



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION - MONDAY, APRIL 8, 2024, 8:30 AM
REGULAR SESSION - TUESDAY, APRIL 9, 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 - March 25, 2024 & Regular Session - March 26, 2024
Recommended Action: Approve
Documents:
- 5. Public Hearing**
 - a. Abandonment of a Portion of Race Track Road SE
Recommended Action: Option 1
Documents:
 - b. TXT-2024-01 ULDC Amendments
Recommended Action: Approve
Board's Pleasure
Documents:
- 6. Reports - County Manager**
- 7. Citizens Wishing To Be Heard - Please State Your Name and Address**
- 8. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of a Portion of Race Track Road SE

DATE OF MEETING: April 9, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Abandonment of a Portion of Race Track Road SE

HISTORY, FACTS AND ISSUES: Lowndes County Engineering Department received a request to abandon a portion of Race Track Road SE. On March 12, 2024, the Lowndes County Board of Commissioners determined the subject portion of Race Track Road SE has ceased to be used by the public to the extent that no substantial public purpose is served by it.

Notice has been published and given to the adjoining property owner as required by the Georgia statute.

A proposed Resolution abandoning the subject portion of Race Track Road SE is attached.

OPTIONS: 1. Adopt Resolution abandoning a portion of Race Track Road SE.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RESOLUTION

WHEREAS, Lowndes County received a request to abandon a portion of Race Track Road SE, as more fully described on the attached plats; and

WHEREAS, pursuant to OCGA § 32-7-2(b)(1), the Board of Commissioners has determined the sections of the county road system highlighted in yellow on the attached plats have ceased to be used by the public to the extent that no substantial public purpose is served by them; and

WHEREAS, as required by OCGA § 32-7-2(b)(1), Lowndes County has given notice to property owners located thereon; and

WHEREAS, as also required by OCGA § 32-7-2(b)(1), Lowndes County published notice of such determination in the newspaper in which sheriff's advertisements for the county are published once a week for a period of two weeks; and

WHEREAS, Lowndes County has also published notice that the Board of Commissioners will hold a public hearing at 5:30 PM on April 9, 2024, at the Lowndes County Administration Building for the purpose of determining whether to declare the subject portions of the subject road abandoned; and

WHEREAS, as required by OCGA § 32-7-2(b)(1), the Board of Commissioners has held a public hearing on the issue;

NOW THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED that the sections of right of way of Race Track Road SE highlighted in yellow on the attached plats be and are hereby declared abandoned, such that such sections of right of way shall no longer be part of the County Road system and the rights of the public in and to such sections of road as a public road shall cease.

SO RESOLVED this 9th day of April 2024.

BOARD OF COMMISSIONERS
OF LOWNDES COUNTY

BY: _____
Bill Slaughter
Chairman

ATTEST: _____
Belinda Lovern
County Clerk

Filed & recorded
DATE: 7/18/2023
TIME: 3:36 PM
PLAT BOOK: 000000
PAGE: 01575
RECORDING FEES: \$10.00
PARTICIPANT ID: 2216784465
CLERK: Beth Greene,
Lanowles County, GA

RESERVED FOR USE OF SHERIFF COURT

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

N/4 PROPERTY OF
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MAP 0120
ZONED M-2
(S/4 344 PC 14)
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N/4 PROPERTY OF
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MAP 0120
ZONED M-2
(S/4 344 PC 14)
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N/4 PROPERTY OF
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ZONED M-2
(S/4 344 PC 14)
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ZONED M-2
(S/4 344 PC 14)
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(S/4 344 PC 14)
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(S/4 344 PC 14)
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(S/4 344 PC 14)
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N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

N/4 PROPERTY OF
PART 201
MAP 0120
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

