



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, JUNE 10, 2024, 8:30 A.M.  
REGULAR SESSION, TUESDAY, JUNE 11, 2024, 5:30 P.M.  
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 & Regular Session - May 28, 2024  
Recommended Action:  
Documents:
- 5. Public Hearing**
  - a. REZ-2024-13 Carter, 6128 Glenn Road, ~4.72ac, E-A to R-1, Well and Septic  
Recommended Action: Approve  
Documents:
- 6. For Consideration**
  - a. Valencia Street Quitclaim Deeds  
Recommended Action: Approve  
Documents:
- 7. Bid**
  - a. PI# 0016278 Kinderlou Clyattville Road Paving and Drainage Improvements Bids  
Recommended Action: Approve  
Documents:
- 8. Reports - County Manager**
- 9. Citizens Wishing To Be Heard - Please State Your Name and Address**
- 10. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-13 Carter, 6128 Glenn Road, ~4.72ac, E-A to R-1,  
Well and Septic

DATE OF MEETING: June 11, 2024

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2024-13 Carter, 6128 Glenn Road, ~4.72ac, E-A to  
R-1, Well and Septic

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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 Glenn Road, a locally maintained County Road, and is within the Rural Service Area and Rural Residential 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 the neighboring land use, lot sizes, and zoning pattern, the lack of available utilities, and therefore recommends approval of the request for R-1 zoning.

At the May 20th Planning Commission meeting, there were general questions/discussion about the total acreage of the property, but hearing no one speak either for or against the case, recommended Approval (5-0).

- 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:



2 May 2024

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 4.33 Acres, Tax Parcel 0240 037, located on Glen Road.**

Dear Commissioners;

On behalf of the property owner, Mr. Robert Carter, Folsom Surveying LLC submits this letter of intent to rezone 8.29 Acres of land from E-A to **R-1, Low Density Residential (1 acre)**. **This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.**

1. This area has multiple residential uses, many of them 1.0 Acre, that dates back 40 years. R-1 Zoning would comply with Lowndes County's 2030 Comprehensive plan and blend with existing development.
2. Tax Parcel 0240 037 is located on Glen Road, which was widened to 80' and paved in to promote growth in the area.
3. Tax Parcel 0240 037 is located in the Rural Residential Character Area.

**Greater Lowndes 2030 Comprehensive Plan:**

**Goal 7: LAND USE** - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

**Policy 7.2.1** – Locate rural residential...uses within the rural service area.

**Policy 7.6.2** – Encourage future development to expand in area contiguous to existing developed areas...

In summary, I feel that the proposed R-1 Zoning is compatible with the Greater Lowndes 2030 Comprehensive Plan, and with the existing land uses adjoining and surrounding it.

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](mailto:folsom22@bellsouth.net)

