the unopened right of way of Walker Avenue off of US 41 South and Danieli Drive South. Light House Christian Fellowship Center has requested that their portion, which is 0.115 acres, of the abandoned right of way be Quit-Claimed to them. Lighthouse Christian Fellowship prepared the survey and plat while the County Attorney's office prepared the Quit-Claim deed.

OPTIONS: 1. Approve the Chairman to sign the Quit-Claim deed.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Return Recorded Document To:
Elliott Blackburn PC
3016 North Patterson Street
Valdosta, GA 31602

QUIT-CLAIM DEED

STATE OF GEORGIA
LOWNDES COUNTY

THIS INDENTURE made as of the ____ day of _____, 2024, between **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia (“Grantor”) and **Lighthouse Christian Fellowship Center, Inc. a/k/a Lighthouse Christian Fellowship Center** (“Grantee”), Grantor and Grantee to include their respective successors and assigns,

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does remise, release, and forever **QUIT-CLAIM** unto Grantee all the right, title, interest, claim, or demand which Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land lying and being located in Land Lot 78 of the 16th Land District, Lowndes County, Georgia, containing 0.115 acres particularly described as Tract 2 on that certain “Plat of Abandoned County Road Right of Way For Lowndes County” prepared by Michael O. Cooper Georgia registered land surveyor, with a date of February 9, 2024, recorded in Plat Record Book 000PCC, at Page 01732 in the records of the Clerk of Superior Court of Lowndes County, Georgia, which recorded plat is by reference incorporated herein for all purposes in aid of description,

with all and singular the rights, members, and appurtenances to said described property in anywise appertaining and belonging,

TO HAVE AND TO HOLD the said described property, so that neither Grantor, nor any other person or persons claiming under Grantor, shall at any time hereafter, by any way or means, have, claim, or demand any right or title to the aforesaid described property, or its appurtenances or any part thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument by and through its authorized representatives the day and year first above written.

GRANTOR:

LOWNDES COUNTY, GEORGIA

By: _____
Bill Slaughter, Chairman

Attest: _____
Belinda C. Lovern, County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

(AFFIX SEAL)

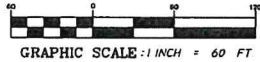
eFiled & eRecorded
 DATE: 2/14/2024
 TIME: 9:24 AM
 PLAT BOOK: 000PCC
 PAGE: 01732
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 8181944003
 CLERK: Beth Greene
 Lowndes County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**PLAT OF ABANDONED COUNTY ROAD RIGHT OF WAY FOR:
 LOWNDES COUNTY**

LYING AND BEING IN
 LAND LOT 78 OF THE 16TH LAND DISTRICT,
 LOWNDES COUNTY, GEORGIA

DATE: FEBRUARY 09, 2024



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Michael O. Cooper
 2/14/2024
 MICHAEL O. COOPER RLS #2913 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.

THIS PLAT HAS BEEN SUBMITTED TO LOWNDES COUNTY PURSUANT TO LOWNDES COUNTY ULDC SECTION 10.01.04 F. THE LOWNDES COUNTY ULDC DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT PRIOR TO RECORDING.

John Dillard III
 02/14/2024
 ULDC CHAIRMAN, TRC, JOHN DILLARD III DATE

NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED BY THE PROPERTY SHOWN HEREON

ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFORM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

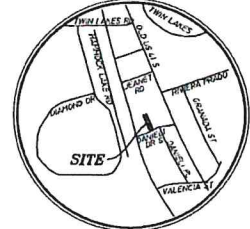
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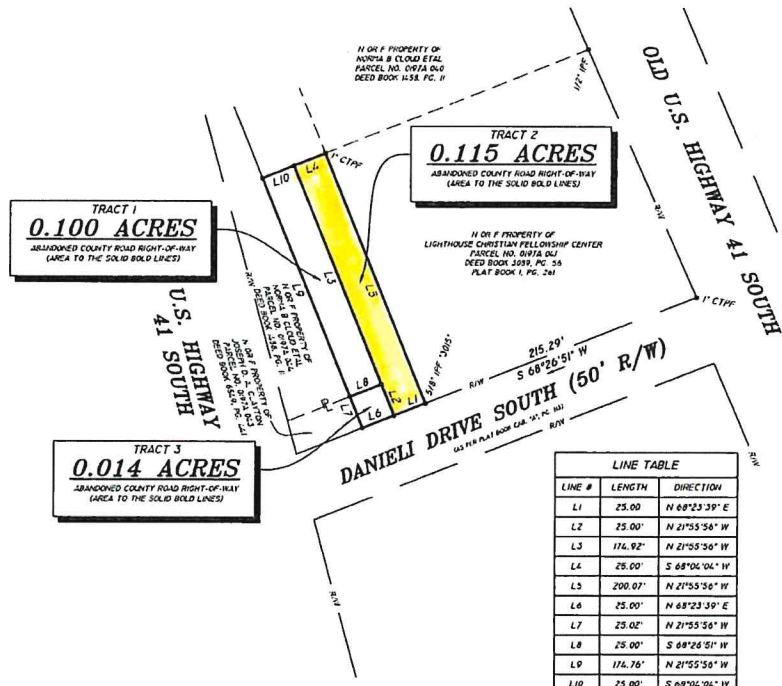


ASA ENGINEERING & SURVEYING, LLC.

