



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, JULY 12, 2021, 8:30 AM  
REGULAR SESSION, TUESDAY, JULY 13, 2021, 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 - June 21, 2021 & Regular Session - June 22, 2021

Recommended Action: Approve

Documents:

**5. Appointment**

- a. Valdosta Lowndes County Construction Board of Adjustments and Appeals

Recommended Action: Board's Pleasure

Documents:

- b. South Georgia Regional Library Board

Recommended Action: Board's Pleasure

Documents:

**6. Public Hearing**

- a. REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres

Recommended Action: Board's Pleasure

Documents:

- b. REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres

Recommended Action: Board's Pleasure

Documents:

- c. REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres

Recommended Action: Board's Pleasure

Documents:

- d. REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres

Recommended Action: Board's Pleasure

Documents:

- e. Street Lighting Ordinance Amendment 7  
Recommended Action: Approve  
Documents:
  
- f. Beer and Wine License - Jonathan Vigue with HFE Valdosta, LLC., DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA  
Recommended Action: Approve  
Documents:

**7. For Consideration**

- a. Acceptance of FY22 Juvenile Justice Incentive Grant  
Recommended Action: Approve  
Documents:
  
- b. Moody Air Force Base Water & Wastewater Contract Renewal  
Recommended Action: Approve  
Documents:

**8. Bid**

- a. Bid for a Fuel Truck for the Public Works Department  
Recommended Action: Board's Pleasure  
Documents:

**9. Reports - County Manager**

**10. Citizens Wishing To Be Heard - Please State Your Name and Address**

**11. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Valdosta Lowndes County Construction Board of Adjustments  
and Appeals

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Appointing/Reappointing a Member

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HISTORY, FACTS AND ISSUES: Mr. Jim Scruggs' term on the Valdosta Lowndes County Construction Board of Adjustments and Appeals expired on June 30, 2021. Mr. Scruggs has expressed a desire to be reappointed to the board.

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: South Georgia Regional Library Board

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Appointing Members

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HISTORY, FACTS AND ISSUES: Mr. Karl Osmus and Dr. Linda Most's terms on the South Georgia Regional Library Board expired on June 30, 2021. They have both served consecutive terms on the board and must come off the board due to term limits. Mr. William Kent and Mr. William Booth have both expressed a desire to be appointed to the board.

OPTIONS: 1. Appoint Members  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #91

Date Submitted: 6/24/2021

Date:

6/24/2021

Board/Agency Applying For:

South Georgia Regional Library Board

Last Name

Booth

First Name

William (Bill)

Street Address

City/State/Zip

Quitman

Phone Number

Email Address

Occupation

Architectural production, coordination, and quality control of construction documents.

Professional Experience

Produced construction documents for courthouses, libraries, education facilities, jails, prisons, and juvenile corrections facilities.

Knowledge & Skills

Member of the Valdosta Rotary Club. President of two Rotary Clubs. Board member of two Rotary Clubs. Assistant Governor for Rotary District 6920. District Director for District 6920.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Valdosta Rotary Club. Foundation Chair.

**Extra Activities & Community Organizations**

Member of Brooks County Museum.

Please list any extracurricular activities and/or community organizations you are affiliated with.

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #90

Date Submitted: 6/23/2021

Date:

6/23/2021

Board/Agency Applying For:

Lowndes County Library Board

Last Name

Kent

First Name

William

Street Address

City/State/Zip

Valdosta, GA 31605

Phone Number

Email Address

Occupation

Professional Engineer

Professional Experience

Owner of Innovate Engineering & Surveying, LLC; have provided engineering services in Lowndes County for over 28 years

Knowledge & Skills

Bachelor and Master of Science Degrees; extensive computer and technical skills

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

N/A

**Extra Activities & Community Organizations**

Valdosta Rotary Club - Board Member; South Georgia United Soccer Club - Board Member; District Chair for local Mathcounts Competition

Please list any extracurricular activities and/or community organizations you are affiliated with.



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Medium Density Residential zoning (R-21) zoning to Highway Commercial (C-H) zoning. The general motivation, in this case, is to obtain single commercial zoning on the subject property for speculative commercial marketing. For reference, a chart showing the allowable uses in C-H zoning is attached. Access to and from the subject property is off of US Hwy 84 W, a State maintained arterial road<sup>1</sup>. Concerning the Comprehensive Plan Character Area Map the subject property is within the Urban Service Area and depicted as a Community Activity Center Character Area. Per Comprehensive Plan Guidance C-H zoning is listed as permitted zoning within a Community Activity Center Character Area, and a Petition of Support from the neighbors has been included with the request.

Aspects of this case worthy of consideration include the following: 1. Accessible County Utilities, 2. The allowable uses in C-H zoning, 3. The residential zoning adjacent to the north, east, and west, and 4. The nearby C-H zoning along the south side of US Hwy 84 W.

Overall, staff finds this request inconsistent with the existing land use patterns, and consistent with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard the request at their regular June meeting, and recommend approval of the request by a vote of 7-2.

- OPTIONS: 1. Board's Pleasure  
2. Approve  
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# Future Development Map

# REZ-2021-08

## O'NEAL PROPERTIES 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

0 200 400 800 Feet

Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)