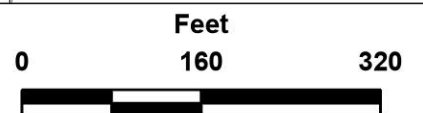
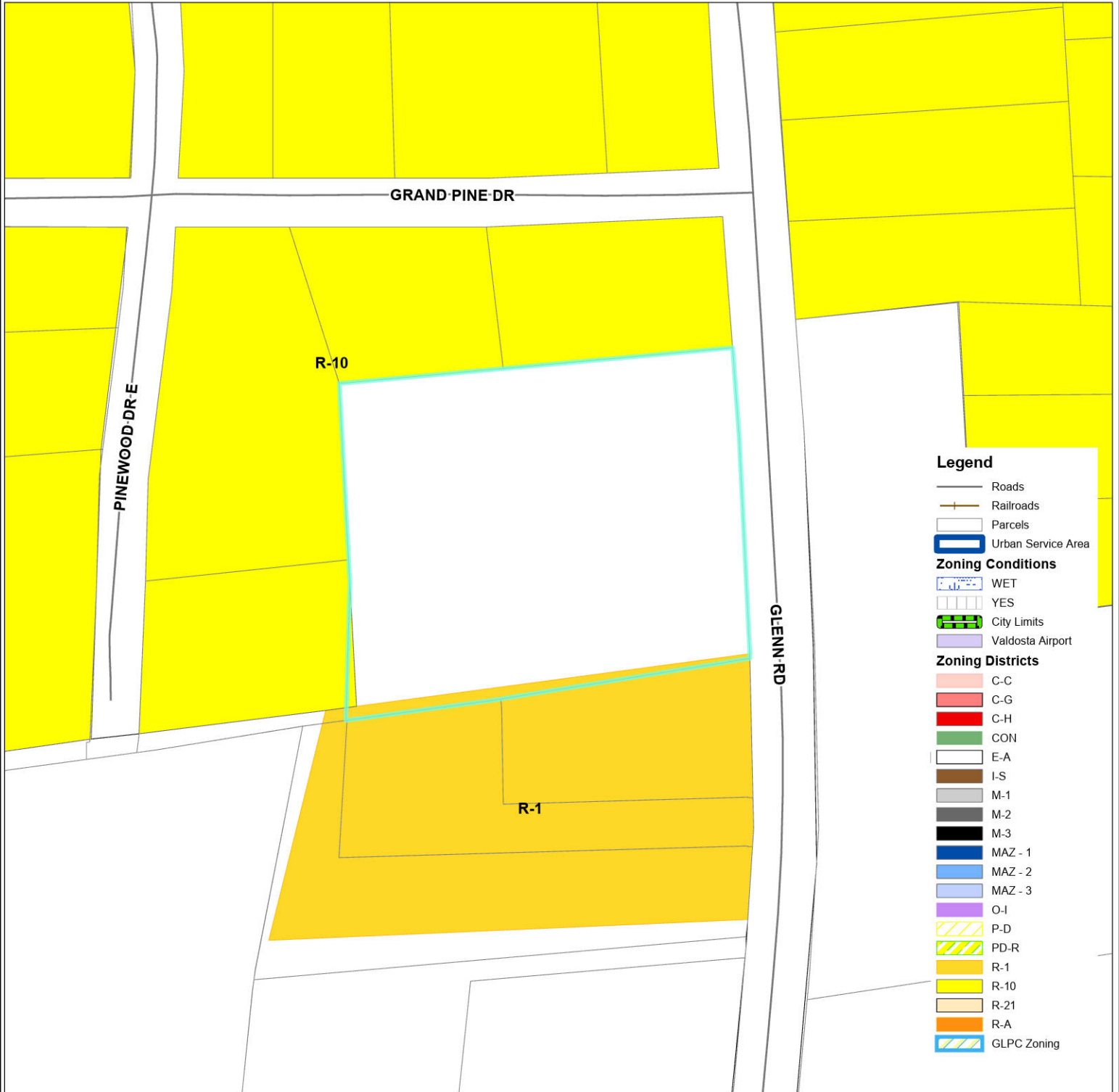


