



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, TUESDAY, SEPTEMBER 8, 2020, 8:30 AM
REGULAR SESSION, TUESDAY, SEPTEMBER 8, 2020, 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 - August 24, 2020 & Regular Session - August 25, 2020

Recommended Action: Approve

Documents:

5. Appointment

- a. Greater Lowndes Planning Commission

Recommended Action: Board's pleasure

Documents:

6. Public Hearing

- a. REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 ac., EA to R1, well/septic

Recommended Action: Approve

Documents:

- b. REZ-2020-11 Bella Mill Plantation, 8450 Ousley Rd., 0017 096, 15.8 ac., EA to PD, well/septic

Recommended Action: Approve

Documents:

- c. REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US Hwy 84, 0059 090, 43.8 ac., EA to CH, water/sewer

Recommended Action: Approve

Documents:

- d. TWR-2020-02 Kinspy Rd., 7346 Porter Rd., 0226 005, 37.3 ac., EA

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: Greater Lowndes Planning Commission

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing a member

HISTORY, FACTS AND ISSUES: The term of Mr. Tommy Willis will expire on October 31, 2020. Mr. Willis has been recommended for reappointment.

OPTIONS: 1. Appoint/reappoint a member
2. Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 ac.,
EA to R1, well/septic

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 ac., EA to R1,
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 divide the property between his four children. The subject property possesses road frontage on Ezelle Road, a Minor Collector road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning in this case, is a permitted zoning within a Rural Residential Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-1 zoned parcel to the southeast, 2) In order for the parcels to remain in conformance with the ULDC after division, a change in zoning would be necessary as the newly created parcels will each be less than the minimum acreage required for E-A zoning, and 3) Each newly created parcel will still be large enough to satisfy the size requirements for individual well and septic.

The GLPC heard the request at their regular August meeting and recommend Approval of the request by a vote (8-0). Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

OPTIONS: 1 - Approve
2 - Board's Pleasure

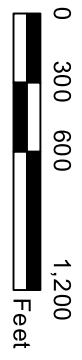
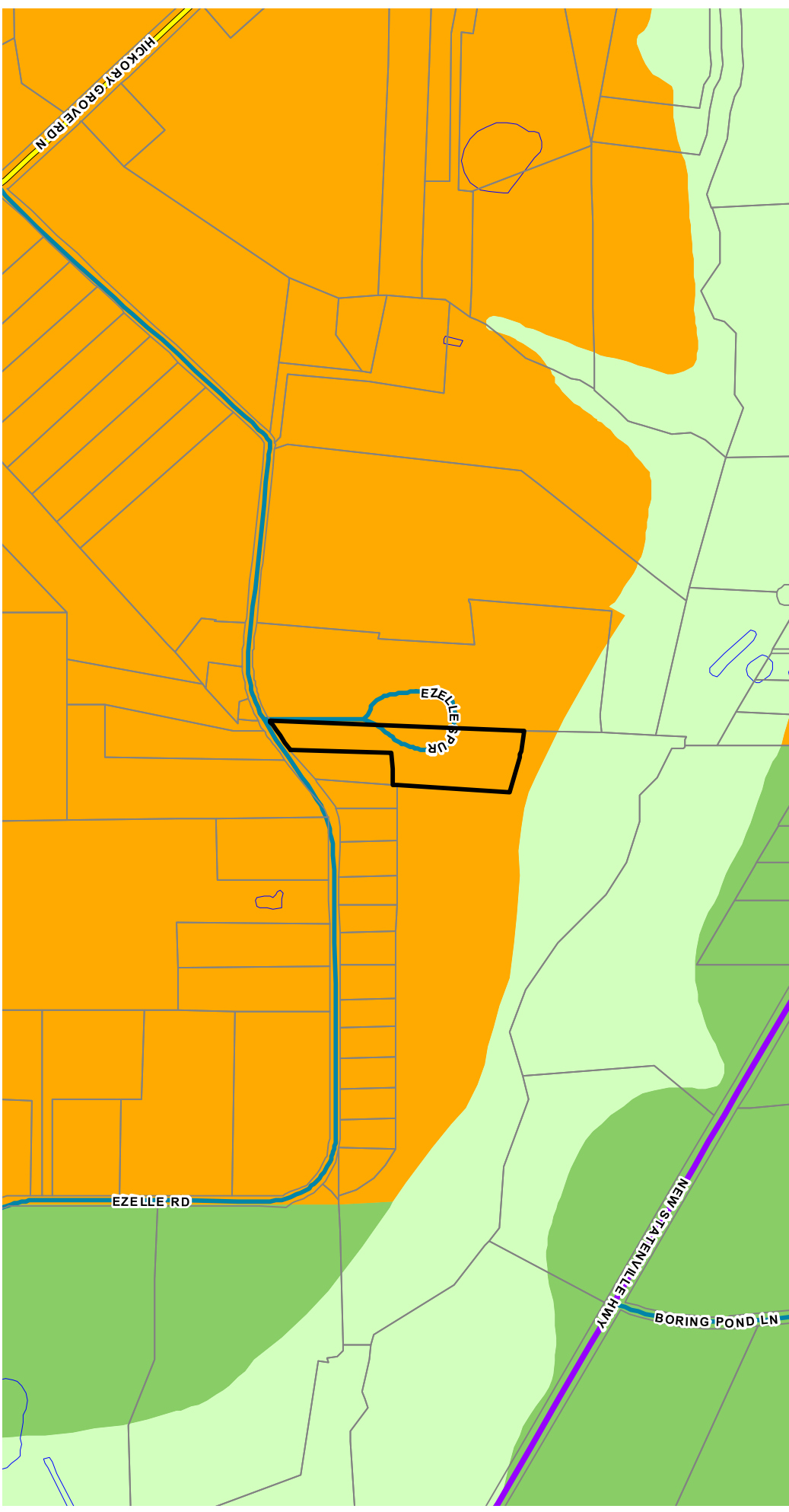
RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