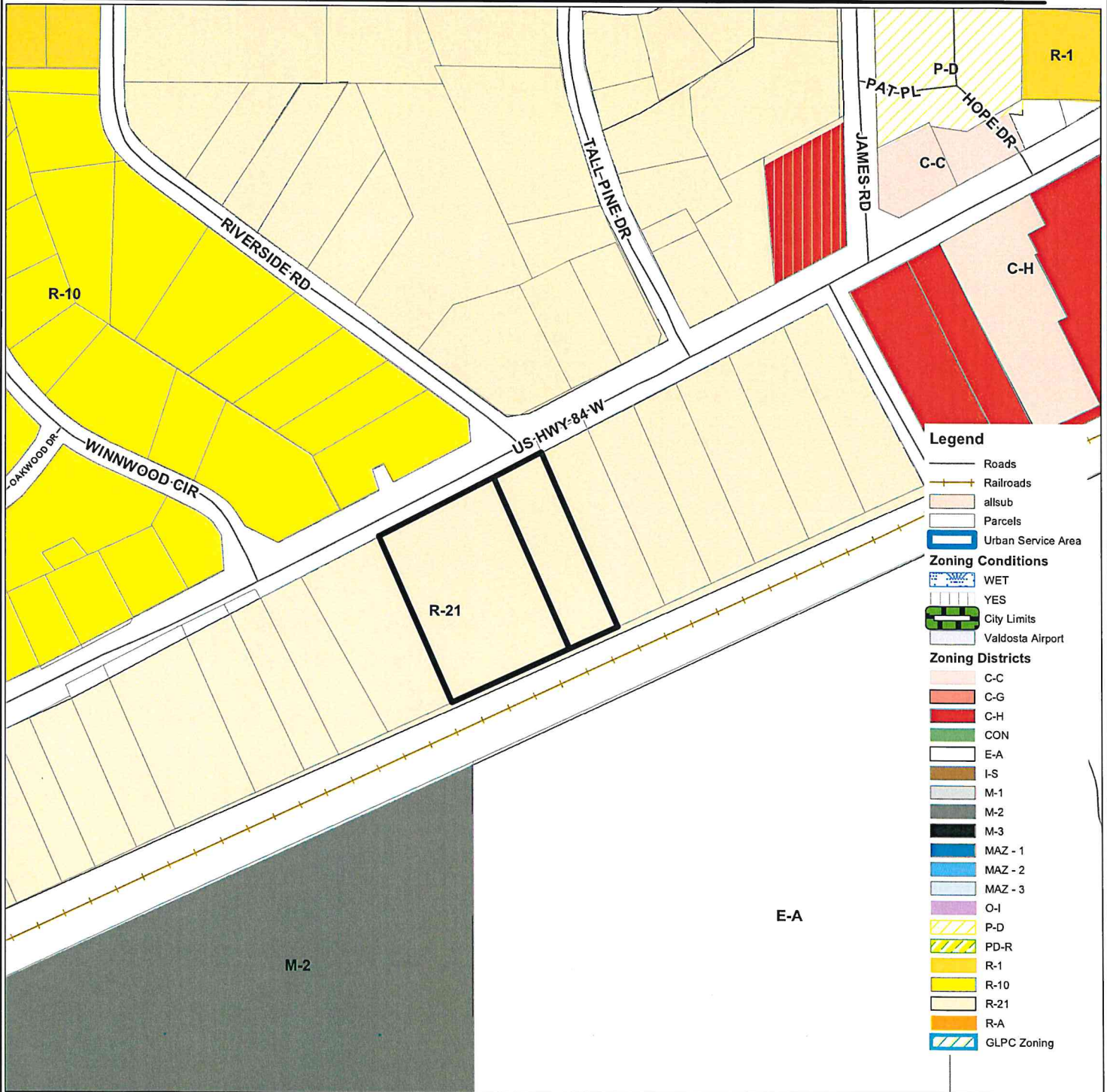
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public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

# REZ-2021-08

# Zoning Location Map

O'NEAL PROPERTIES  
Rezoning Request

CURRENT ZONING: R-21  
PROPOSED ZONING: C-H



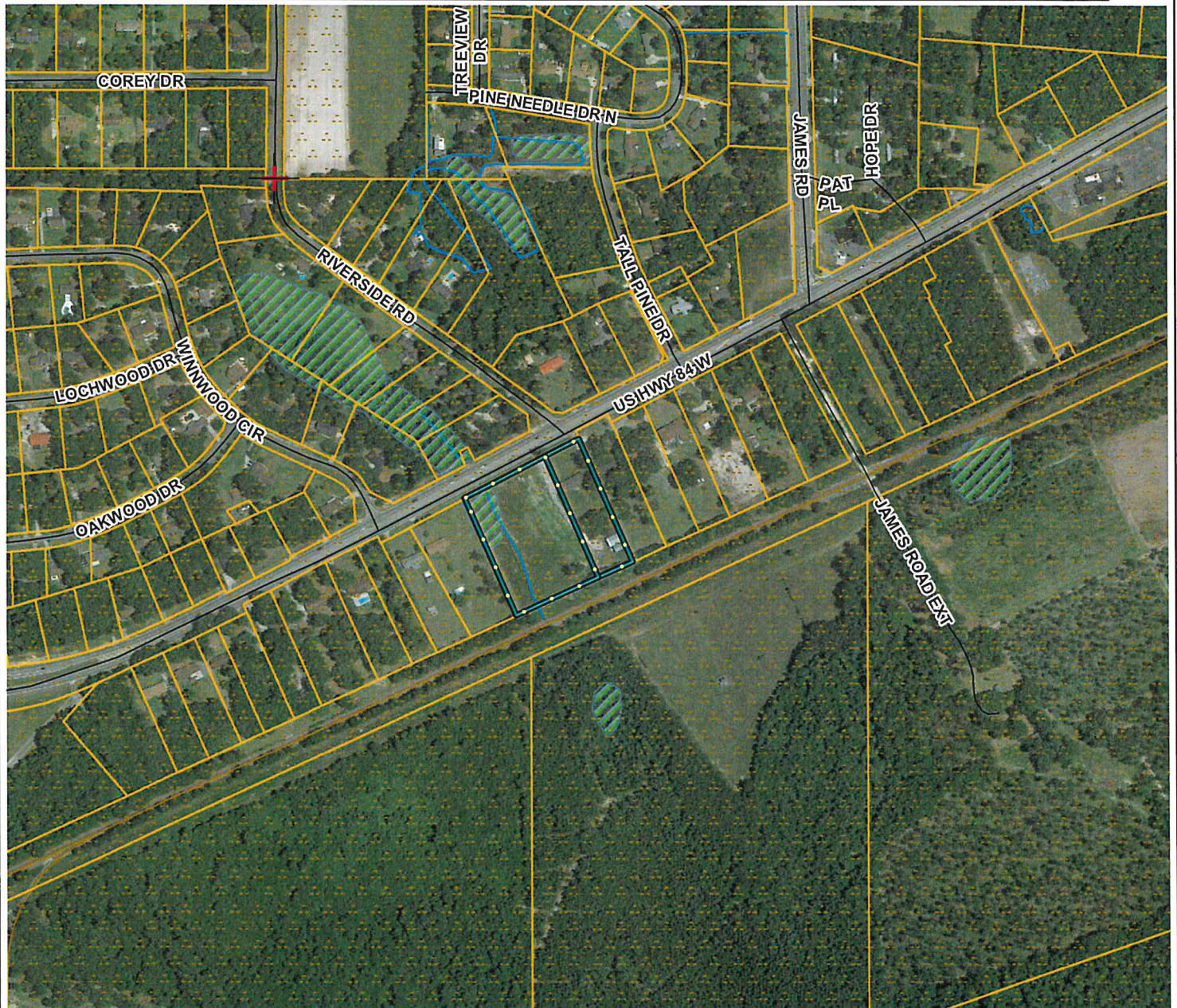
# REZ-2021-08

# 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          |

## O'NEAL PROPERTIES Rezoning Request



June 15, 2021

## Letter of Intent

The owner (Gary Oneal) of the parcels being described as being on Map 89 and including parcels 094 & 095 totaling 4.5 acres +/- intends to seek to have the described properties re-zoned from its current residential zoning to Highway Commercial zoning (CH) for the intended purpose of a sales consignment lot. This request is in line with the 2030 Lowndes County Comprehensive Plan for this area and is indicated on the Future Development Map as Community Activity Center. This major east-west corridor has many parcels zoned in the CH classification to the near east and west of this location. Mr Oneal suggest the requested zoning is in line with the continuing growth more recently experienced in this area and is also in line what is indicated on the Comprehensive Plan's Future Development Map. Mr Oneal proposes that the CH zoning is the best and most logical zoning classification for the use and development of this area. Thank you for your consideration of this matter.