# REZ-2024-13

# Zoning Location Map

Carter  
Rezoning Request

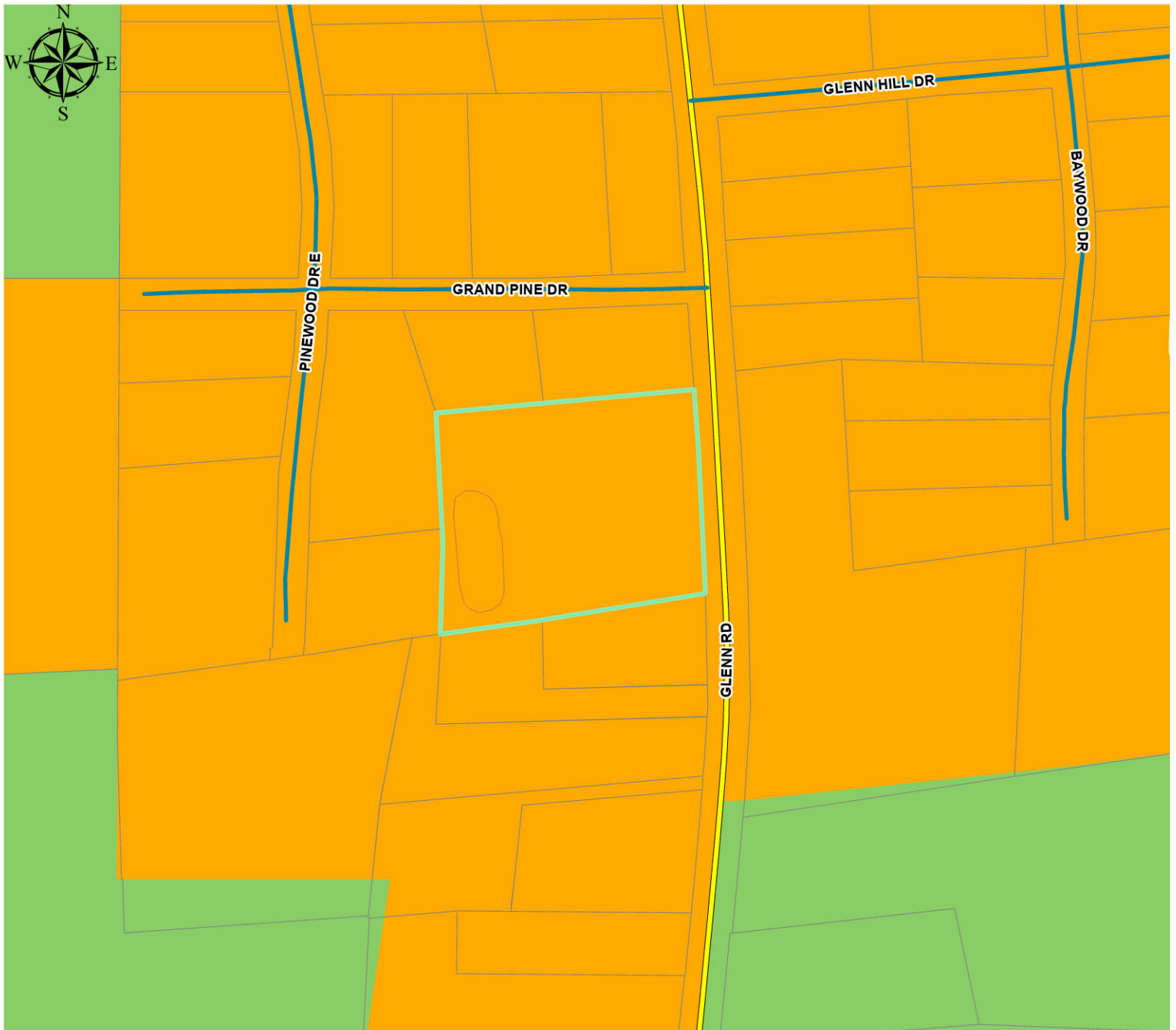
CURRENT ZONING: E-A  
PROPOSED ZONING: R-1