BENNY COWART Rezoning Request



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

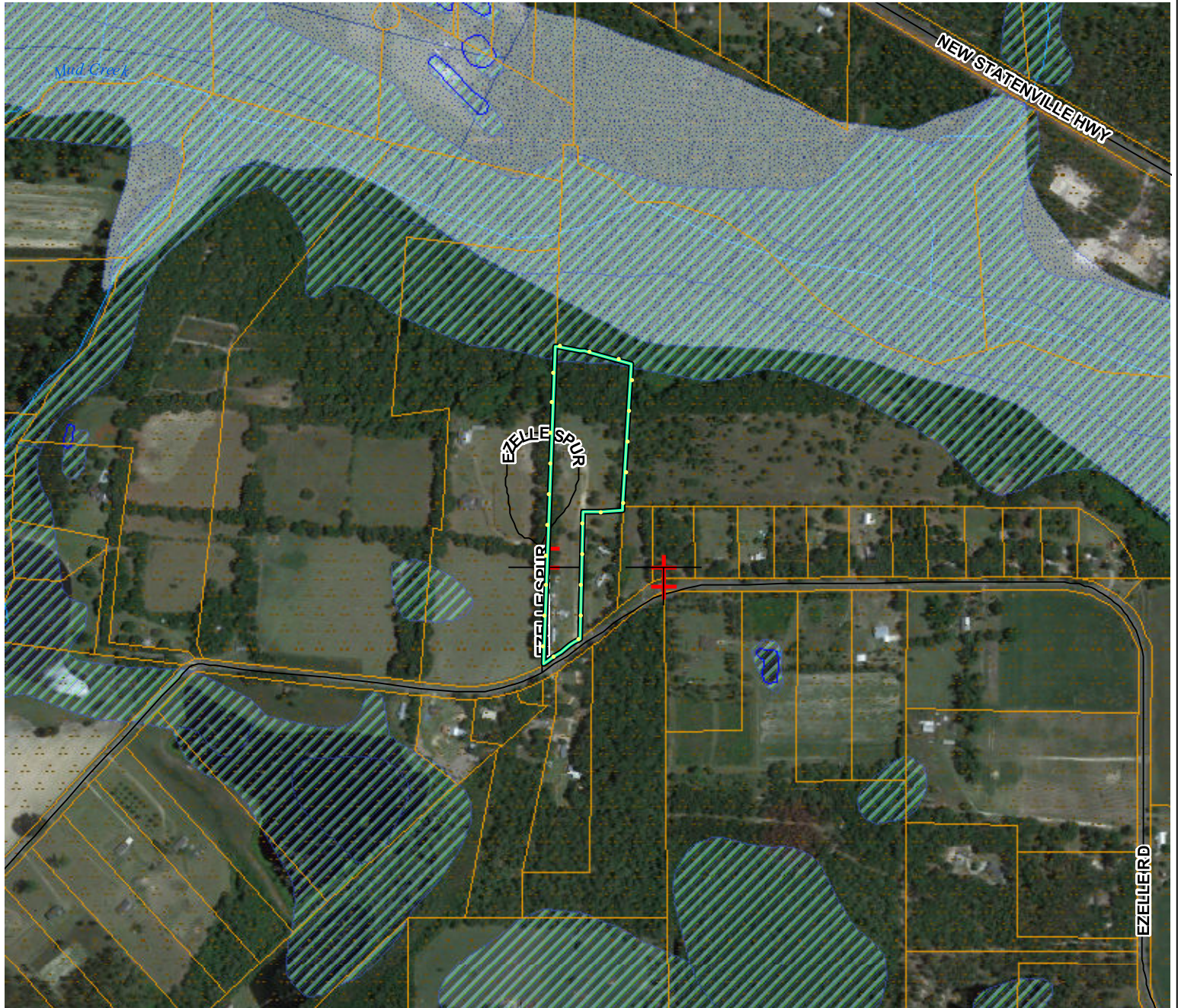
REZ-2020-10

WRPDO Site Map

Legend

- | | |
|--------------------|------------------|
| — Roads | Open Water |
| — Railroads | Valdosta Airport |
| Park | Wetlands |
| Crashzone | 100 Yr Flood |
| Crashzone West | Hydrology |
| Urban Service Area | Drastic |
| | Recharge Areas |
| | Parcels |

BENNY COWART Rezoning Request

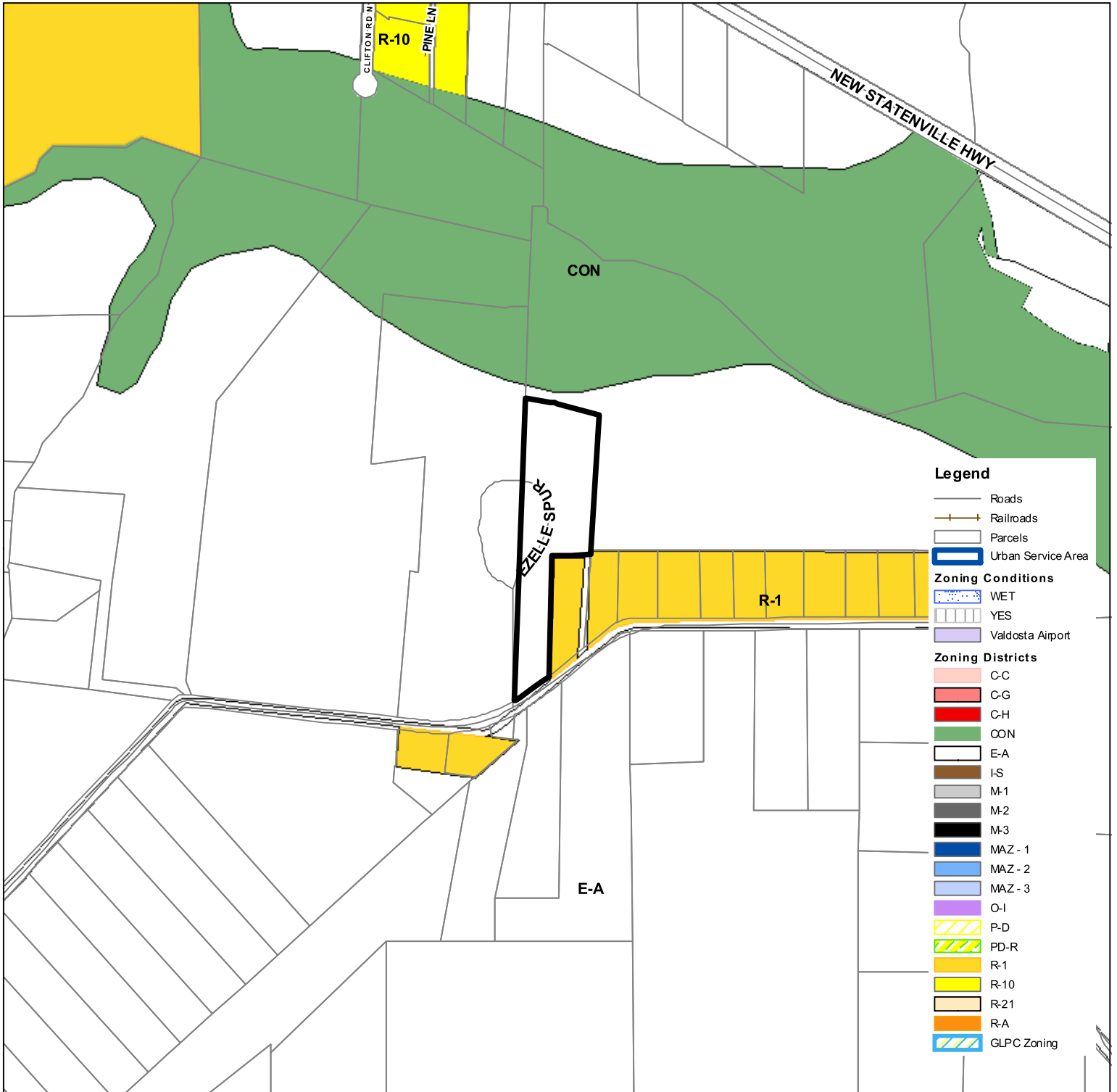


REZ-2020-10

Zoning Location Map

BENNY COWART
Rezoning Request

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



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-11 Bella Mill Plantation, 8450 Ousley Rd., 0017 096,
15.8 ac., EA to PD, well/septic

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-11 Bella Mill Plantation, 8450 Ousley Rd., 0017 096, 15.8 ac., EA to PD, well/septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to P-D (Planned Development) zoning. The general motivation in this case is for the applicant to develop and utilize the property as an Event Facility/Venue, primarily for weddings, family reunions, birthday parties, corporate events, community gatherings, etc. The subject property possesses road frontage on Ousley Road, a Major Collector road and Spain Ferry Road, a local county-maintained road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance P-D zoning in this case, is a permitted zoning within a Rural Residential Character Area.

Aspects of this case worthy of consideration include: 1) The nature of the request as it pertains to a rural setting, 2) Current trends of event venues in rural areas, 3) The applicant's proactive planning, and 4) The potential added traffic during events.