  
\_\_\_\_\_  
Gary Oneal

June 1, 2021

## Petition Stating the Adjoining Neighbor's Position On Re-zoning of Oneal's Property to Highway Commercial (CH)

To Whom It May Concern;

This letter is intended for purpose of documenting the positions of the adjacent/across road neighbors concerning the requested re-zoning of Mr. Oneal's property consisting of 2 parcels totaling approximately 4.5 acres to Highway Commercial (CH).

We, the undersigned adjacent neighbors have no objections and are in full support of Mr. Oneal's request of re-zoning to the classification of Highway Commercial (CH).

	<u>Address</u>	<u>Owner's Name</u>	<u>Date</u>
Catchens	1. 2581 Hwy 84 W	<u>Jeffrey K. Catchens</u>	<u>6-1-21</u>
Rodriguez	2. 2233 Riverside Dr	<u>Carol ALFORD Ortiz</u>	<u>6/1/21</u>
Beene	3. 2595 Hwy 84 W	_____	_____
Boyle	4. 2535 Hwy 84 W	<u>Stephanie R Boyle</u>	<u>6-1-21</u>
MARY	52597-84W	<u>MICKEY HALCOCK</u>	<u>6-3-21</u>

ZONING REQUEST RZ 2021-08  
WILL ALLOW THIS PERSON TO  
FURTHER FRASH THIS PLACE  
WITH JUNK VEHICLES, WEEDS  
AND UNSAFE CONDITIONS FOR  
NEIGHBORS & COMMUNITY.

IT IS NOT FOR IMPROVEMENT  
BUT A NEGATIVE EFFECT AND  
NOT CONSISTENT WITH CURRENT  
ZONING R1

TO APPROVE THIS REQUEST WILL  
GIVE THIS APPLICANT PERMISSION  
TO CONTINUE & EXPAND THIS  
EYESORE ON HWY 84!

*Orville Stewart*

6/18/21

@ 2621 US HWY 84 W



## **Zoning Request REZ-2021-08**

Thank you for this opportunity to express my views on this zoning request.

I have lived at 2621 hwy 84 west for 30 plus years as have many other residents in this area. There are retired, elderly, widowed individuals and new young families, all of who were more than happy to sign this petition to stop the rezoning of Oneal Properties from R21 to Commercial Highway. All properties from James Road to Rocky Ford Road are zoned R21 on both sides of the highway. Those traveling on hwy 84 see homes and premises well maintained with one major exception, "the eyesore on 84"!

Oneal properties flagrantly is in violation of R21 codes. Zoning this property to C-H will only promote this junk yard mentality. I have been told Oneal wants to sell used cars or open truck stop and the latest story a boat repair shop.

**A man should embrace not disgrace his neighbors**, but that is exactly what this property does. This "eyesore on 84" is an insult to adjacent properties and who travel Hwy 84. Dignataries such as the Governor, Senators and prominent individuals use this road as a main artery in South Georgia. People relocating to Lowndes County judge the community by the appearance of real estate.

DOT regulations state, Permits will not be issued for encroachments if any of the following conditions exist:

1. The activity adversely affects the safety, capacity or integrity of the State Highway System.
2. The activity compromises or jeopardizes the drainage system on the right of way.

Zoning this property commercial could possibly violate both conditions!

*Brenda L. Stewart*  
2/9/21

R-1 Val  
C-Commercial

RE: ZONING REQUEST REZ-2021-08

Restad et al

I, we the undersigned residents of Hwy 84 West request that the rezoning of Oneal Properties from R21 to C-H be denied by the Lowndes County Board of Commissioners. Flagrant violations of R21 codes such as weeds, vermin, pests, and abandoned junk create an eyesore and hazard to the residents and individuals who travel Hwy 84 West. Rezoning this property will only serve to further the "trashing" of this property and not consistent with surrounding R21 zoning.

Turn over →

NAME	ADDRESS
Tina Stewart	2621 US Hwy 84 West
Brent L. Stewart	2621 U.S. Hwy 84 West
Jason Green	2613 Hwy 84 West 2613 JG
John Thomas	- 2645 Hwy 84 West
Cheryl Thomas	- 2645 Hwy 84 West
Kathleen S. Reese	2603 Hwy 84 West
Archal P. Hatway	2558 Winnwood Circle
Alan Hidy	2526 Winnwood Circle
Amelia Hidy	2526 Winnwood Circle
Marlene Roberts	2530 Winnwood Circle
Eugene Roberts	2530 Winnwood Circle
Sandy Pitts	2546 Winnwood Circle
Bill Eger	2542 Winnwood Circle
Gabe Eger	" "

Lacie Whitmer

~~Michael Whitmer~~

Jessica Rutledge

~~Nelson Rutledge~~

2631 US Hwy 84 west

~~2631~~ US Hwy 84 west

2631 US Hwy 84 west

2631 US Hwy 84 west

RE: ZONING REQUEST REZ-2021-08

I, we the undersigned residents of Hwy 84 West request that the rezoning of Oneal Properties from R21 to C-H be denied by the Lowndes County Board of Commissioners. Flagrant violations of R21 codes such as weeds, vermin, pests, and abandoned junk create an eyesore and hazard to the residents and individuals who travel Hwy 84 West. Rezoning this property will only serve to further the "trashing" of this property and not consistent with surrounding R21 zoning.



2628 US highway 84 W, Valdosta, GA, 31601

NAME	ADDRESS
Sumner Bellitt	2642 U.S. Hwy 84 Valdosta, Ga. 31601
Marlin Beaufort	2656 U.S. Hwy 84 Valdosta, Ga. 31601

2- MR MRS Suttan

2405 Royal Fork Rd  
Raymond Dees

2511 US 84 W  
MR & MRS Melston & VIRGINIA CROWELL  
2519 US. 84 West

MR. & MRS Daryl Thompson  
2521 US Hwy 84 west

Jeff Youmans

2242 Riverside Rd Valdosta GA

Melanie Youmans Valdosta GA 31601  
2242 Riverside Rd

## RE: ZONING REQUEST REZ-2021-08

I, we the undersigned residents of Hwy 84 West request that the rezoning of Oneal Properties from R21 to C-H be denied by the Lowndes County Board of Commissioners. Flagrant violations of R21 codes such as weeds, vermin, pests, and abandoned junk create an eyesore and hazard to the residents and individuals who travel Hwy 84 West. Rezoning this property will only serve to further the "trashing" of this property and not consistent with surrounding R21 zoning.