# REZ-2024-13

# Future Development Map

## Carter Rezoning Request



**sgirc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

### Roads

#### Functional Classification

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

### Character Areas

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

### Legend

- 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



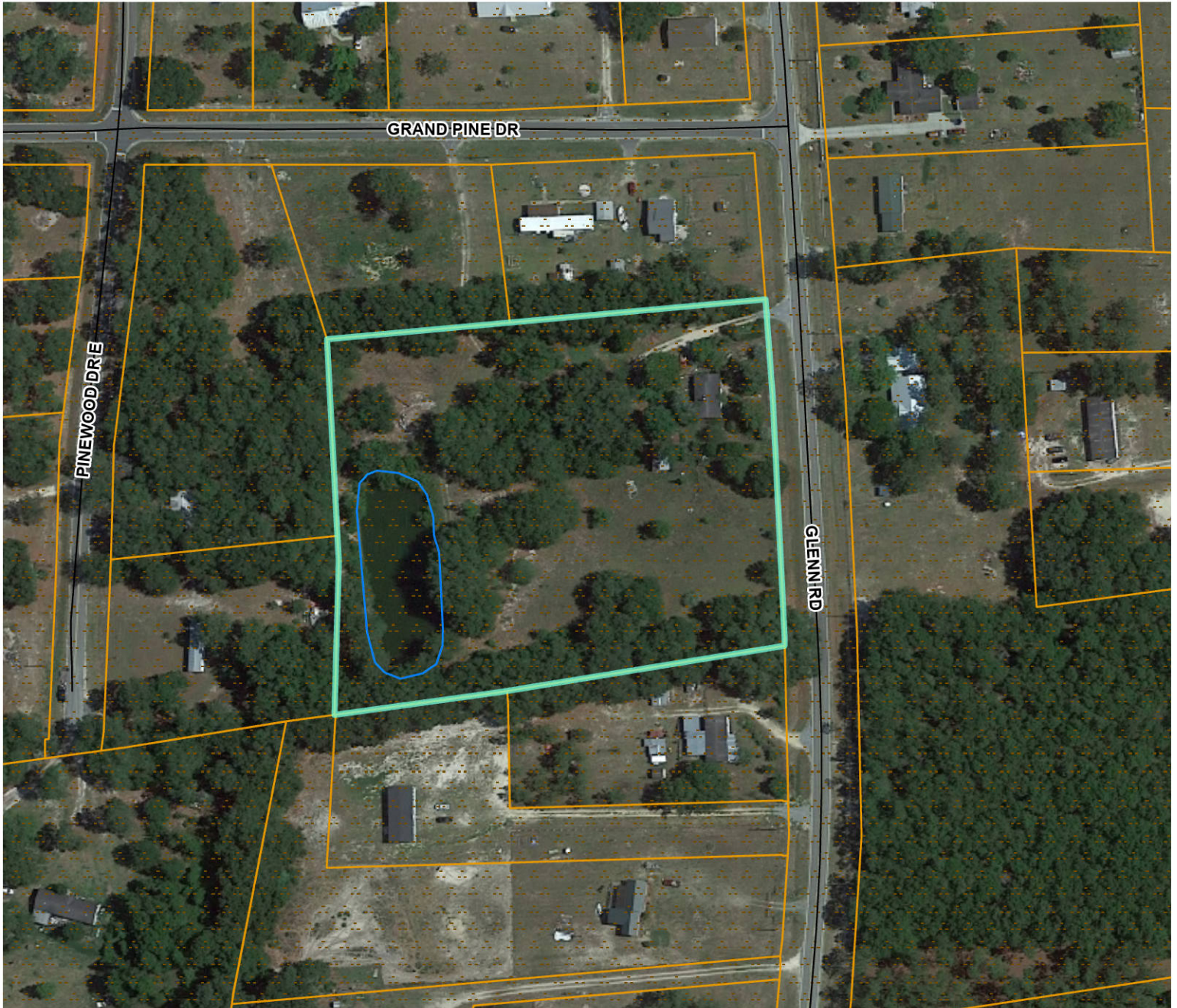
# REZ-2024-13

# WRPDO Site Map

## Carter Rezoning Request

### 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



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Valencia Street Quitclaim Deeds

DATE OF MEETING: June 11, 2024

BUDGET IMPACT: N/A

FUNDING SOURCE:

Work  
Session/Regular  
Session

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

COUNTY ACTION REQUESTED ON: Valencia Street Quitclaim Deeds

HISTORY, FACTS AND ISSUES: On September 27, 2005, the Lowndes County Board of Commissioners adopted a resolution abandoning the portion of Valencia Street (CR# 329) existing beyond its intersection with Milano Street (CR# 369) to the point where it terminated at the intersection with River Prado (CR#343). The abandoned portion of the roadway bisects two pieces of property: (i) 6067 Valencia Street (tax parcel 0197A 136), which is owned by Rouse Vallotton, and (ii) 6078 Valencia Street (tax parcel 0197A 135), which is owned by John David Wade and Kelly Lynn Wade. The owners of those tracts have asked that the portions of the abandoned roadway that lie within their respective properties be quitclaimed to them. Counsel for Rouse Vallotton and the Wades submitted proposed Quitclaim Deeds as part of the landowners' request, and the County Attorney's office then reviewed and revised those Quitclaim Deeds to, among other things, more precisely describe the area being conveyed and clarify that the County is retaining any utility and drainage easements it may have within the abandoned roadway.

OPTIONS: 1. Approve the Chairman to sign the two Quitclaim Deeds.  
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Prepared by and return to:  
J. Daniel Schert  
Langdale Vallotton, LLP  
1007 North Patterson Street  
Post Office Box 1547  
Valdosta, Georgia 31603-1547  
(229) 244-5400  
File No. 081171DS

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

State of Georgia  
County of Lowndes

**QUITCLAIM DEED**  
**(Abandoned Roadway)**

This indenture made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, between, the **LOWNDES COUNTY, a political subdivision of the State of Georgia** (hereinafter referred to as "Grantor"), and **JOHN DAVID WADE AND KELLY LYNN WADE** (hereinafter collectively referred to as "Grantee"). (The terms "Grantor" and "Grantee" shall include the respective heirs, successors, successors-in-title, executors, legal representatives and assigns of the parties where the context requires or permits.)

WITNESSETH, Grantor, for and in consideration of the sum of \$10.00 paid at and before the sealing and delivery of this instrument, and for other valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby release, remise, transfer, convey and quitclaim to Grantee, all rights of Grantor to establish or maintain a public roadway within the land described as follows:

**That certain area lying and being in Land Lot 78 of the 16<sup>th</sup> Land District, Lowndes County, Georgia, which was formerly a part of Valencia Street (CR# 329) and which is located within Tract #3 depicted on that certain plat of survey entitled "Plat of Boundary Retracement Survey & Combination for C. Wayne Hester," dated April 20<sup>th</sup>, 2018, prepared by Roland Stan Folsom (RLS #2284), recorded in Plat Book 000PCC, Page 306, in the Office of the**

**Clerk of the Superior Court of Lowndes County, Georgia**

**IT IS THE INTENTION OF THIS CONVEYANCE TO QUITCLAIM AND RELEASE ANY RIGHTS OF GRANTOR TO USE THE ABOVE-DESCRIBED PROPERTY FOR PURPOSES OF ESTABLISHING OR MAINTAINING A PUBLIC ROADWAY. GRANTOR RESERVES AND RETAINS ALL OF ITS OTHER LEGAL RIGHTS AND INTERESTS IN SUCH PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY UTILITY AND/OR DRAINAGE EASEMENTS GRANTOR HAS WITH RESPECT TO SUCH PROPERTY. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS QUITCLAIMING OR CONVEYING ANY AREA THAT IS CURRENTLY IN USE AND MAINTAINED BY LOWNDES COUNTY, GEORGIA, AS A PUBLIC ROADWAY.**

TOGETHER WITH all the rights, members, and appurtenances to the said described property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right to use said property for purposes of a public roadway.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

**GRANTOR:**

LOWNDES COUNTY, GEORGIA

By: \_\_\_\_\_  
Bill Slaughter, Chairman

Attest: \_\_\_\_\_  
Belinda C. Lovern, County Clerk

Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

Prepared by and return to:  
J. Daniel Schert  
Langdale Vallotton, LLP  
1007 North Patterson Street  
Post Office Box 1547  
Valdosta, Georgia 31603-1547  
(229) 244-5400  
File No. 081171DS

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

State of Georgia  
County of Lowndes

**QUITCLAIM DEED**  
**(Abandoned Roadway)**

This indenture made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, between, **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia, (hereinafter referred to as “Grantor”), and **ROUSE VALLOTTON** (hereinafter referred to as “Grantee”). (The terms “Grantor” and “Grantee” shall include the respective heirs, successors, successors-in-title, executors, legal representatives and assigns of the parties where the context requires or permits.)