LINE	BEARING	DISTANCE	AREA
1	N 89° 12' 30" W	178.24	11.12
2	S 89° 12' 30" E	178.24	11.12
3	S 89° 12' 30" E	178.24	11.12
4	N 89° 12' 30" W	178.24	11.12
5	N 89° 12' 30" W	178.24	11.12
6	S 89° 12' 30" E	178.24	11.12
7	S 89° 12' 30" E	178.24	11.12
8	N 89° 12' 30" W	178.24	11.12
9	N 89° 12' 30" W	178.24	11.12
10	S 89° 12' 30" E	178.24	11.12
11	S 89° 12' 30" E	178.24	11.12
12	N 89° 12' 30" W	178.24	11.12
13	N 89° 12' 30" W	178.24	11.12
14	S 89° 12' 30" E	178.24	11.12
15	S 89° 12' 30" E	178.24	11.12
16	N 89° 12' 30" W	178.24	11.12
17	N 89° 12' 30" W	178.24	11.12
18	S 89° 12' 30" E	178.24	11.12
19	S 89° 12' 30" E	178.24	11.12
20	N 89° 12' 30" W	178.24	11.12
21	N 89° 12' 30" W	178.24	11.12
22	S 89° 12' 30" E	178.24	11.12
23	S 89° 12' 30" E	178.24	11.12
24	N 89° 12' 30" W	178.24	11.12
25	N 89° 12' 30" W	178.24	11.12
26	S 89° 12' 30" E	178.24	11.12
27	S 89° 12' 30" E	178.24	11.12
28	N 89° 12' 30" W	178.24	11.12
29	N 89° 12' 30" W	178.24	11.12
30	S 89° 12' 30" E	178.24	11.12
31	S 89° 12' 30" E	178.24	11.12
32	N 89° 12' 30" W	178.24	11.12
33	N 89° 12' 30" W	178.24	11.12
34	S 89° 12' 30" E	178.24	11.12
35	S 89° 12' 30" E	178.24	11.12
36	N 89° 12' 30" W	178.24	11.12
37	N 89° 12' 30" W	178.24	11.12
38	S 89° 12' 30" E	178.24	11.12
39	S 89° 12' 30" E	178.24	11.12
40	N 89° 12' 30" W	178.24	11.12
41	N 89° 12' 30" W	178.24	11.12
42	S 89° 12' 30" E	178.24	11.12
43	S 89° 12' 30" E	178.24	11.12
44	N 89° 12' 30" W	178.24	11.12
45	N 89° 12' 30" W	178.24	11.12
46	S 89° 12' 30" E	178.24	11.12
47	S 89° 12' 30" E	178.24	11.12
48	N 89° 12' 30" W	178.24	11.12
49	N 89° 12' 30" W	178.24	11.12
50	S 89° 12' 30" E	178.24	11.12
51	S 89° 12' 30" E	178.24	11.12
52	N 89° 12' 30" W	178.24	11.12
53	N 89° 12' 30" W	178.24	11.12
54	S 89° 12' 30" E	178.24	11.12
55	S 89° 12' 30" E	178.24	11.12
56	N 89° 12' 30" W	178.24	11.12
57	N 89° 12' 30" W	178.24	11.12
58	S 89° 12' 30" E	178.24	11.12
59	S 89° 12' 30" E	178.24	11.12
60	N 89° 12' 30" W	178.24	11.12
61	N 89° 12' 30" W	178.24	11.12
62	S 89° 12' 30" E	178.24	11.12
63	S 89° 12' 30" E	178.24	11.12
64	N 89° 12' 30" W	178.24	11.12
65	N 89° 12' 30" W	178.24	11.12
66	S 89° 12' 30" E	178.24	11.12
67	S 89° 12' 30" E	178.24	11.12
68	N 89° 12' 30" W	178.24	11.12
69	N 89° 12' 30" W	178.24	11.12
70	S 89° 12' 30" E	178.24	11.12
71	S 89° 12' 30" E	178.24	11.12
72	N 89° 12' 30" W	178.24	11.12
73	N 89° 12' 30" W	178.24	11.12
74	S 89° 12' 30" E	178.24	11.12
75	S 89° 12' 30" E	178.24	11.12
76	N 89° 12' 30" W	178.24	11.12
77	N 89° 12' 30" W	178.24	11.12
78	S 89° 12' 30" E	178.24	11.12
79	S 89° 12' 30" E	178.24	11.12
80	N 89° 12' 30" W	178.24	11.12
81	N 89° 12' 30" W	178.24	11.12
82	S 89° 12' 30" E	178.24	11.12
83	S 89° 12' 30" E	178.24	11.12
84	N 89° 12' 30" W	178.24	11.12
85	N 89° 12' 30" W	178.24	11.12
86	S 89° 12' 30" E	178.24	11.12
87	S 89° 12' 30" E	178.24	11.12
88	N 89° 12' 30" W	178.24	11.12
89	N 89° 12' 30" W	178.24	11.12
90	S 89° 12' 30" E	178.24	11.12
91	S 89° 12' 30" E	178.24	11.12
92	N 89° 12' 30" W	178.24	11.12
93	N 89° 12' 30" W	178.24	11.12
94	S 89° 12' 30" E	178.24	11.12
95	S 89° 12' 30" E	178.24	11.12
96	N 89° 12' 30" W	178.24	11.12
97	N 89° 12' 30" W	178.24	11.12
98	S 89° 12' 30" E	178.24	11.12
99	S 89° 12' 30" E	178.24	11.12
100	N 89° 12' 30" W	178.24	11.12

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EXISTENCES DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER FROM TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS INCLUDING CONTROL POINTS AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA PREDIGION SP-48 & GARMIN SINKER II DATA COLLECTOR RECEIVING RINX CORRECTIONS VIA CELL PHONE FROM THE G&L'S SATELLITE REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VIO REAL TIME NETWORK OPERATED BY G&L'S SURVEYING, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (± 0.04 FT HORIZONTAL AND 0.05 FT VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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. 18-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.