---

NAME	ADDRESS
Jerrica Hall	2440 Lochwood drive, Valdosta GA
Rod Corbin	2443 LOCHWOOD DR Valdosta GA.
Redland	
William J. ...	2727 Scott St. Valdosta, GA
Todd Clifford	2731 Scott St Valdosta, GA
Kenneth Smith	2719 Scott St. Valdosta, GA 31601
Andrew Juval	2715 Scott St Valdosta, GA 31601
DOUGLAS FONTAINE	2470 LOCHWOOD DR. 31601
WIN RINCELLA	2467 LOCHWOOD DR. 31601
...	2459 LOCHWOOD DR. Valdosta GA 31601
...	2451 Lockwood Dr. Valdosta GA 31601
Lisa Hughes	2346 Pine Needle Dr. N. Valdosta, GA
John ...	2350 Pine Needle Dr. Valdosta, GA 31601

RE: ZONING REQUEST REZ-2021-08

I, we the undersigned residents of Hwy 84 West request that the rezoning of Oneal Properties from R21 to C-H be denied by the Lowndes County Board of Commissioners. Flagrant violations of R21 codes such as weeds, vermin, pests, and abandoned junk create an eyesore and hazard to the residents and individuals who travel Hwy 84 West. Rezoning this property will only serve to further the "trashing" of this property and not consistent with surrounding R21 zoning.

NAME

ADDRESS

Marian Hartman

2549 Winnwood Circle

Jerry Rockamore  
Courtney Rockamore

2562 Winnwood Circle  
2562 Winnwood Circle

Keltrice Hardin

2561 Winnwood Circle

Moses Hardin

2561 Winnwood Circle

Eric Hardin

2561 Winnwood Circle

Jason Sowers

2574 Winnwood Circle

Kristen Sowers

2574 Winnwood Circle

EDGAR L COX

2577 WINNWOOD CIRCLE

Ron Avery

2578 Winnwood Circle

Jarin Avery

2578 Winnwood Circle

FRANK DAVIDSON

2582 Winnwood Circle

THAN OVER →

(4) GO BY  
MAY 11 2021

David Hoff

2581 Winnwood Circle Valdosta GA

Amber Morey

2591 Winnwood Circle Valdosta GA

Allen Mitchell

2590 Winnwood Circle Valdosta Ga

Cynthia Mitchell

2590 Winnwood Circle

Carolyn S. Walker

2338 Oakwood Dr.

Jerry B. Walker

2338 Oakwood Dr.

John King

2330 Oakwood Dr

Calvin Davis

2330 Oakwood Dr

Wayne Gray

2310 Oakwood Dr

Charles E. King

2311 Oakwood Dr

Swifty McGinnison

2414 Lockwood Drive

Connie Harkins

2414 Lockwood Drive

Donald Williams

2419 Lockwood Dr

Bob Starling

2423 Lockwood Dr.

Sherry Starling

2334 Oakwood Dr.

2334 Oakwood Dr.

(2)  
Shellic car  
ACROSS FROM  
JOY

**RE: ZONING REQUEST REZ-2021-08**

I, we the undersigned residents of Hwy 84 West request that the rezoning of Oneal Properties from R21 to C-H be denied by the Lowndes County Board of Commissioners. Flagrant violations of R21 codes such as weeds, vermin, pests, and abandoned junk create an eyesore and hazard to the residents and individuals who travel Hwy 84 West. Rezoning this property will only serve to further the "trashing" of this property and not consistent with surrounding R21 zoning.

Matt Bratt      2628 US Hwy 84 West

**NAME**

**ADDRESS**

WILLIAM WHITE  
William White      2634 US Hwy 84 West



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres

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HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Medium Density Residential (R-21). The general motivation, in this case, is so that the subject property can be subdivided at a greater density. For reference, the minimum lot size in R-A zoning is 2.5 acres while the minimum lot size in R-21 zoning is 0.5 acres. The subject property possesses road frontage on Val Del Road, a Major Collector road. Concerning the Comprehensive Plan Character Area Map the subject property is depicted as a Rural Residential Character Area and is in the Rural Service Area. Per Comprehensive Plan Guidance, R-21 zoning is not listed as a recommended zoning within a Rural Residential Character Area.

Factors for consideration include: 1) the R-21 zoned Bethany Hills Subdivision adjacent to the south, 2) the existing and recent history of zoning and land use patterns along Val Del Road, and 3) that the Comprehensive Plan does not recommend this density in Rural Residential at this time.

The TRC reviewed the application and had no objections to the proposal, just consideration of the County Water Service to be extended north from Lucas Richardson Road for the development to connect to based on the density and growth of the area. Overall, Staff found this request inconsistent with the Comprehensive Plan.

The GLPC heard this request at their regular June meeting, and recommend approval with a split vote of 7-2.

- OPTIONS: 1. Board's Pleasure  
2. Approve  
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