The TRC considered the request and is supportive of the following Staff-recommended conditions:

1. The property may be used only for:
 - a. Uses permitted in the Estate Agricultural (E-A) zoning district, and
 - b. An event facility where the operation of an event 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. The hours of operation of the event facility shall be limited to 8 am to 10 pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

The GLPC heard the request at their August meeting and recommend approval with following additional conditions by a vote of (8-0)

4. No amplified music outdoors.
5. Additional insulated wall buffering inside the barn structure.
6. Egress only onto Spain Ferry Road.

Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

OPTIONS: 1 - Approve
2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



REZONING PLAT FOR

BELLA MILL PLANTATION, LLC
 BEING IN LAND LOT 158 OF THE 12TH LAND DISTRICT,
 LOWMEDES COUNTY, GEORGIA
 SURVEY DATE: JUNE 19, 2018
 PLAT: AUGUST 11, 2018
 REZONING DATE: JULY 29, 2010



Southeastern
Surveying, Inc.

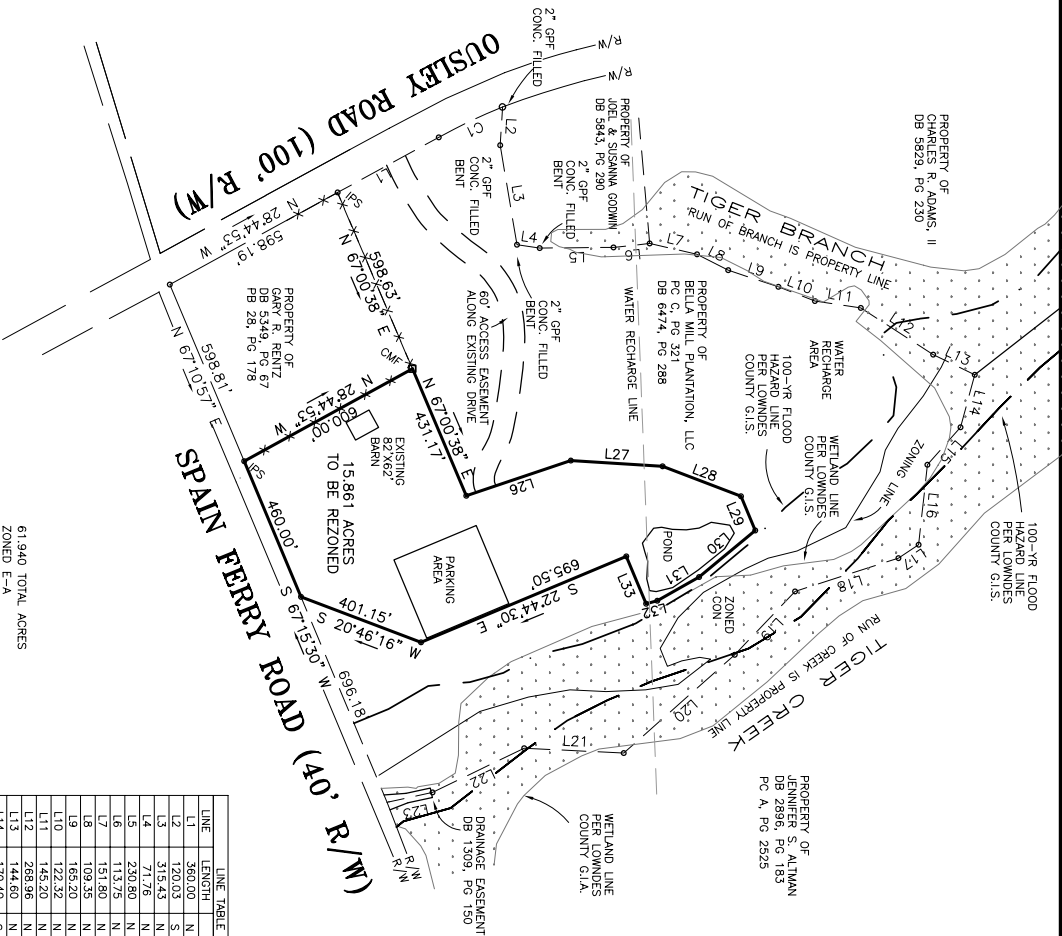
601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31601 Fax: 229-259-9926
 E-mail: biering@sesurveying.com

LEGEND

1/5" PS - IRON PIN SET - 5/8" REBAR
 1/2" F. - IRON ROD - 1/2" DIAMETER FOUND
 R/W - RIGHT OF WAY
 -X-X- - FENCE
 EQUIPMENT USED: TOPCON PS-10A TOTAL STATION
 FIELD MEASUREMENTS WERE BASED UPON
 THE SURVEYOR'S OWN FIELD MEASUREMENTS
 WITHIN THE SURVEY AND CONFORMS TO
 MEASUREMENTS FOR SURFACE
 PLAT CLOSURE: 1' / 466,711
 BEARINGS SHOWN WERE CALCULATED FROM
 FIELD ANGLES TURNED REFERENCED TO
 FB 28, PG 113

CURVE	LENGTH	RADIUS	BEARING	CHORD
CT	220.95	1689.94	N 25°27'38" W	220.82

61.940 TOTAL ACRES
 ZONED E-A
 PC G, PG 321
 DB 6474, PG 288
 TAX MAP 0017, PAR 096



DB 372, PB 298

LINE	LENGTH	BEARING
L1	360.00	N 28°36'18" W
L2	120.03	S 86°25'57" E
L3	315.43	N 80°27'03" E
L4	71.76	N 08°17'26" E
L5	230.50	N 00°33'01" W
L6	151.50	N 04°09'59" W
L7	109.35	N 27°09'50" E
L8	165.20	N 18°18'00" E
L9	122.32	N 21°13'00" E
L10	145.20	N 08°36'59" E
L11	288.96	N 32°48'00" E
L12	170.40	S 74°45'00" E
L13	144.60	S 48°35'01" E
L14	156.00	S 83°41'00" E
L15	251.42	S 35°40'00" E
L16	73.55	S 17°51'00" E
L17	273.50	S 41°23'00" E
L18	463.18	S 02°48'00" W
L19	317.90	S 12°14'00" E
L20	145.21	S 00°21'51" E
L21	170.73	S 18°37'14" W
L22	287.19	N 03°53'23" E
L23	282.26	N 20°55'33" E
L24	115.88	N 67°15'30" E
L25	228.18	S 39°41'17" E
L26	150.20	S 29°28'28" E
L27	152.50	S 14°53'19" E
L28	160.50	S 67°15'30" W

August 5, 2020

Re: Letter of Intent (Rezoning of 8450 Ousley Road)

To Whom It May Concern:

Thank you for your time and consideration of my application. We are trying to rezone a portion of our property to allow us to have more than the allotted five "Special Events" allowed under the current zoning restrictions for E-A. The "Special Events" will include, but not limited to, family reunions, birthday parties, weddings, corporate events, community gatherings, etc.

Up to this point, with everything I have done, I have included the Inspections/Permits Office (Rick Mettford), Health Department (Kyle Coppage), Planning/Zoning Department (J.D and Trinni) and even met with the TRC Committee. When building the barn, I obtained a Farm Use permit. I paid for the additional permits to make sure it was done to code and the county had proof in case my wife and I ever did get to this moment and try to rezone. I increased the size of the footers on the slab, increased the size of the post holes, plumbed for handicap bathrooms and increased the size of the septic tank under the guidance of each overseeing department and their recommendations of what I would need if I were to rezone. If given this approval, I fully intend to continue this level of communication and make sure everything else is done in compliance with the county regulations. I also intend to install over 1,000 feet of privacy fence and plant additional trees and shrubs to reduce noise levels. Most people do not even hear anything now without the barriers, given the size of the property. I have had multiple conversations with both adjacent landowners and owners in the area informing them of my intentions.