AREA "C"
35.423 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2
MEASUREMENTS
OBTAINED BY FILE
11/2020

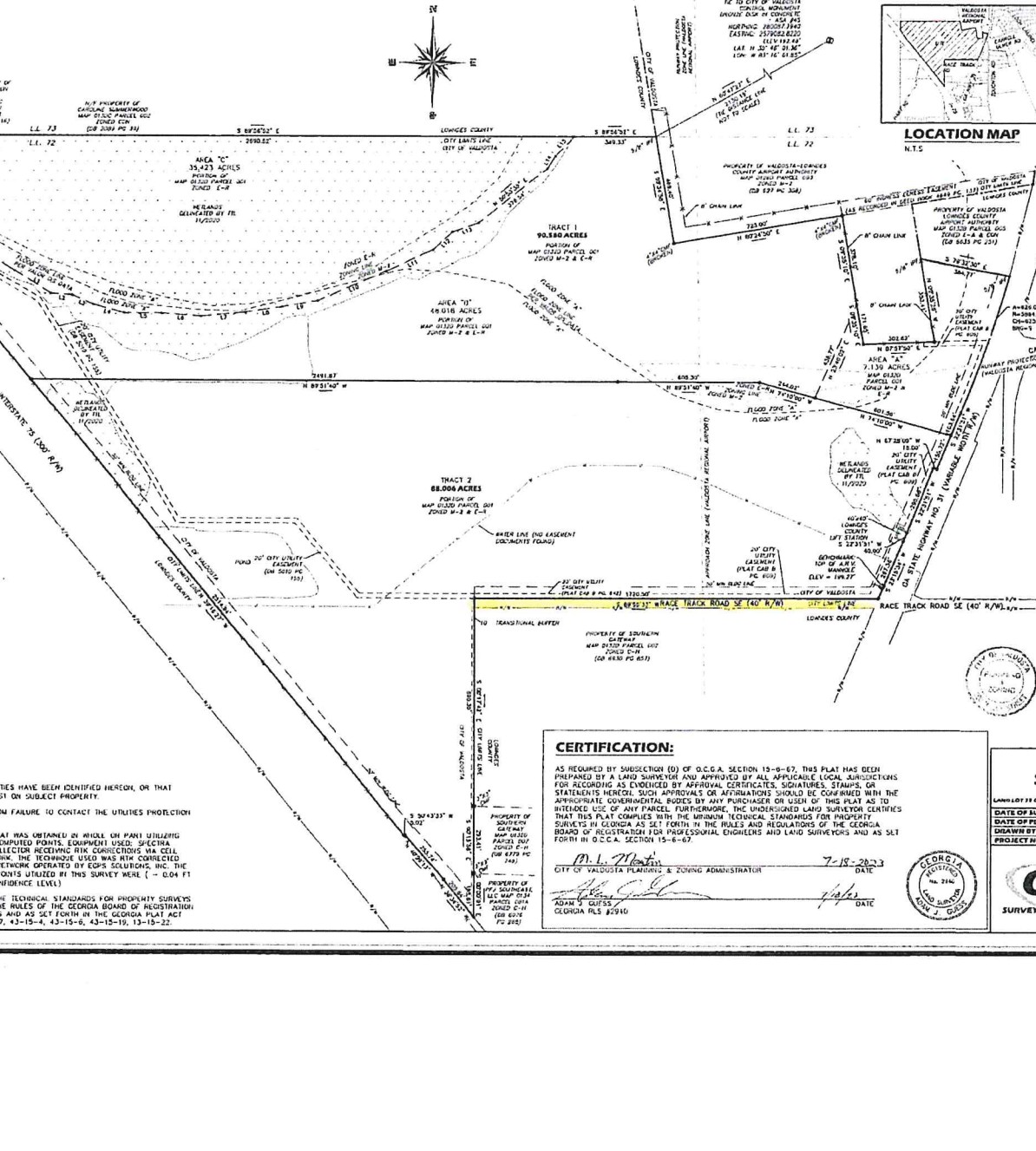
AREA "D"
49.018 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2 & L-1
MEASUREMENTS
OBTAINED BY FILE
11/2020

TRACT 1
90.880 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2 & L-1

TRACT 2
88.004 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2 & L-1

AREA "A"
1.12 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2
MEASUREMENTS
OBTAINED BY FILE
11/2020

AREA "B"
1.12 ACRES
PORTION OF
MAP 0120 PARCEL 101
ZONED M-2
MEASUREMENTS
OBTAINED BY FILE
11/2020



LEGEND

SP3 @ - 80% R/W MET = 5/8" REBAR WITH CAP 82540
SP4 @ - 80% R/W FOUND
DTY @ - GALVANIZED PIPE FOUND
O - NOT MONUMENTED
---+--- - RIGHT OF WAY
---+--- - CENTERLINE
---+--- - FENCE