WITNESSETH, Grantor, for and in consideration of the sum of \$10.00 paid at and before the sealing and delivery of this instrument, and for other valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby release, remise, transfer, convey and quitclaim to Grantee, all rights of Grantor to establish or maintain a public roadway within the land described as follows:

**That certain area lying and being in Land Lot 78 of the 16<sup>th</sup> Land District, Lowndes County, Georgia, which was formerly a part of Valencia Street (CR# 329) and which is located as follows: (i) east of where Valencia Street (CR# 329) currently terminates at the westernmost point of its intersection with Milano Street (CR# 369), and (ii) west of Tract #3 on that certain plat of survey entitled “Plat of Boundary Retracement Survey & Combination for C. Wayne Hester,” dated April 20<sup>th</sup>, 2018, prepared by Roland Stan Folsom**

**(RLS #2284), recorded in Plat Book 000PCC, Page 306, in the Office of the Clerk of the Superior Court of Lowndes County, Georgia**

**IT IS THE INTENTION OF THIS CONVEYANCE TO QUITCLAIM AND RELEASE ANY RIGHTS OF GRANTOR TO USE THE ABOVE-DESCRIBED PROPERTY FOR PURPOSES OF ESTABLISHING OR MAINTAINING A PUBLIC ROADWAY. GRANTOR RESERVES AND RETAINS ALL OF ITS OTHER LEGAL RIGHTS AND INTERESTS IN SUCH PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY UTILITY AND/OR DRAINAGE EASEMENTS GRANTOR HAS WITH RESPECT TO SUCH PROPERTY. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED AS QUITCLAIMING OR CONVEYING ANY AREA THAT IS CURRENTLY IN USE AND MAINTAINED BY LOWNDES COUNTY, GEORGIA, AS A PUBLIC ROADWAY.**

TOGETHER WITH all the rights, members, and appurtenances to the said described property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right to use said property for purposes of a public roadway.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

**GRANTOR:**

LOWNDES COUNTY, GEORGIA

By: \_\_\_\_\_  
Bill Slaughter, Chairman

Attest: \_\_\_\_\_  
Belinda C. Lovern, County Clerk

Sworn to and subscribed before me this  
\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public



RESOLUTION

WHEREAS, the Lowndes County Board of Commissioners received a request to consider abandoning a portion of a County road known as Valencia Street (CR# 329), from its intersection with Milano Street, CR #369, to its dead end on Rivera Prado, CR #343, as more fully described on the attached plat or sketch; and

WHEREAS, pursuant to O.C.G.A. § 32-7-2(b)(1), the Board of Commissioners has determined such 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 it; and

WHEREAS, as required by O.C.G.A. § 32-7-2(b)(1), the County Engineer has given notice to property owners located thereon;

WHEREAS, as also required by O.C.G.A. § 32-7-2(b)(1), the County Engineer has advertised once a week for two weeks for a public hearing to be held on September 27, 2005, during the regular meeting of the Lowndes County Board of Commissioners which begins at 5:30 p.m.;

WHEREAS, as required by O.C.G.A. § 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 a portion of a County road known as Valencia Street (CR# 329), from its intersection with Milano Street, CR #369, to its dead end on Rivera Prado, CR #343, as more fully described on the attached plat or sketch, be and is hereby declared abandoned, such that such section of road shall no longer be part of the County road system and the rights of the public in and to such section of road as a public road shall cease, provided, however, that the County shall and does retain all its legal rights and interests in such right of way for purposes other than public roadway purposes including its rights to locate utilities in and to use such right of way to control drainage of surface water, including such rights under recorded utility and drainage easements.