Our goal is to provide a place for happy memories for people needing somewhere to have one. There is an extremely high level of need/demand for places like this in our community right now and it will continue to increase given the social distancing recommendations. I have seen and heard of many groups who must look outside of Lowndes County for their events due to no availability. I am trying to create something to help keep that business inside Lowndes County.

Sincerely,

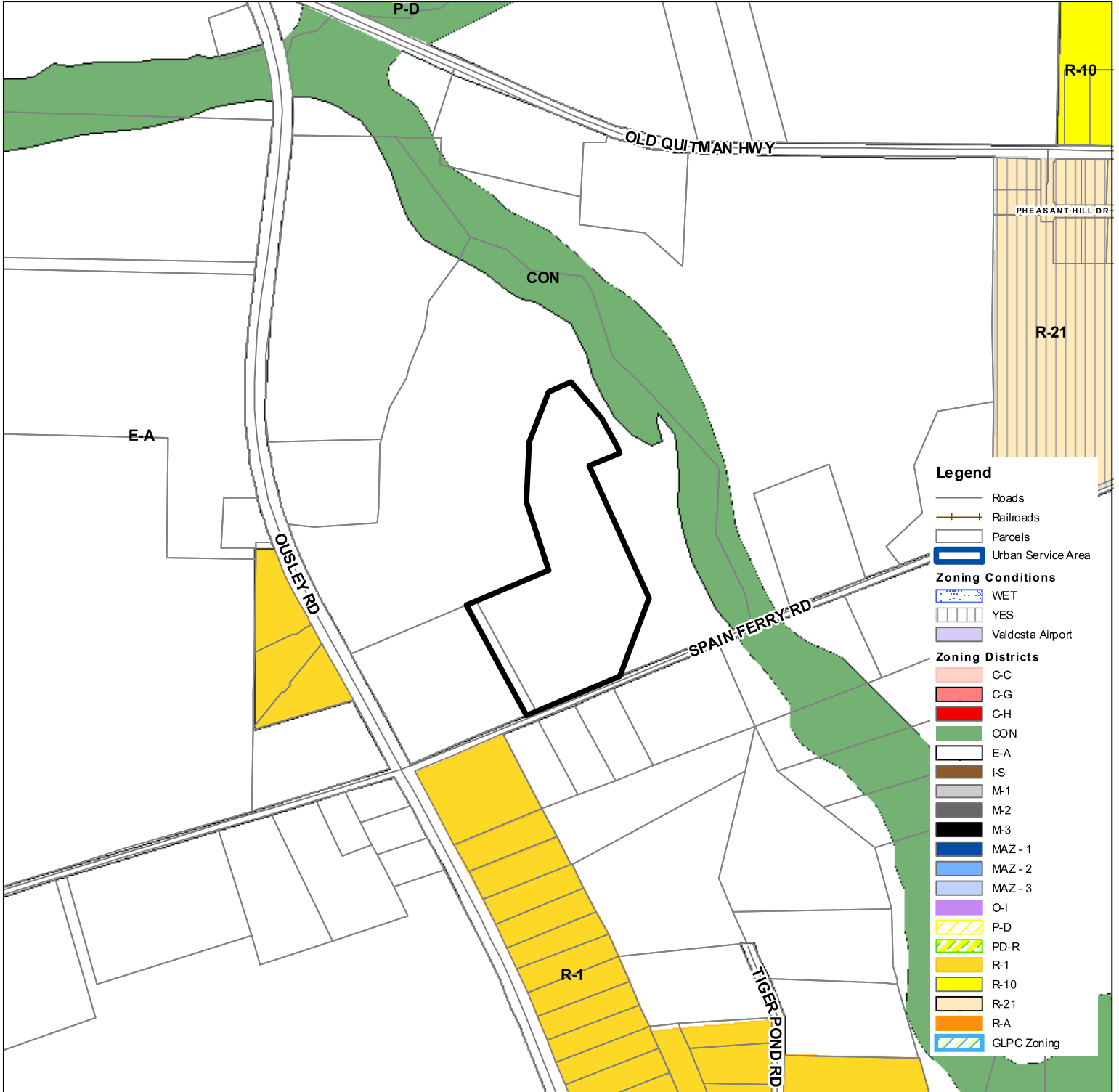
Justin and Brandy McCrary

REZ-2020-11

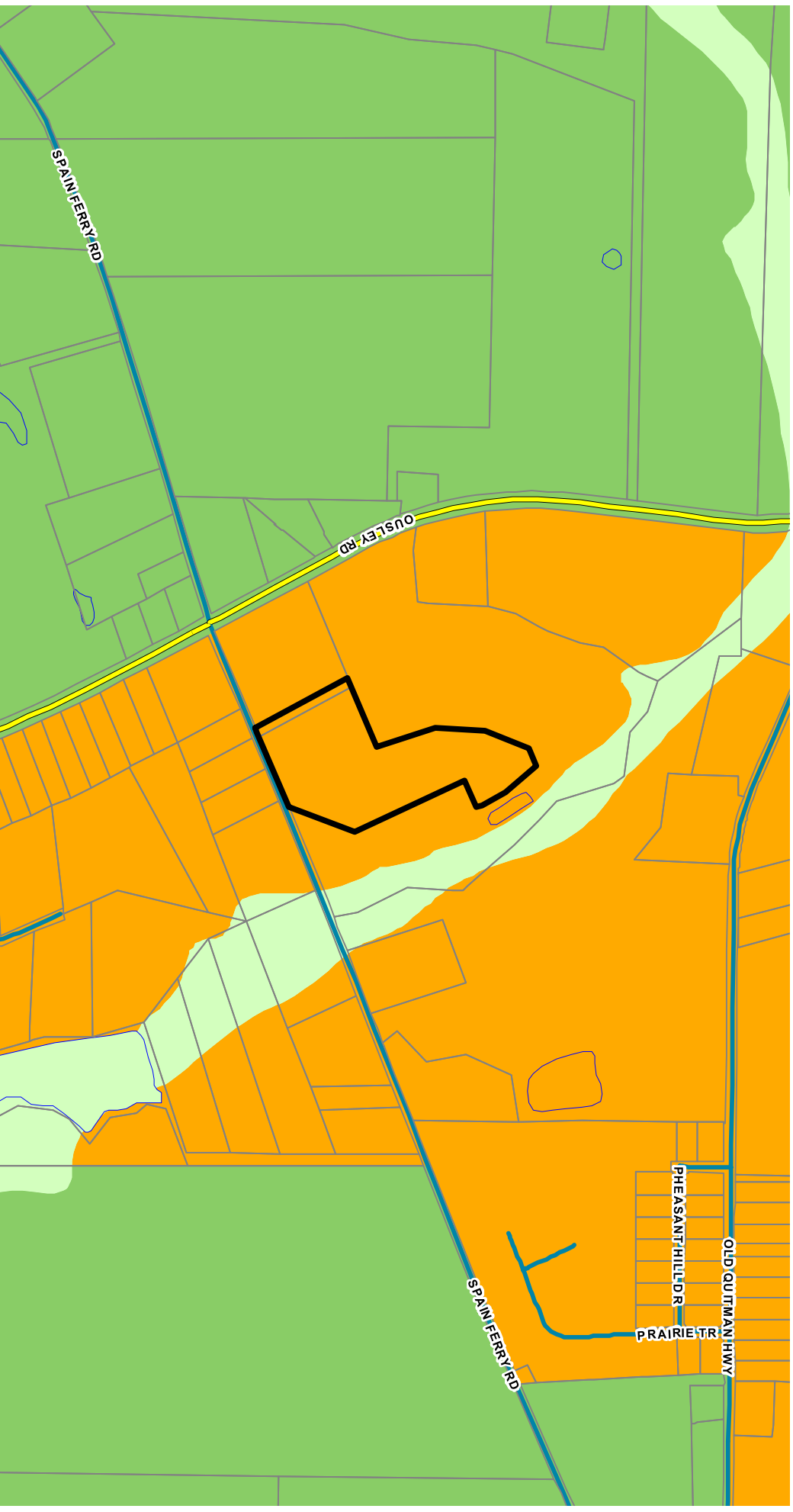
Zoning Location Map

BELLA MILL PLANTATION
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: P-D



BELLA MILL PLANTATION Rezoning Request



- Roads**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL
 - Railroads
- Functional Classification**
- 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 Greenpace/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

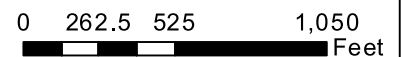
REZ-2020-11

WRPDO Site Map

Legend

- Roads
- Railroads
- Park
- Crashzone
- Crashzone West
- ▭ Urban Service Area
- ▭ Open Water
- Valdosta Airport
- ▨ Wetlands
- ▨ 100 Yr Flood
- Hydrology
- ⋯ Drastic
- Recharge Areas
- ▭ Parcels

BELLA MILL PLANTATION Rezoning Request



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US
Hwy 84, 0059 090, 43.8 ac., EA to CH, water/sewer

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US Hwy 84,
0059 090, 43.8 ac., EA to CH, water/sewer