EQUIPMENT USED: TOPCON POWER STATION 103
ROBOTIC TOTAL STATION
THE FIELD DATA MEASUREMENTS UPON WHICH THIS
PLAT IS BASED WAS MADE USING AN ELECTRONIC
TOTAL STATION. MEASUREMENT MEASUREMENTS MADE TO
THE CONTROL POINTS AND PROPERTY POINTS CORNER
MARKERS, BASED UPON THE NEAREST
MEASUREMENTS THE POSITIONAL TOLERANCE OF THE
PROPERTY CORNERS WITH RESPECT TO EACH OTHER
WITHIN THE SURVEY IS NOT GREATER THAN 0.25 FT FOR
SINGLE-SPAN SURVEYS AND INTERIOR BECKONS (BOARD
RULE 180-7-23)
METHOD OF ADJUSTMENT: NONE
PLAT CORRECTION: 1/1278.150
BLANKETS SHOWN WERE CALCULATED FROM OLD MONTHLY
RENTAL DATA.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "A"
AND "C", ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY'S
FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL NUMBER IS
NEGOTIATED.
EFFECTIVE DATE 06-28-2008

PROPERTY INFORMATION

MUNICIPALITY: MAP 0120 PARCEL 101 OF CITY
OF VALDOSTA
MAP 0120 PARCEL 101 (CITY OF VALDOSTA)
LAND DISTRICT: H-1 AND LOT 20
TOTAL ACRES: 178.888 ACRES
SUBJECT ZONING: M-2 & L-1
SE TRACTS:
FRONT: 50' FROM R/W
REAR: 10'
SIDE: 475' / 30' / 100'
CORNER: SE
OWNER: LANOWLES COUNTY WATER AND SEWER
DISTRICT, LANOWLES COUNTY WATER AND SEWER
EXTENDS TO AREA A.
DEED REFERENCE FOR TRACTS 1 & 2: DEED BOOK
8779 PG 248
SUBJECT PROPERTY IS IN THE ADJACENT OVERLAY
DISTRICT AND WITHIN A GROUNDWATER RECHARGE
AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A
QUALY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY
AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON
THIS LAND HAVE BEEN PAID.

OWNER'S _____ DATE _____
AGENT: Adam G. Guffis along with 7/11/23

IT IS HEREBY CERTIFIED THAT THE LANDS AND
IMPROVEMENTS SHOWN ON THIS PLAT AND BEING DESIGNATED
AS BEING DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED
TO THE CITY OF VALDOSTA, GEORGIA, FOR PUBLIC USE.

OWNER'S Adam G. Guffis along with 7/11/23
PURSUANT TO TITLE 3 OF THE CITY OF VALDOSTA LAND
DEVELOPMENT REGULATIONS, ALL THE REQUIREMENTS FOR
APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS
GIVEN FINAL APPROVAL BY:

THE PLANNING AND ZONING ADMINISTRATOR
SIGNED: Michelle Phipps DATE: 7-18-2023
PLANNING AND ZONING ADMINISTRATOR
THE CITY ENGINEER, VALDOSTA, GA
SIGNED: Adam G. Guffis DATE: 7-18-23
CITY ENGINEER

PLAT OF SUBDIVISION FOR:
SOUTHERN GATEWAY, LLC

LANDLORD #2 OF THE 11TH LAND DISTRICT CITY OF VALDOSTA, LANOWLES COUNTY, GEORGIA

DATE OF SURVEY: 06-10-23 SCALE: 1" = 200 FEET
DATE OF PLAT: 06-10-23
DRAWN BY: AJG
PROJECT NUMBER: 0001-1463

2969 Kross Parkway Road
P.O. Box 2800
Valdosta, GA 31608
Telephone: 229-240-1532
Fax: 229-240-1533
Email: info@g-l.com
GA CEA 15100060

CERTIFICATION:

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 HEREOF. 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.

M. L. Guffis 7-18-2023
CITY OF VALDOSTA PLANNING & ZONING ADMINISTRATOR DATE

PROPERTY OF
SOUTHERN
GATEWAY
LLC
MAP 0120
PARCEL 101
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000

PROPERTY OF
SOUTHERN
GATEWAY
LLC
MAP 0120
PARCEL 101
ZONED M-2
(S/4 344 PC 14)
AND LOT 20000



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: TXT-2024-01 ULDC Amendments

DATE OF MEETING: April 9, 2024

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TXT-2024-01 ULDC Amendments

HISTORY, FACTS AND ISSUES: ULDC Text Amendment TXT-2024-01 includes general amendments to the Code regarding signage, submittal requirements, procedures, updates required by changes in state law (OCGA), and administrative and/or clerical changes. To help organize these amendments, they have been grouped together and organized by number. Short versions of the proposed amendments are included as a part of this case in strike-through and underline format. For reference, a timeline of previous and planned actions and additional background on the groups is also attached. The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff and the GLPC recommend approval of Amendments 1 through 6.