SO RESOLVED this 27<sup>th</sup> day of September, 2005.

LOWNDES COUNTY  
BOARD OF COMMISSIONERS

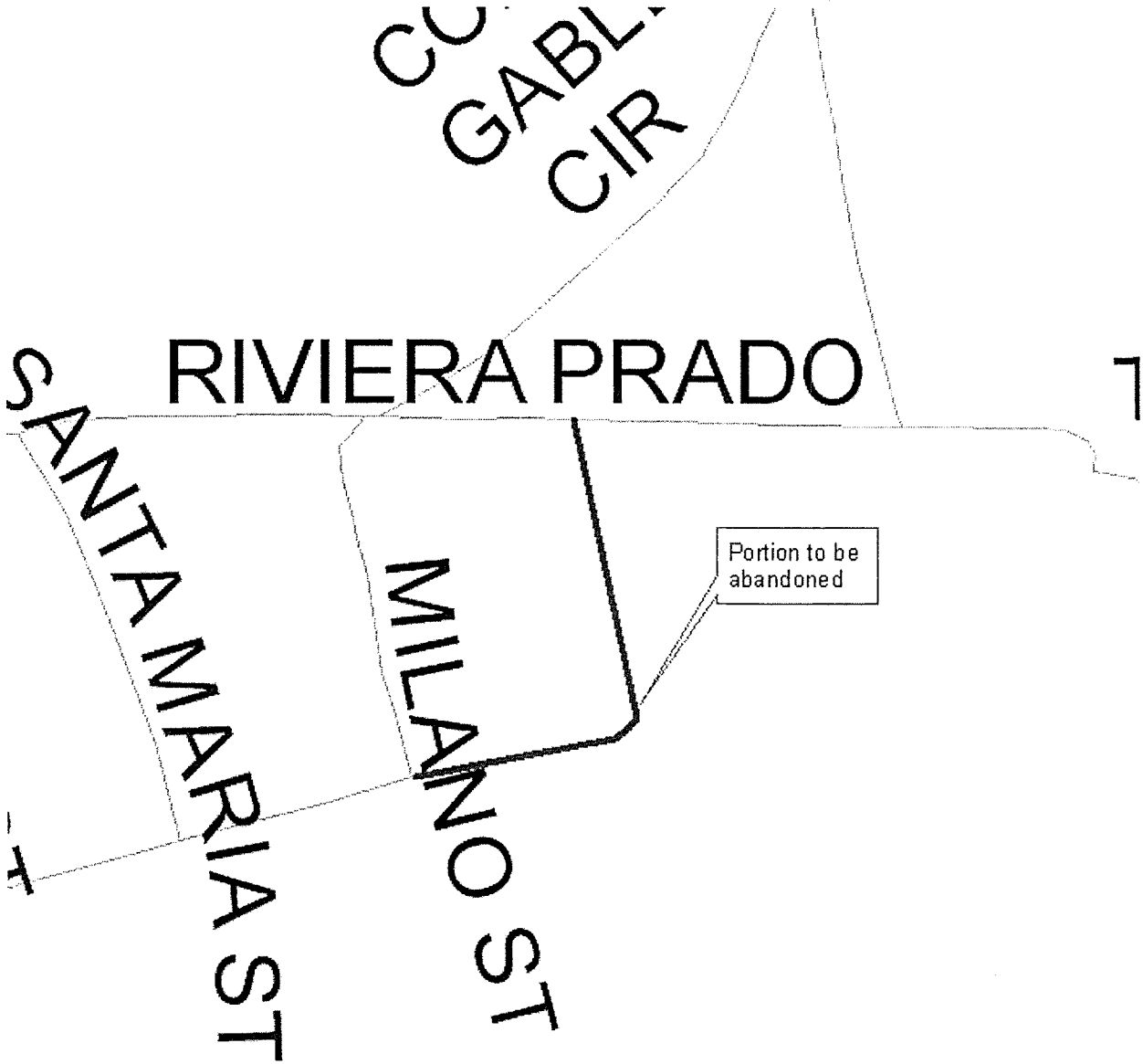
BY: 