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of approximately 43.8 acres from E-A (Estate Agricultural) zoning to C-H (Highway Commercial) zoning. The motivation behind this request is to subdivide the parcel into two lots, with one lot being purchased by Southern Tractor and Outdoors for an agricultural equipment sales facility. Access to and from the subject property is off US Hwy 84 W, a principal arterial road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Community Activity Center. Per Comprehensive Plan guidance, C-H zonings is listed as a permitted zoning district within a Community Activity Center Character Area.

In addition to the above information, the following factors should also be considered: 1) the adjacent C-H zoning, 2) the frontage on a principal arterial road, 3) the subject property's service by County water and sewer, 4) and the desire for future development opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

The GLPC heard this request at their August meeting and recommended Approval with a unanimous vote of (8-0). Staff found the request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments.

OPTIONS: 1 - Approve

2 - Board's Pleasure

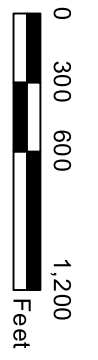
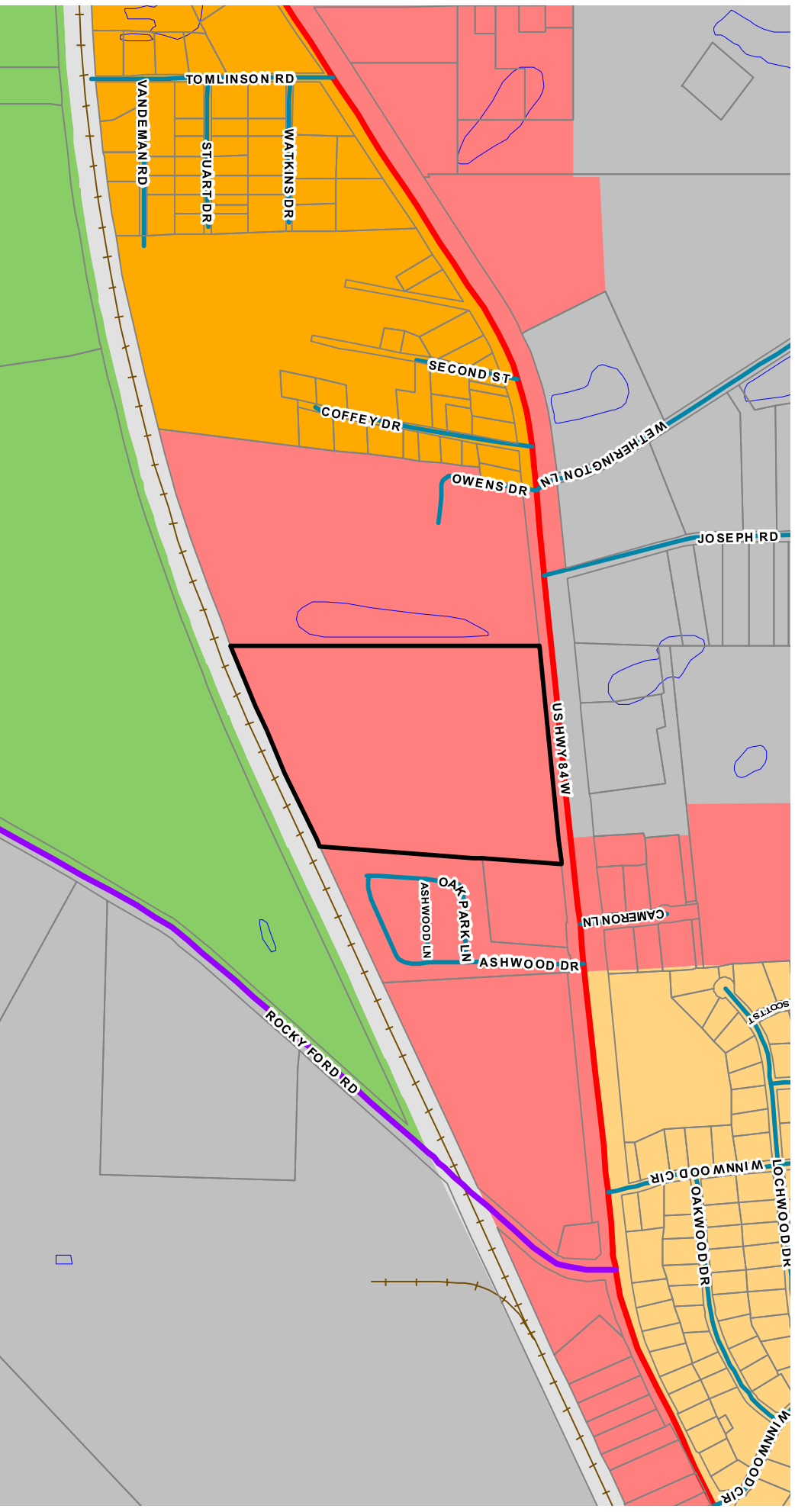
RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

SOUTHERN TRACTOR AND OUTDOORS VALDOSTA FACILITY Rezoning Request

















- Roads**
- Functional Classification**
- 1. INTERSTATE
 - 3. OTHER PRINCIPAL ARTERIAL
 - 4. MINOR ARTERIAL
 - 5. MAJOR COLLECTOR
 - 6. MINOR COLLECTOR
 - 7. LOCAL
- Railroads
- Urban Service Area**
- City Limits
 - Parcels
 - Open Water
- Land Use**
- Agriculture / Forestry
 - Community Activity Center
 - Downtown
 - Established Residential
 - Industrial Activity Center
 - Industrial Area
 - Institutional Activity Center
 - Line or 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-2020-12