Amendment 1 Sign Regulations (5.01.00 & 5.04.00) – Approximately 33% of the variances in 2023 have been to the sign ordinance. A broader update to the ordinance is planned in the next cycle of amendments; the focus currently is on the number of wall signs, size of menu boards, height of directional signs, compliance with federal sign regulations, and a greater compatibility with standard sign packages for incoming development.

Amendment 2 Conservation Subdivisions (4.05.01) – Clarifies water and sewer system usage and locations.

Amendment 3 Vehicle Repair Shops (4.03.11) – Specifies the number of vehicles able to be stored on the property in addition to those for sale.

Amendment 4 Procedures for Conducting Public Hearings (10.00.07) – Clarifies the procedures' applicability to the Board of Commissioners only and outlines the time and order of the public hearing portion of the meeting.

Amendment 5 Submittal & Platting Requirements (10.00.00) – The digitization of local governmental processes should be reflected in the processes outlined in the local ordinance, including submission of materials, signatory responsibilities and notifications to applicants.

Amendment 6 Notice for Variance Advertisements (10.03.00) – Changes in State Law require extended advertisement periods that should be reflected in local ordinances.

OPTIONS: 1) Approve
2) Table
3) Redirect

RECOMMENDED ACTION: Approve
Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

DRAFT AMENDED SECTIONS:

5.01.02 Standards for All Home Occupations

M. Only one wall (1) **sign** shall be permissible in associated with the **home occupation**. The **sign** shall comply with the following standards:

1. The **sign** shall not exceed ~~eight-six (26)~~ square feet in area ~~in residential zoning districts, not including the Residential Agriculture zoning district~~;
- 1.2. The **sign** shall be motionless.

5.01.03 Standards for Agricultural Home Occupations

F. Only one (1) wall **sign** shall be permissible in association with the agricultural **home occupation**. The **sign** shall comply with the following standards:

- 1.3. The **sign** shall not exceed eight (8) square feet in area;
- 2.4. The **sign** shall be motionless; and
5. The **sign** shall not be lighted.

5.04.05 Provisionally Exempt Signs

Signs identified in this section may be placed without a **permit**, provided that such **signs** comply with the standards in Table 5.04.05.

Table 5.04.05. Standards for Provisionally Exempt signs.

Type of sign	Standards
Identification signs, including parking identification signs	<u>Auto-oriented Entrances/Exits:</u> <ul style="list-style-type: none">• <u>Five (5) s.f. or less in area, and</u>• <u>Maximum height of three (3) feet</u> <u>Semi-truck Entrances/Exits:</u> <ul style="list-style-type: none">• Eight (8) s.f. or less in area, and• <u>Maximum height of five (5) feet.</u>
"No trespassing" or "no dumping" signs	<ul style="list-style-type: none">• Eight (8) s.f. or less in area
Menu/ <u>preview</u> boards or price lists for drive-through facilities	<ul style="list-style-type: none">• Maximum of two (2) such boards <u>per drive-thru lane</u>, and• Maximum area of <u>sixty (60) s.f. per board and a maximum of one hundred s.f. (100) per drive thru lane</u>, and• Located adjacent to and oriented <u>for visibility only within</u> the drive-through area(s)
Real estate signs	<ul style="list-style-type: none">• Sixteen (16) s.f. or less in area in R-10, R-21 and R-1 zoning districts, or• Thirty-two (32) s.f. or less in all other zoning districts, and• Located on property for sale or rent, and• Located only during the period of offering for sale or rent

Table 5.04.05. Standards for Provisionally Exempt signs. (continued)

<p>Construction signs</p>	<ul style="list-style-type: none"> • Sixteen (16) s.f. or less in area in R-10, R-21 and R-1 zoning districts, or • Thirty-two (32) s.f. or less in all other zoning districts, and • Located on property where a valid building permit has been issued and has not expired
<p>Yard or Garage sale signs</p>	<ul style="list-style-type: none"> • Eight (8) s.f. or less in area, and • Located on the property on which a sale is being conducted, and • Limited to the period of the sale, but not to exceed two (2) weeks per year per lot
<p>Occupant or owner identification sign</p>	<ul style="list-style-type: none"> • Four (4) s.f. or less in area when located in a residential zoning district
<p>Pennants</p>	<ul style="list-style-type: none"> • Individual pennants shall not exceed twelve (12) inches on any one (1) side. The length of the pennant streamer shall not exceed the length of the street frontage of the property on which the pennants are located.
<p>Directional signs</p>	<p><u>Auto-oriented Entrances/Exits:</u></p> <ul style="list-style-type: none"> • <u>Five (5) s.f. or less in area per sign or a cumulative total not to exceed twenty (20) s.f. and</u> • <u>Maximum height of three (3) feet</u> <p><u>Semi-truck Entrances/Exits:</u></p> <ul style="list-style-type: none"> • <u>Eight (8) s.f. or less in area per sign or a cumulative total not to exceed twenty (20) s.f. and</u> • <u>Maximum height of five (5) feet.</u>