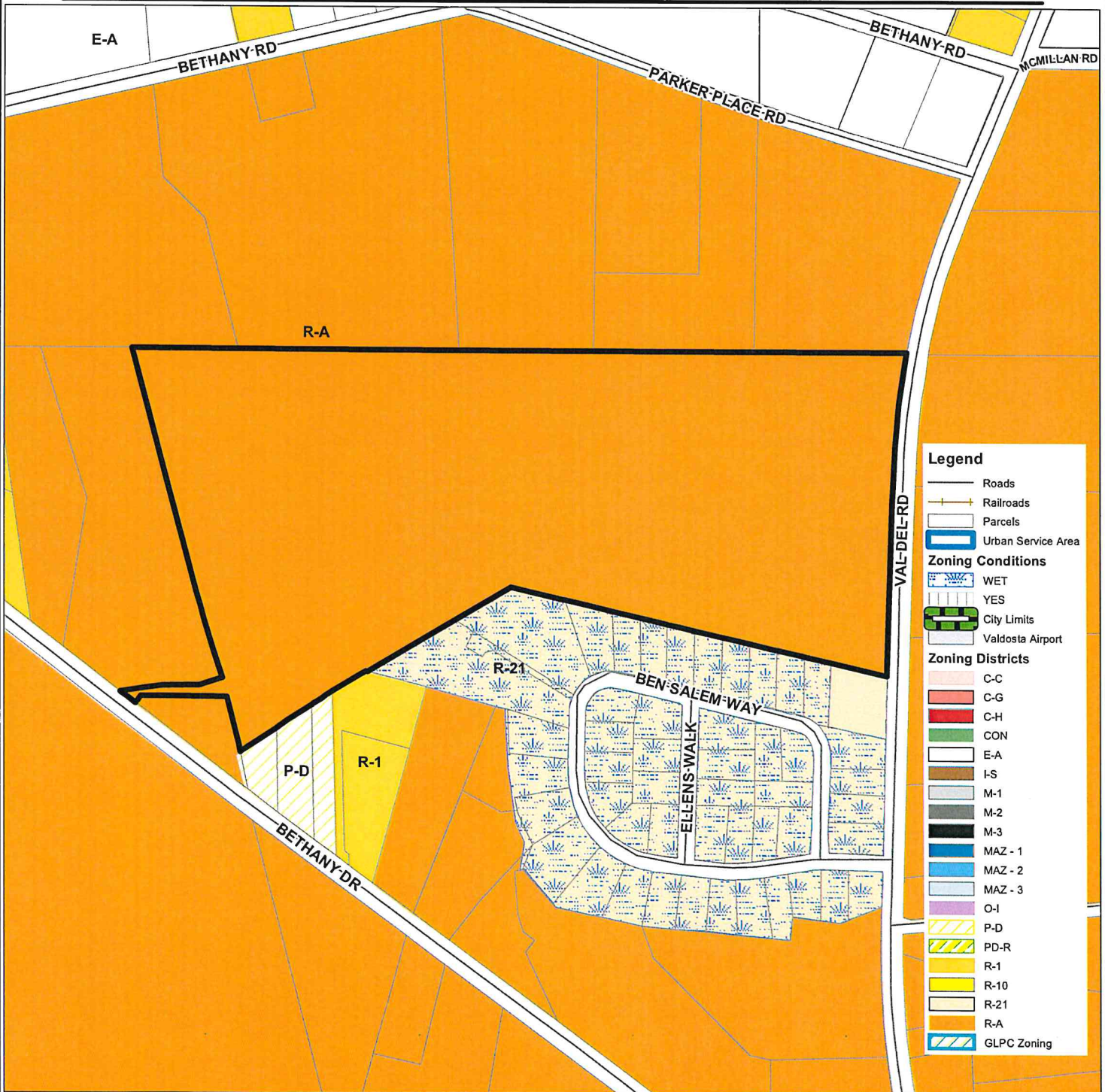
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# REZ-2021-09

# Zoning Location Map

BUILDING VALDOSTA S/D  
Rezoning Request

CURRENT ZONING: R-A  
PROPOSED ZONING: R-21



**VALOR**

VALDOSTA-LINDSEY REGIONAL GEOGRAPHIC INFORMATION SYSTEM

Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



# REZ-2021-09

# WRPDO Site Map

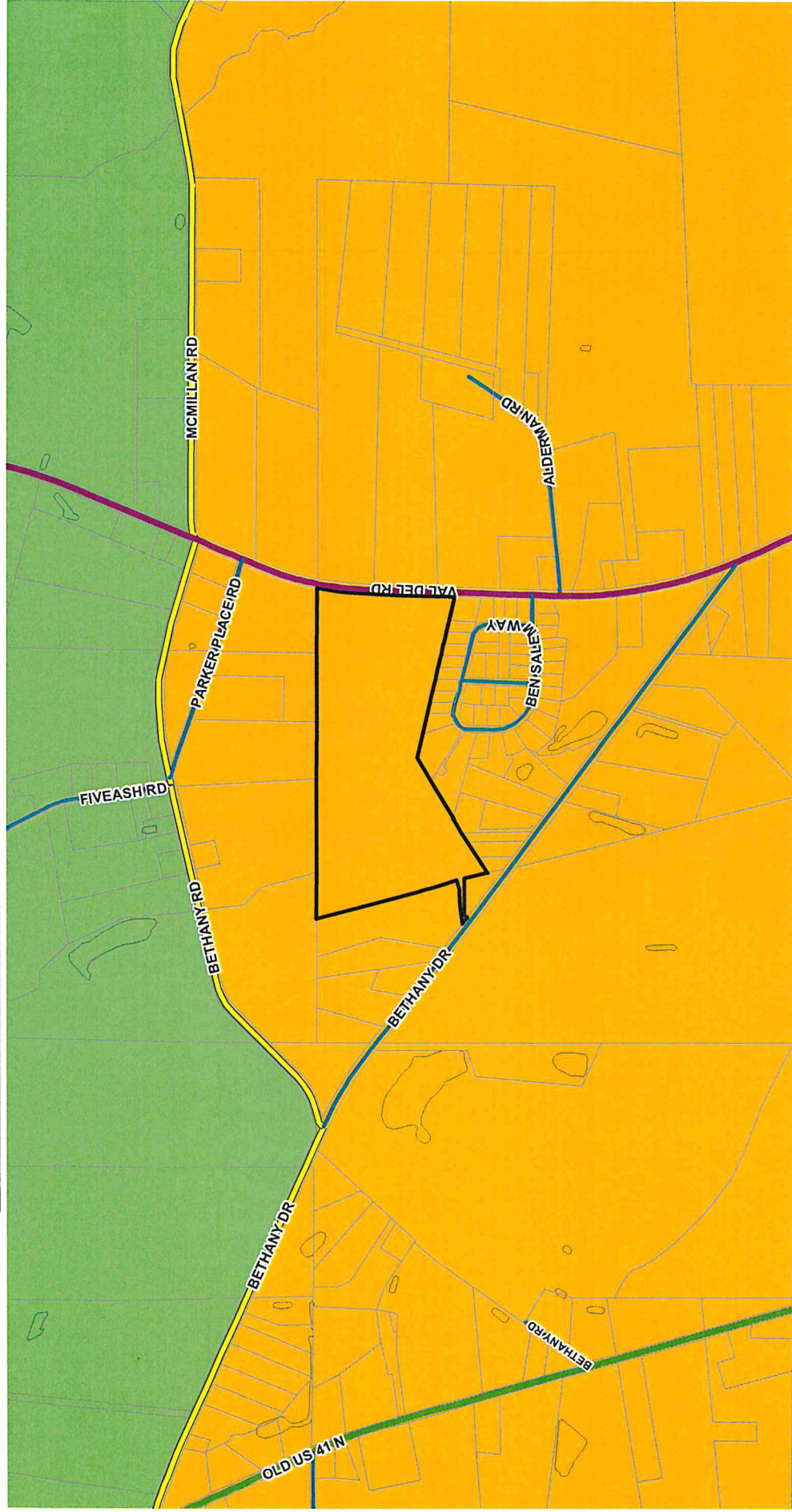
## Legend

- |                      |                    |
|----------------------|--------------------|
| — Roads              | □ Open Water       |
| — Railroads          | ▒ Valdosta Airport |
| 🌳 Park               | ▨ Wetlands         |
| 🏠 City Limits        | ▤ 100 Yr Flood     |
| 🔴 Crashzone          | — Hydrology        |
| 🟡 Crashzone West     | ⚡ Drastic          |
| 📐 Urban Service Area | 🟡 Recharge Areas   |
|                      | 🟡 Parcels          |

## BUILDING VALDOSTA S/D Rezoning Request



## BUILDING VALDOSTA S/D 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		Neighborhood Activity Center
	Community Activity Center		Park/Recreation/Conservation
	Downtown		Public / Institutional
	Established Residential		Regional Activity Center
	Industrial Activity Center		Remerton Neighborhood Village
	Industrial Area		Rural Activity Center
	Institutional Activity Center		Rural Residential
	Linear Greenspace/Trails		Suburban Area
	Mill Town		Transitional Neighborhood
	Moody Activity Zone		Transportation/Communication/Utilities

0 500 1,000 2,000 Feet

Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)



.....DOVER MILLER KARRAS LANGDALE & BRANTLEY .....