WRPDO Site Map

Legend

-  Roads
-  Railroads
-  Park
-  Crashzone
-  Crashzone West
-  Urban Service Area
-  Open Water
-  Valdosta Airport
-  Wetlands
-  100 Yr Flood
-  Hydrology
-  Drastic
-  Recharge Areas
-  Parcels

SOUTHERN TRACTOR AND OUTDOORS VALDOSTA FACILITY Rezoning Request

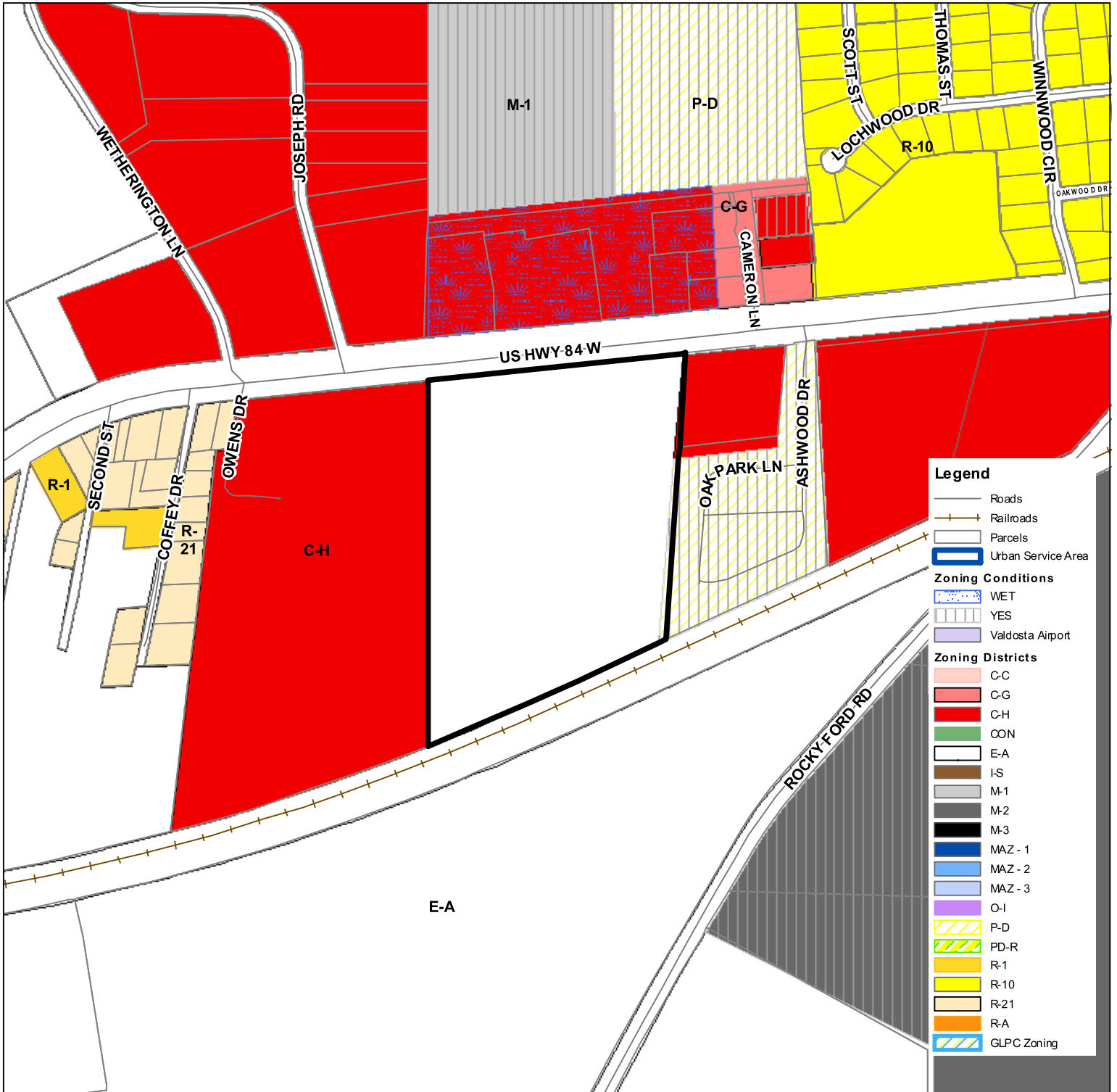


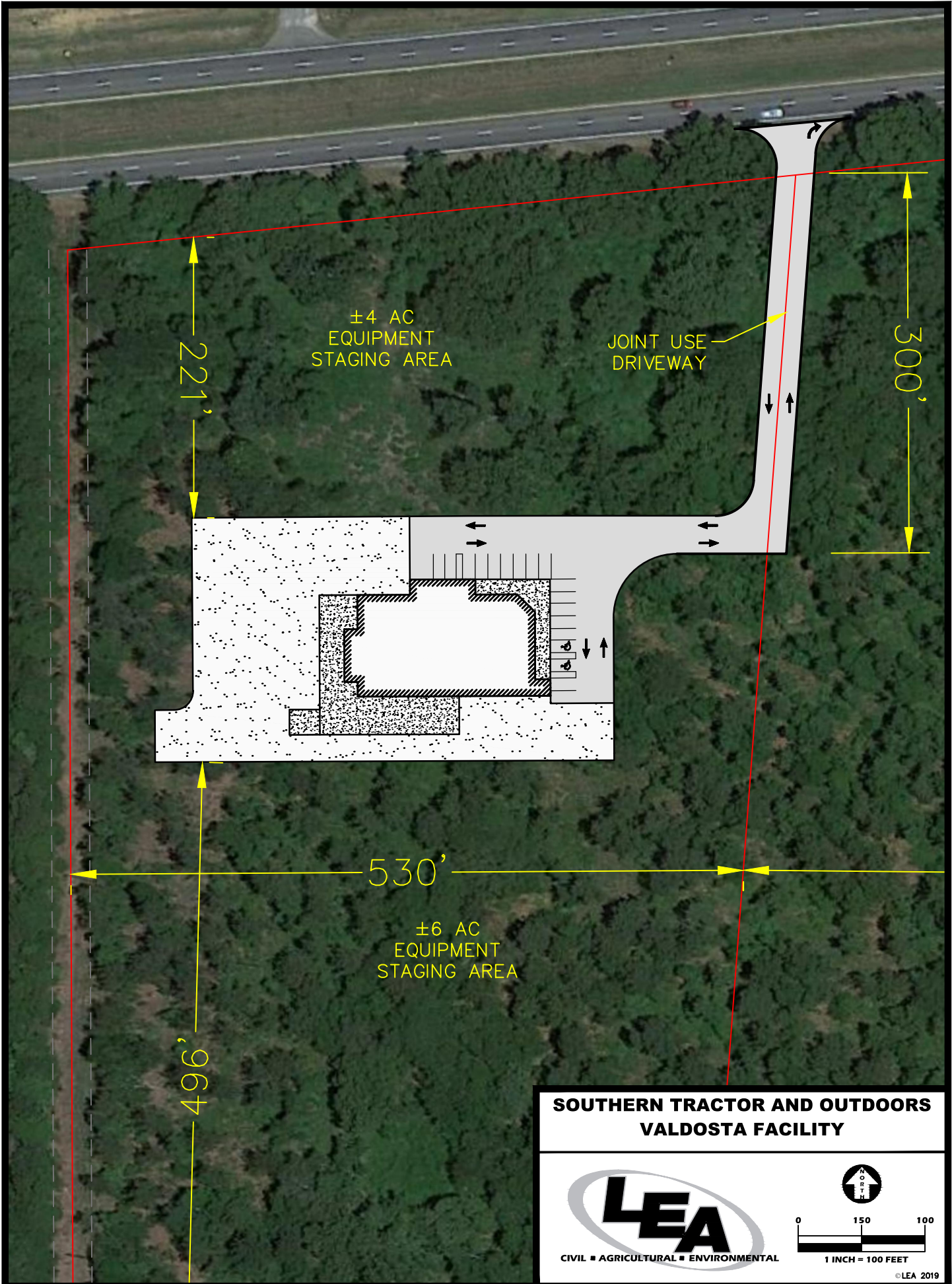
REZ-2020-12

Zoning Location Map

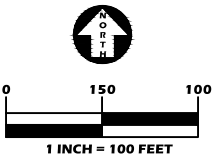
SOUTHERN TRACTOR AND OUTDOORS VALDOSTA FACILITY
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: C-H