5.04.07 Tables of Sign Standards for Permanent On-Site Signs

Table 5.04.07(E)(3). Number and Types of Permanent On-site signs

Sign Type: Zoning District Categories ¹ (2.01.00 and 2.03.03):	Freestanding	Canopy	Wall	Awning	Projecting
Residential Uses in Residential, Residential Uses in Rural, and Residential Uses in Mixed Use (All)	See Section 5.01.00 for Home Occupation Signage See Section 5.04.07(I) for Residential Development Signage				
Non-Residential Uses in Residential ² , Non-Residential Uses in Rural, and Non-Residential Uses in Mixed Use (Includes MAZ Zonings Without Frontage on Bemiss Road (State Route 125))	1	0	1 per non-residential building (Cumulative total not to exceed 4 non-residential building signs per lot), If a wall sign is chosen then the wall sign shall not exceed 10% of the signable area of the wall		
Commercial, Office, Institutional, Industrial, Intensive, and Non-Residential Uses in Mixed Use (Includes MAZ Zonings With Frontage on Bemiss Road (State Route 125))	1 per street Frontage	1 per Canopy side	1 sign per building wall, not to exceed 30% of the signable area of the wall	1	1

¹Zoning District Categories (2.01.00 and 2.03.03): Residential (R-1, R-21, R-10), Rural (E-A, R-A, CON), Mixed Use (MAZ-I, MAZ-II, MAZ-III, PD, PD-R), Commercial, Office, and Institutional (OI, C-C, C-G, C-H), and Industrial and Intensive (M-1, M-2, M-3, I-S)

²For Home Occupation Signage See Section 5.01.00.

Table 5.04.07(E)(4). Design Standards for Permanent On-site signs.

Sign Type:	Freestanding	Canopy	Wall	Awning	Projecting
Standard:					
Maximum sign face area	<p>For the Commercial, Office, Institutional, Industrial, and Intensive Zoning District Categories¹: 5 s.f. per linear foot of frontage, to a maximum of 750 s.f.</p> <p>For the Non-Residential Uses in Residential², Non-Residential Uses in Rural, and Non-Residential Uses in Mixed Use Zoning District Categories: 1.5 s.f. per linear foot of frontage, to a maximum of 100 s.f.</p> <p>For residential development signage (5.04.07(I)): a maximum of thirty-two (32) s.f.</p>	<p>Fifty (50) s.f.; or One (1) square foot per two (2) linear feet of canopy side</p>	<p>30% of each wall</p>	<p>20% of awning</p>	<p>24 s.f.</p>
Sign location	<p>5 ft. setback from all property lines</p>	<p>N/A</p>	<p>Front, sides, or rear facade</p>	<p>Front facade</p>	<p>Front facade</p> <p>sign shall not extend more than 4 feet from the building face</p>
Maximum sign Height	<p>For the Commercial, Office, Institutional, Industrial, and Intensive Zoning District Categories¹: 35 feet, or 70 feet within 660 feet of I-75 in C-H, M-1, or M-2</p> <p>For the Non-Residential Uses in Residential², Non-Residential Uses in Rural, and Non-Residential Uses in Mixed Use Zoning District Categories: 15 feet</p> <p>For residential development signage (5.04.07(I)): 10 feet</p>	<p>N/A</p>	<p>N/A</p>	<p>Lowest part of awning must be a minimum of 8 feet above ground</p>	<p>Lowest part of sign must be a minimum of 8 feet above ground</p>

Proposed New Subsection H:

- H.** For any development arranged as a campus such as hospitals, educational facilities and religious facilities, incorporating three (3) or more buildings, the campus may be identified by a freestanding ground **sign** meeting the standards set forth in this section.
1. The area of the **sign** may be increased above the standard set forth for freestanding **signs** in Table 5.04.07(E)(4) an additional five (5) square feet for each building on the campus, to a maximum **sign** face area of 1,000 square feet.
 2. A Campus with **street frontage** of 400 feet or more may have an additional freestanding **sign** for each 400 feet of **frontage**. Any additional freestanding **signs** shall not exceed 500 square feet in **sign** face area.
 3. One (1) wall, awning, or **projecting sign** is permissible for each building on the campus. The total area of all **wall signs** in the center shall not exceed thirty (30) percent of the total wall area as described in Section 5.04.07(E)(3). Allocation of that total area to the individual establishments shall be the responsibility of the owner/operator of the campus.
 4. The overall sign package for the campus shall be submitted as a plan for original development approval and for all changes, additions and modifications.

Proposed New Subsection I:

- I.** Residential Development Signage
1. This section is intended to apply to signage placed at the entrance(s) and exit(s) of residential subdivisions and residential developments.
 2. At the entrance to each residential development, up to two (2) signs may be installed to identify the development or subdivision. Each sign shall meet the standards set forth in Table 5.04.07(E)(4).
 3. The location of the entrance signs shall be reviewed as a component of the development plans for location, size, design, setbacks, and safety.