A T T O R N E Y S   A T   L A W

A PROFESSIONAL CORPORATION

J. Michael Dover  
Willis L. Miller III  
Patricia McCorvey Karras  
Jackson R. Langdale  
Nathanael D. Brantley  
Jennifer Stakich Walker  
Charles A. Shenton IV

701 North Patterson Street  
Valdosta, Georgia 31601-4526

Mailing Address:  
Post Office Box 729  
Valdosta, Georgia 31603-0729

Telephone Number:  
229-242-0314  
Real Estate Facsimile:  
229-242-6495  
General Facsimile:  
229-249-8685

June 7, 2021

Lowndes County Board of Commissioners  
& Greater Lowndes Planning Commission  
327 N. Ashley Street  
Valdosta, GA 31601

Re: Application for Rezoning Tax Parcel 0070 018, approx. 64.526 acres.

Dear Board Members:

Please allow this letter to serve as an application for rezoning the property located off Val Del Road, approximately 64.526 acres, Map & Parcel Number 0070 018 to R-21 zoning classification. The property is currently zoned R-A.

The property is currently owned by JUNE W. PURVIS AND JULIET W. PURVIS, NOT INDIVIDUALLY, BUT AS CO-TRUSTEES OF THE CREDIT SHELTER TRUST UNDER ITEM IV OF THE LAST WILL AND TESTAMENT OF JERRY G. PURVIS, SR. (A/K/A DR. JERRY G. PURVIS AND JERRY GAINES PURVIS) as of March 25, 2016, and the deed is recorded in Deed Book 5926, Page 281, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "A." It is the owner's intention to develop a residential subdivision with minimum lot sizes of 0.5 acres and homes estimated to be approximately 1,800-2,000 square feet. A site plan of the proposed project is attached hereto as Exhibit "B"—it is being amended to present a different configuration of lots and to reflect approximately 98 residential lots. A list of adjacent property owners is attached hereto as Exhibit "C." A copy of a preliminary boundary survey is attached hereto as Exhibit "D."

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2016 Greater Lowndes County Comprehensive Plan Update. Specifically, rezoning would promote Goal 4 by offering additional housing options and spurring growth to accommodate first-time homebuyers in the Lowndes County market. Additionally, construction of a new housing project in this area would support and grow local businesses engaged in providing the goods,

services, and labor necessary to develop this project. Further, rezoning this property to R-21 classification would promote Goal 4 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with Policy Goal 4.2.1.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale  
Attorney for the Owner

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A,  
Well & Septic, 6.0 acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-10 Wombles, Lineberger Road (0091 037), E-A to R-A, Well & Septic, 6.0 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning of 6.0 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The motivation behind this request is to be able to subdivide and create ULDC conforming parcels upon the recording of the parcel division. Access to and from the subject property is off Lineberger Road, a County maintained local dirt road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in a Suburban Character Area, in which R-A zoning is listed as a permitted zoning district.

In addition to the above information, the following information should be noted: While the subject property is within the connection requirements found in the ULDC for County Water and County Sewer, Variance number VAR-2019-14 was approved, granting a variance to Section 4.04.02 (F) (G) of the ULDC as it pertains to the general requirements for both potable water system and public sewer system requirements.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard this request at their regular June meeting and recommend approval by unanimous vote (9-0).

OPTIONS: 1. Board's Pleasure  
2. Approve  
3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