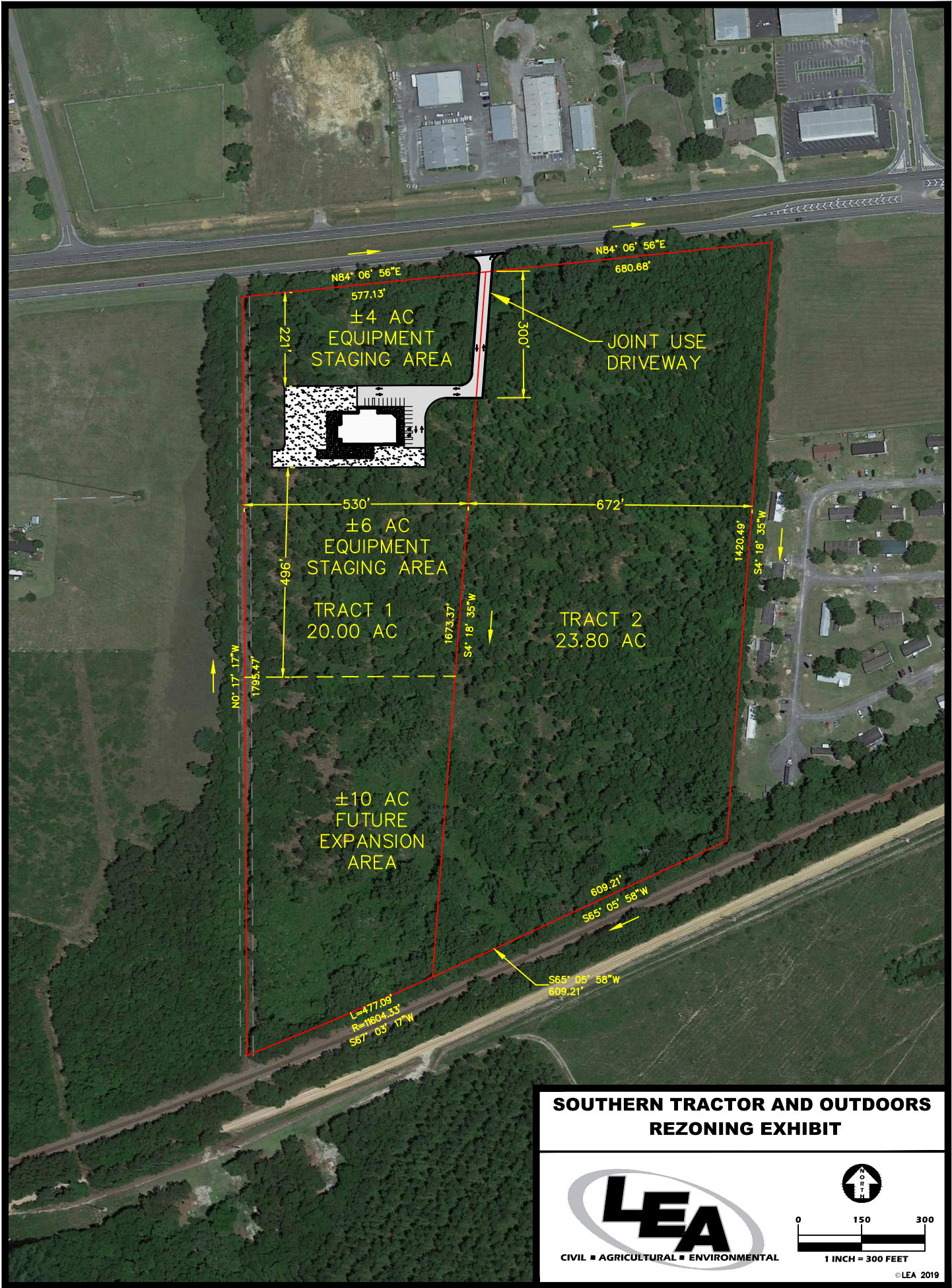




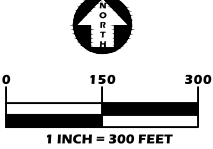
**SOUTHERN TRACTOR AND OUTDOORS
VALDOSTA FACILITY**



©LEA 2019



**SOUTHERN TRACTOR AND OUTDOORS
REZONING EXHIBIT**



©LEA 2019

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: TWR-2020-02 Kinspy Rd., 7346 Porter Rd., 0226 005, 37.3 ac.,
EA

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TWR-2020-02 Kinspy Rd., 7346 Porter Rd., 0226 005, 37.3 ac., EA

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to construct a new ~300' telecommunications tower within an ~32.5 acre tract, east of Hwy 41 S., south of Lake Park. The subject property is currently zoned Estate Agriculture (E-A) and is allowed to be used for the construction of a new telecommunications tower with GLPC review and LCBOC approval. For further reference, where towers are allowed per the various zoning districts, new towers require LCBOC approval while collocation on existing towers require only administrative approval. Additionally, if the proposed tower is determined to likely interfere with the use of aircraft traffic operations around the Valdosta Regional Airport (VLD) or Moody Air Force Base (MAFB) the application can be required to receive a letter of clearance from the aforementioned bodies. In this case, a letter of clearance is not required from either the Valdosta Regional Airport or MAFB.

The primary motivation for a new tower at the subject property is a gap in the existing coverage area. The subject property is in the Rural Service Area and depicted as Agricultural/Forestry on the Future Development Map. While the character areas comment generally on the preservation of rural areas, Goal 10 of the Comprehensive Plan cites the support of technological infrastructure.

The GLPC heard the request at their regular August meeting and recommended Approval by a unanimous vote (8-0). Staff has found this request overall consistent with the Comprehensive Plan and the TRC had no objectionable comments regarding this request.