4.05.01 Conservation Subdivision (CS)

D. Minimum requirements for water and sewer

1. ~~The CS shall have access to the Lowndes County water and Lowndes County sanitary sewer systems or, or propose to install, a central sanitary sewer system.~~
- 1.2. ~~The CS shall have access to As an alternative, wells, septic tanks, or other systems that are approved by the Board of Health, Lowndes County Utility Department, or Georgia EPD may also be utilized. a shared drain field may be proposed whereby two (2) or more lots have septic tanks which flow to a drain field in a designated common area or open space. Shared drain fields shall only be allowable when approved by the County Board of Health. A homeowner's or property owner's association shall be required for management and maintenance of the common drain field.~~

4.03.11 ~~4.03.11~~ — Vehicle Repair Shops

5. A. Drainage pits for oil and fluid change shall be located within an enclosed **structure**. Applications for vehicle repair shops providing oil and fluid change facilities and services shall include proof of compliance with State and federal regulations regarding handling and disposal of oil and automotive fluids.
6. B. There shall be no more than ~~two ten (210) cars-vehicles~~ offered for sale at any time.
7. C. There shall be no more than ~~x (X)one (1) cars-junk vehicle per 350 s.f. of under roof area~~ stored in addition to the cars offered for sale at any time.
8. D. Vehicle repair shops shall comply with the standards set forth in Table 4.03.11(D).

Table 4.03.11(D). Standards for Vehicle Repair Shops.

Buffers	2.0 times the buffer requirements stated in Section 4.07.06
Vibration or electromagnetic interference	Shall not be discernable on adjacent properties
Loading docks	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property
Outside storage	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties
Loudspeakers and paging equipment	Prohibited

10.00.07 Board of Commissioner Public Hearing Procedures

The following procedures shall govern Board of Commissioner public hearings pertaining to applications listed as under their responsibility in Table 10.01.03. The ZBA and the Planning Commission are not required to observe these procedures.

- A. The proposal or request to be considered shall be introduced by the Chair and presented by the **County Manager**.
- B. Public comments shall be heard in an orderly fashion. Comments and testimony shall be provided in the following order:
 - 1. Citizens speaking in opposition to the proposal or request;
 - ~~2. The applicant or applicant's agent;~~
 - ~~3. Citizens speaking in favor of the proposal or request; and~~
 - ~~4. At the discretion of the Chair of the Board of Commissioners,-~~Rebuttal.
- C. Any party may appear at the public hearing in person or by agent or by attorney.
- D. Each ~~person opponent or who proponent who appears speaks shall state shall identify himself by their~~ name and address; ~~if the person is the applicant, he shall state whether he is the owner of the property or agent for owner.~~
- E. Each applicant or other interested party who submits documents at the hearing shall identify each document. Each document submitted shall be made a part of the official record of the hearing.
- F. Time periods for testimony:

Opponents shall have a minimum of ten (10) minutes to present data, evidence, and opinions pertinent to the proposal. Proponents, ~~including the applicant and other speaking in favor of the proposal,~~ shall have a minimum of ten (10) minutes to present data, evidence, and opinions pertinent to the proposal. The ~~C~~Chair of the ~~board hearing the request or proposal~~ Board of Commissioners may otherwise limit discussion. The ~~chair of the board hearing the request or proposal~~ Chair of the Board of Commissioners may allow additional time ~~in at the chair's~~ their discretion.
- ~~F.G.~~ F.G. The Board of Commissioners retains the privilege to ask any questions of the **County Manager**, other staff, or **persons** who have spoken on the matter.
- ~~G.H.~~ G.H. After the final action by the Board of Commissioners, the Chair shall announce the decision. The **County Manager** shall notify the applicant or agent in writing of the decision of the Board of Commissioners.
- ~~H.I.~~ H.I. The Board of Commissioners may table the application. The tabling shall be to a date certain. Where an application is remanded by the Board of Commissioners to the Planning Commission it shall be heard by the Planning Commission on the next available meeting date.

10.01.02 Determination of Completeness

A. All applications shall be complete. A determination of completeness is a determination that all required documents and plans have been submitted in sufficient number, and that all fees have been paid. A determination of completeness is not a determination of compliance with substantive standards and criteria.

B. For applications that the Board of Commissioners or the ZBA are responsible for in Table 10.01.03:

1. The County Manager shall determine, within five (5) days of receipt of an application, whether the application is complete.

2. If the County Manager determines that the application is not complete, the County Manager shall send notice to the applicant identifying the deficiencies. The applicant shall have five (5) days from the date of notice to correct the deficiencies. If the applicant fails to correct the deficiencies within the five (5) day period, the application shall be deemed withdrawn, and the fees, application, and materials submitted shall be returned.

3. If the County Manager determines that the application is complete, the application shall be processed for review and action in accordance with the procedural requirements set forth in this chapter.