Rodney N. Casey  
Chairman

ATTEST 

Phyllis Waters  
County Clerk

# Valencia Street Abandonment



- Legend**
- County.shp
  - Cities.shp
  - Roads.shp

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
TUESDAY, SEPTEMBER 27, 2005  
5:30 P.M.

COMMISSIONERS PRESENT

Rodney N. Casey, Chairman  
J. Edgar Roberts, District 1  
Richard C. Lee, District 2, Vice Chairman  
G. Robert Carter, District 3

**Minutes for Approval**

The minutes presented for approval were from the Work Session, September 12, 2005 and the Regular Session, September 13, 2005.

Motion by Commissioner Lee to approve the minutes as amended, second by Commissioner Carter. Motion carried.

**Request from Valdosta-Lowndes County Chamber of Commerce**

Motion by Commissioner Lee to approve the Chamber's request to be a pass-through agent for a grant request to the Department of Community Affairs, at no cost to Lowndes County, second by Commissioner Carter. Motion carried.

**Resolutions and Public Hearings**

Resolution #05-1152 and Public Hearing for the Abandonment of Valencia Street, CR #329 – Mike Fletcher, County Engineer, presented the request to abandon a portion of Valencia Street and recommended that if the Commissioners approve the request that the County retain all easements.

Chairman Casey opened the meeting to the public. No one spoke for or against the request.

Motion by Commissioner Carter to approve abandonment of a portion of Valencia Street, with the County retaining all easements, second by Commissioner Roberts. Motion carried.

Resolution #05-1153 and Public Hearing for the Abandonment of Lake End, CR #1186 – Mike Fletcher, County Engineer, presented the request and stated that staff had no objection to the abandonment of the street.

Against: Kenny McMullen, 3494 Chancey Road, representing his brother and his father, presented a petition signed by twelve of his family members opposing abandonment of this road. Mr. McMullen gave a brief history of the road and urged the Commissioners to reject the request to abandon a portion of Lake End Road. Mr. McMullen stated that if the road were closed he would not have adequate access to his property.

For: Michael Wisenbaker, 4826 Lake End Road, stated that his family wants to close the road to eliminate any possibility of traffic from the subdivision developed by J. C. McMullen using the narrow dirt road.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: PI# 0016278 Kinderlou Clyattville Road Paving and Drainage  
Improvements Bids

DATE OF MEETING: June 11, 2024

Work  
Session/Regular  
Session

BUDGET IMPACT: \$3,495,208.06

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Kinderlou Clyattville Road Bids

HISTORY, FACTS AND ISSUES: Kinderlou Clyattville Road Paving and Drainage Improvements is a TSPLOST approved project that is 2.84 miles long. The project is located north of Clyattville and begins at Old Clyattville Road and ends at the end of the existing paved portion of Kinderlou Clyattville Road at Seckinger Road. Bids were opened on May 30th, 2024 and two bids were received.

- Reames and Son Construction = \$3,495,208.06
- The Scruggs Company = \$5,429,799.47

OPTIONS: 1. Approve Reames and Son Construction as the low bidder and authorize the Chairman to sign the contract.  
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



TIA-08: Kinderlou Clyattville Road

Bid Opening

May 30, 2024

Tabulations

Bidder	Bid Bond	Addendum	Bid Amount
Reames and Son Construction	✓	✓	3,495,208.06
The Scruggs Company	✓	✓	5,429,799.47