- OPTIONS: 1 - Approve
2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

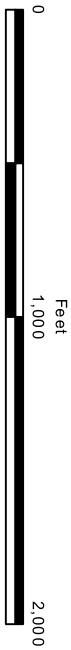
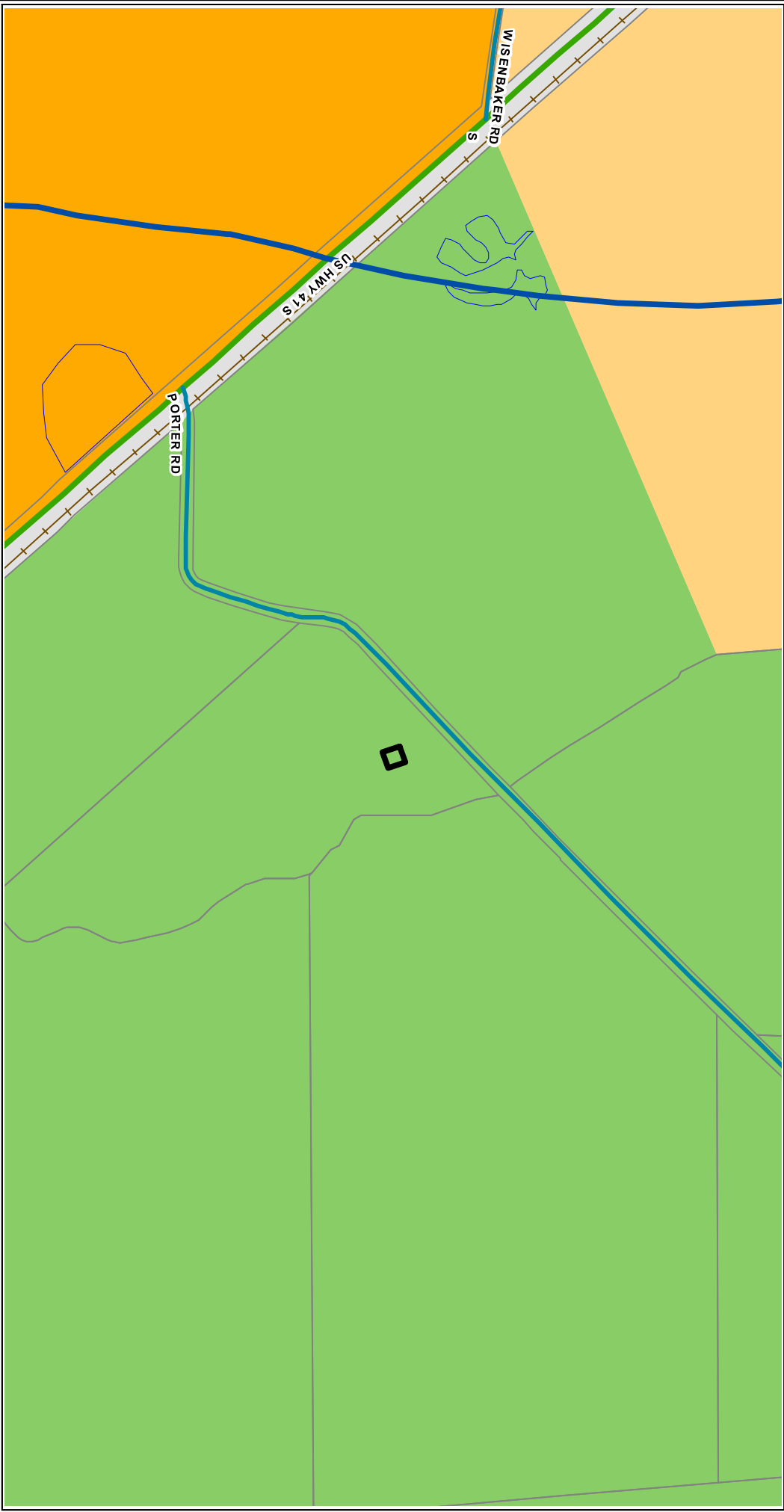
DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

TWR-2020-01

Future Development Map

Tower Request



- Urban Service Area
- City Limits
- Parcels
- Railroads
- Open Water

Roads

Functional Classification

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

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Institutional Activity Center
- Linear Greenspace/Traills
- Mill Town
- Neighborhood Activity Center
- Neighborhood Village
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

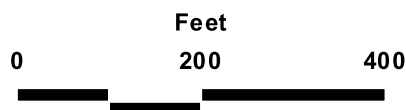
TWR-2020-02

WRPDO Site Map

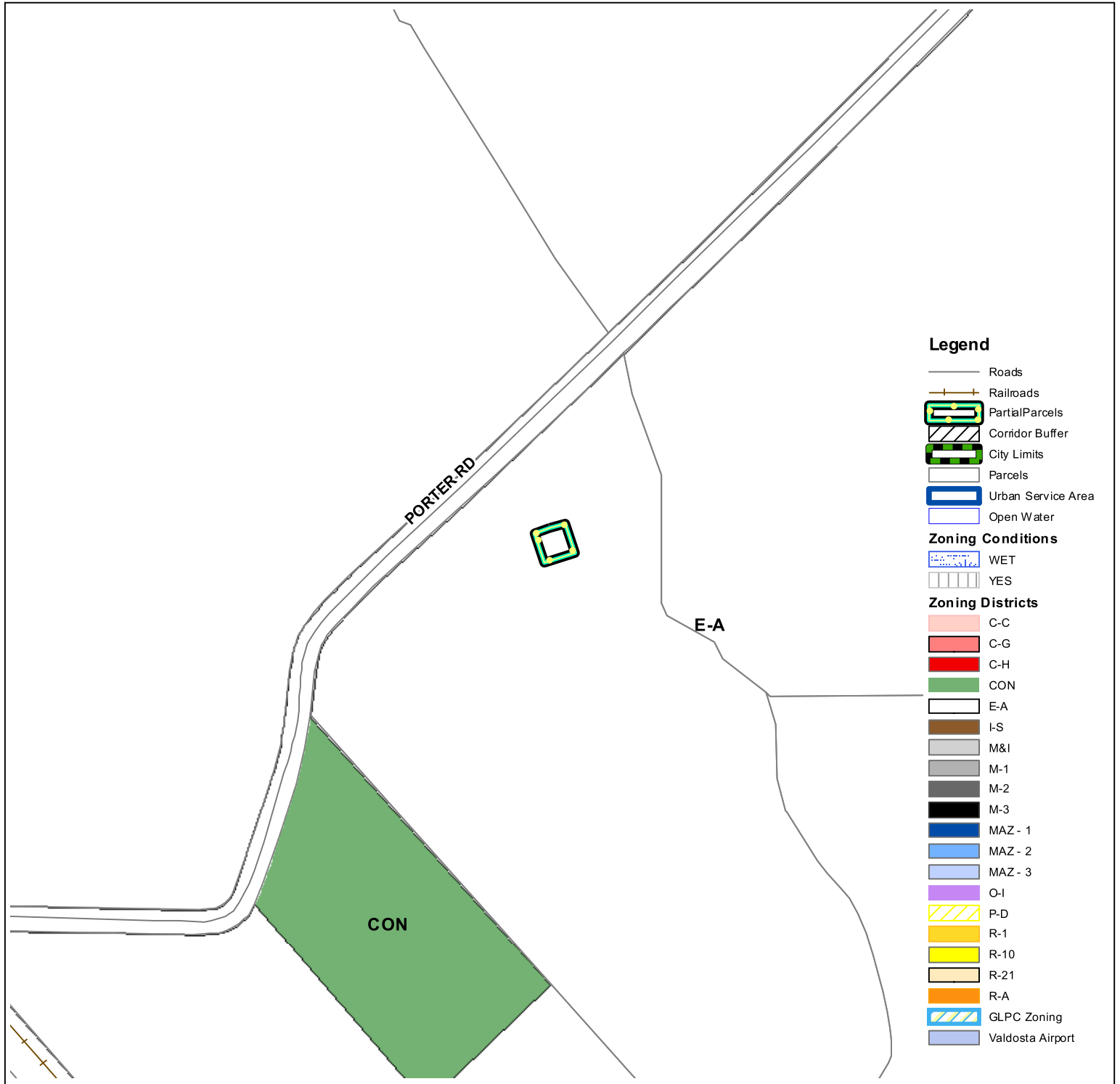
Legend

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

Tower Request



Tower Request



Legend

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