C. For applications or items that the County Manager, TRC, the TRC Chair, or other staff are responsible for:

1. The County Manager shall determine internally whether an application or item is complete.

2. The County Manager shall allow review of an incomplete application or item if it has enough basic information to allow for the review.

3. Completeness shall be satisfied before the application or item is approved.

~~I. All applications shall be complete before acceptance for review and decision-making. A determination of completeness is a determination that all required documents and plans have been submitted in sufficient number, and that all fees have been paid. A determination of completeness is not a determination of compliance with substantive standards and criteria.~~

~~J. The County Manager shall determine, within five (5) days of receipt of an application, whether the application is complete.~~

~~K. If the County Manager determines that the application is not complete, the County Manager shall send notice to the applicant identifying the deficiencies. The applicant shall have five (5) days from the date of notice to correct the deficiencies. Until the applicant corrects the deficiencies, no further action shall be taken for processing the application. If the applicant fails to correct the deficiencies within the five (5) day period, the application~~

~~shall be deemed withdrawn, and the fees, application, and materials submitted shall be returned.~~

~~L. If the **County Manager** determines that the application is complete, the application shall be processed for review and action in accordance with the procedural requirements set forth in this chapter.~~

10.01.04 Procedures for Action by the Technical Review Committee

G. Approval of combination plats

5. One (1) digital copy, ~~one (1) mylar or plastic copy, and six (6) other copies~~ shall be submitted. The ~~mylar or plastic~~digital copy will be retained by the **County Manager**.

H. Approval of exempt plats

7. One (1) ~~mylar and five (5) copies~~digital copy shall be submitted. The ~~mylar copy~~ will be retained by the **County Manager**.

10.02.02 Submittal Requirements for Subdivision Plats

B. 4. ~~Two (2) original reproducible on plastic and seven (7) blue-line prints~~A digital copy of the final plat ~~plus two (2) additional copies if located on a state route,~~ which will include the following:

- a. Sheet Design: The final plat shall conform to the requirements for a preliminary plat, and shall be drawn consistent with the State of Georgia Platting Act ~~on one (1) or more sheets of mylar or plastic film.~~ When two (2) or more sheets are used, a key map shall be shown on each sheet. ~~There shall be a two (2) inch margin on the left end of the plat and a one-half (1/2) inch margin on the remaining three (3) sides.~~
- e. Approvals: The following spaces shall be provided in the form shown below for all agencies having jurisdiction. The placement on the plat may vary.

Approved by **Board of Health**, Lowndes County, Georgia.

Date _____ Signed _____

Board of Health Representative

Approved by County Engineer, Lowndes County, Georgia.

Date _____ Signed _____

County Engineer

Approved by Chairman, Technical Review Committee, Lowndes County, Georgia.

Date _____ Signed _____

Chairman, Technical Review Committee

Approved by Director of Engineering, Lowndes County, Georgia.

Date _____ Signed _____

Director of Engineering

10.03.00 NOTICE REQUIREMENTS

10.03.01 Rezoning and All Other Zoning Decisions

- A. At least fifteen (15) but not more than forty-five (45) days prior to the date of hearing, notice shall be published within a newspaper of general circulation in the County stating the date, time, place, and purpose of the hearing.

10.03.02 All Other Decisions Variance Requests

- A. At least ~~fifteen~~ thirty (15~~30~~) but not more than ~~forty-five~~ (45) days prior to the date of hearing, notice shall be published within a newspaper of general circulation in the County stating the date, time, place, and purpose of the hearing.

Planning Division Amendment Notes

Timeline

Completed:

1. 2/26/24 LCBOC WS Preview (Public Meeting Update)
2. 2/26/24 GLPC Preview (Public Meeting Update)
3. 2/27/24 ZBOA WS Preview (Public Meeting Update)
4. 2/28/24 Preview Released to LAKE (Open Records)
5. 03/05/2024 General/Brief Discussion at ZBOA Regular Meeting
6. 03/07/2024 Preview Emailed to ZBOA
7. 3/1/24 Application Deadline
8. 3/2024 Moody Staff Preview (OCGA Commander/County Manager Contact Not Required)
9. 3/6/2024 LCBOC Retreat (Public Meeting)
10. 3/2024 Attorney Review
11. 3/12/2024 ZBOA Update (Public Meeting)
12. 3/17/2024 VDT Advertisements Published (Public Notice)
13. 3/18/2024 GLPC WS (Public Meeting)
14. 3/20/2024 TRC E-mail Drafts
15. 3/2024 Contact GLPC, ZBOA, Chamber, HBA, VLDA, MAFB, and Sign Companies
16. 3/25/2024 GLPC (Public Hearing and Public Meeting)
17. 3/26/2024 TRC Review
18. 3/26/2024 TRC Recommendation
19. 4/3/2024 Social Media Post
20. 4/3/2024 Website Update

Planned:

21. 4/8/24 LCBOC WS (Public Meeting)
22. 4/9/24 LCBOC (Official Public Meeting and Public Hearing)
23. 4//2024 Website Update