103A S PATTERSON ST - VALDOSTA, GA 31601
 PH: (229) 244-0596 - INFO@ASASURV.COM - LSF: 000380



LOCATION MAP
 NOT TO SCALE



LINE #	LENGTH	DIRECTION
L1	25.00	N 68°23'39" E
L2	25.00	N 21°55'56" W
L3	174.92	N 21°55'56" W
L4	25.00	S 68°02'04" W
L5	200.07	N 21°55'56" W
L6	25.00	N 68°23'39" E
L7	25.02	N 21°55'56" W
L8	25.00	S 68°26'51" W
L9	174.76	N 21°55'56" W
L10	25.00	S 68°02'04" W

SYMBOL LEGEND	
1"	1" IRON PIN FOUND
1/4"	3/4" IRON PIN SET W/ASA CAP "RLS 2913"
R	ADJACENT PROPERTY LINE
HW	RIGHT-OF-WAY
2"	CRIPPLED TOP PIPE FOUND

NOTE: THE PURPOSE OF THIS PLAT IS TO SURVEY A SECTION OF WALKER AVENUE THAT HAS BEEN ABANDONED BY LOWNDES COUNTY.

SURVEY NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.10" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE S8 ROBUST TOTAL STATION AND CARLSON BRAD DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1:59,209".

THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 AND WERE ESTABLISHED VIA THE ECP'S REAL TIME GPS NETWORK.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-1 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFORM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 13183C0350C, DATED 12/6/2009.

DRAWN BY: HOC, JHP
 6/17/20 SURVEY, DWS

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of a Portion of Race Track Road SE (CR #310)

DATE OF MEETING: March 12, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Request to Abandon Racetrack Road

HISTORY, FACTS AND ISSUES: The County has received a request to abandon a portion of Race Track Road SE. The portion of the road is approximately 1720.50' Linear feet and begins at the intersection of Madison Highway, then west to the dead end. Staff asked for any comments from stakeholder departments and Public Safety, but there were no comments. There are not any houses or structures that access this road.

The request came from Langdale Vallotton Attorney at Law representing Southern Gateway, LLC. Southern Gateway, LLC owns the property surrounding all sides of this portion of Race Track Road SE.

Georgia statute requires an initial determination either (a) "that the section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it" or (b) "that its removal from the county road system is otherwise in the best public interest," or both. If the Board makes either or both of these determinations, the statute provides for notice to adjoining property owners, notice to the public by newspaper publication, and a public hearing.

OPTIONS: 1. Determine either (a) that this section of the county road system has ceased to be used by the public to the extent that no substantial public purpose is served by them or (b) that the removal from the county road system is otherwise in the best public interest, or both.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Langdale Vallotton, LLP

1007 N. Patterson Street | Valdosta, Georgia 31601
Tel: (229) 244-5400 | www.langdalevallotton.com

William C. Nijem, Jr.

Direct Dial: (229) 588-7118
bnijem@langdalelaw.com

LV File No. 221409/BN

February 15, 2024

Mike Fletcher
County Engineer
Lowndes County, Georgia
Email: mfletcher@lowndescounty.com

Via Electronic Mail

RE: Petition for Road Abandonment
Racetrack Rd. SE/County Road #310

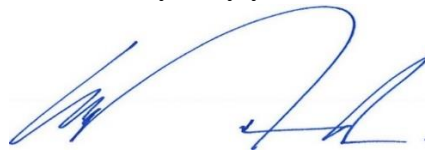
Dear Mike,

Our firm represents Southern Gateway, LLC, which owns property surrounding all sides of Racetrack Rd. SE/County Road #310. Southern Gateway, LLC is requesting that Racetrack Rd. SE/County Road #310 lying West of Madison Highway be abandoned by the County and conveyed to Southern Gateway, LLC. For your reference, I am attaching a recorded subdivision plat showing the portion of Racetrack Road SE/County Road #310 sought to be abandoned and conveyed to Southern Gateway, LLC.

As you know, Racetrack Rd. SE/County Road #310 is a stub-out from Madison Highway which runs West and dead-ends into remaining property of Southern Gateway, LLC. As a dead-end road, the road has ceased to be used by the public to the extent that no substantial purpose is served by it. With respect to the Southern Gateway, LLC property, the road is not needed as there are other access points from the Southern Gateway, LLC property onto Madison Highway. In addition, its removal from the county road system is in the best interest of the County because the County continues to maintain a road that serves no purpose to the public. There have also been past instances of dumping and trespass because of the road remaining open, and abandoning the road will allow the property owner to install a gate to prevent this from occurring in the future.

Please let us know if there is anything further needed from our office to address this request. I am also copying Jeff Lovell, as his firm is assisting with engineering on the property. Once you have the public hearing set for this matter, please let us know the dates of the scheduled meetings as well. We appreciate your assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'W. Nijem, Jr.', with a large, sweeping flourish over the first part of the name.

William C. Nijem, Jr.

Encl. Subdivision Plat

cc: Jeff Lovell (via email)
Mike Nacarato (via email)
Teresa Nacarato (via email)
George Sassser (via email)