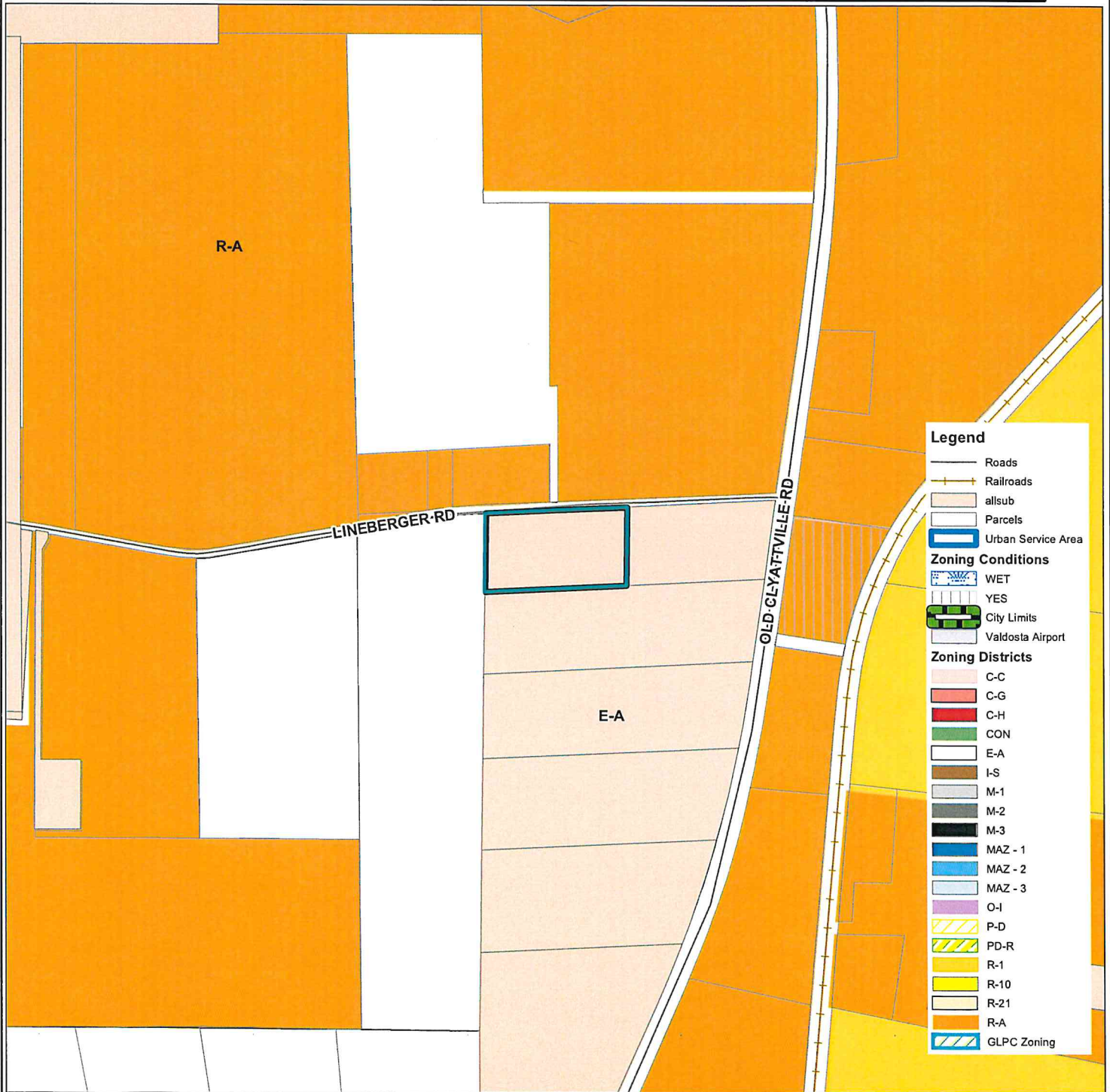


# REZ-2021-10

# Zoning Location Map

WOMBLES  
Rezoning Request

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



# REZ-2021-10

## 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          |

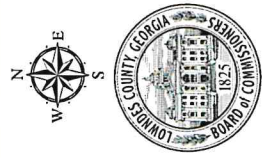
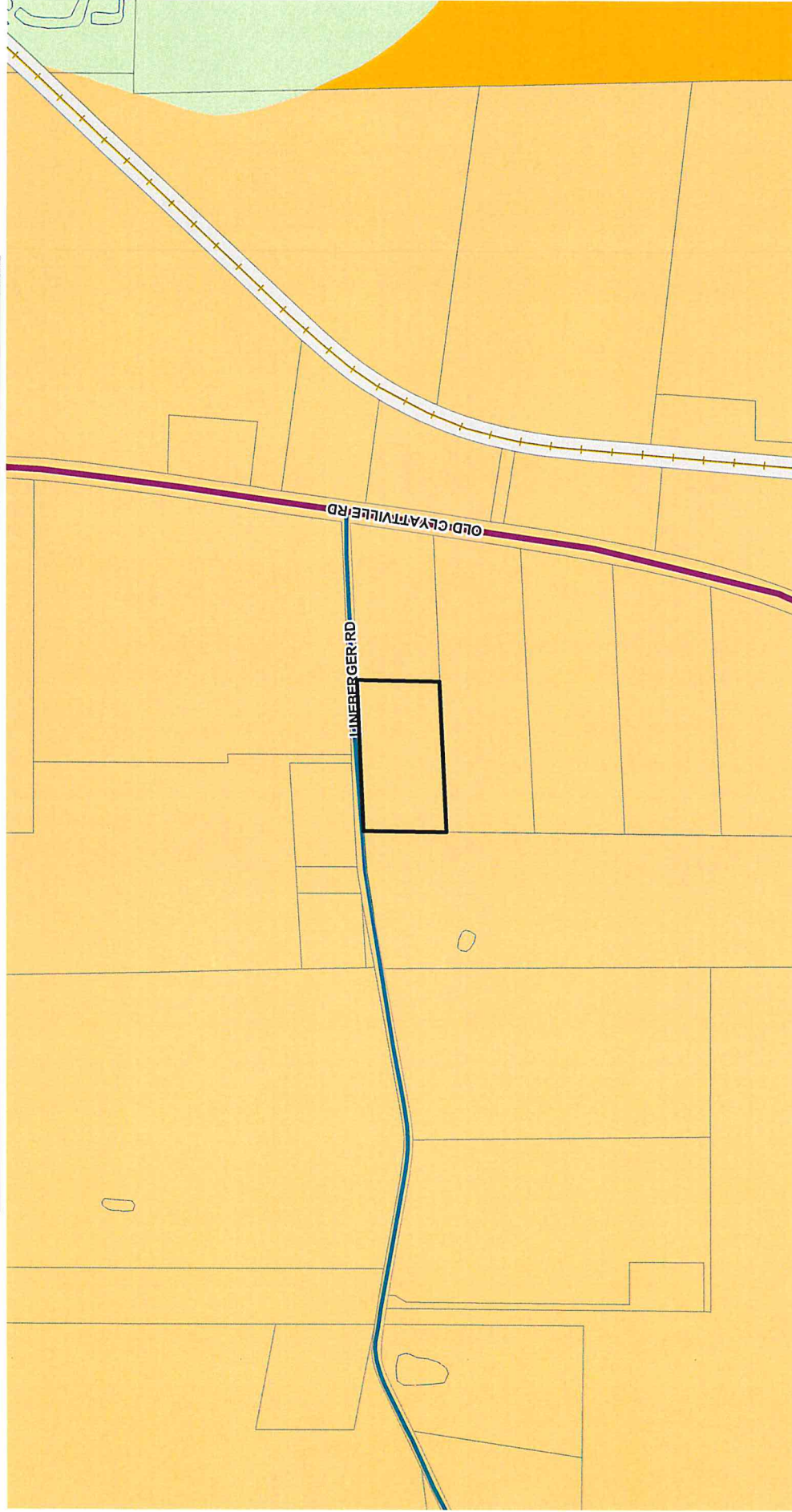
### WOMBLES Rezoning Request



# REZ-2021-10

# Future Development Map

## WOMBLES Rezoning Request



0 250 500 1,000 Feet

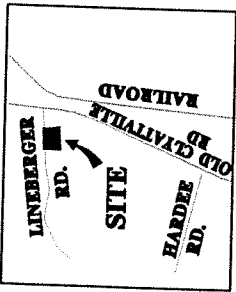
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- Roads**
- 1. INTERSTATE
  - 3. OTHER PRINCIPAL ARTERIAL
  - 4. MINOR ARTERIAL
  - 5. MAJOR COLLECTOR
  - 6. MINOR COLLECTOR
  - 7. LOCAL
  - Railroads

- 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



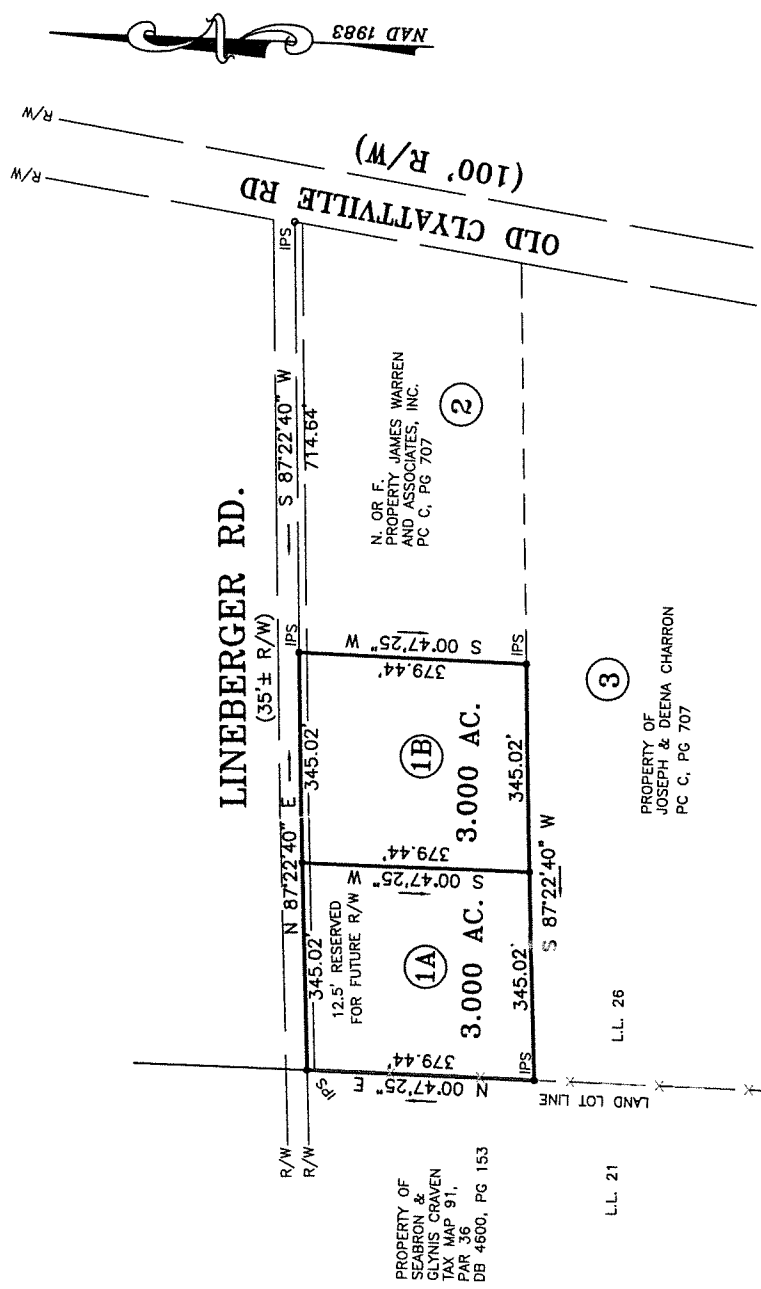
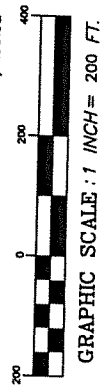
- The proposed development is within the connection requirements found in ULDC Chapter - 6.03.03 for County Water and the connection requirements for County Sewer as found in ULDC Chapter - 6.03.04.
- VAR 2019-14 was approved regarding County utility connection.
- In accordance with O.C.G.A. 511-3-1-03(1)(a): Connection shall be made to a public or community sewage treatment system if such system is available within two hundred feet (200') of the property line or available in a public right-of-way abutting the property, etc. Also, O.C.G.A. 511-3-1-14(3): Limits on Use of On-Site Sewage Management Systems for Subdivisions (five lots or more, with any one lot less than three acres) and mobile home parks. Approval of subdivisions and mobile home parks utilizing on-site sewage management systems is subject to the following conditions: (a) No public or community sewage system is available within five hundred feet (500') of the subdivision or mobile home park.
- In accordance with O.C.G.A. 511-3-1-14(4) Water Supply: Connection to a public water supply system shall be required if available within one thousand (1,000) feet of the proposed subdivision (five lots or more, with any one lot less than three acres) or mobile home park.
- To the best of my knowledge, there are no dwellings, accessory buildings, septic systems, wells, signs, or swimming pools located within thirty (30) feet or the applicable zoning setback line whichever is greater from any property line on the site (1002.01(A)(4)).
- This property is located in a groundwater recharge area.
- 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. 15-6-67.
- Property owner: MARK & TERESA WOMBLE; DB 6781, PG 810
- Zoned: E-A
- Tax Map 91, Par 37
- Setbacks:  
Front - 60' from centerline  
Side - 20'  
Rear - 50'



**Southeastern Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-9455  
 Valdosta, GA 31601 Fax: 229-259-9926  
 E-mail: bherring@seesurveying.com

**REZONING PLAT FOR  
KEN OVERMAN**

BEING IN LAND LOT 26 OF THE 11TH LAND DISTRICT, LOWNEDES COUNTY, GEORGIA  
 ORIGINAL SURVEY DATE: OCTOBER 24, 2019  
 REZONING PLAT DATE: MAY 6, 2021



GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.04' AT THE 95% CONFIDENCE LEVEL. GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983. TRIMBLE 5800 GPS 58001-50 RTK RECEIVER, TRIMBLE 39843-TS SOFTWARE. TOPCON PS-103A TOTAL STATION\* PLAT CLOSURE: 1/174,887

IPS - IRON PIN SET - 5/8" REBAR #2785  
 I.P.F. - IRON PIN FOUND 5/8" REBAR  
 R/W - RIGHT OF WAY  
 X-X - FENCE  
 L.L. - LAND LOT

NAD 1983

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-11 The Landings (PD Amendment), Val Del Road (0071 056), County Water & Sewer, ~65 acres

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HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved PD site plan<sup>1</sup>. Part of the unique challenge with this case is that the proposed updates exclude ~11 acres of the originally approved site plan (0071 055 & 0071 056A). The loss of these two parcels reduces the total acreage to ~65 acres and the total lot count from 214 to 191. From a development history standpoint, due to the COVID-19 pandemic, the normal operation of services was disrupted. The results for this particular case were inconsistent timelines, review processes, and discrepancies between approval documents<sup>2</sup>. Staff has reviewed the amended site plan and provided seventeen comments to the applicant to respond to, which are addressed in Attachment A. Due to the discrepancies and history of the development, staff has worked with the developers on the location of greenspace (4.06.02(F)), two instances of conflicts with the 30' exterior/perimeter setback (4.06.02(B)), and the construction of bicycle and pedestrian paths (4.06.02(F)). Additional comments included the locations for cluster mailboxes and associated parking and notes on future development.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

The GLPC heard the request at their regular June meeting and recommend approval by unanimous vote (9-0).

1 The technical term for this case is a PD Amendment and is primarily governed by ULDC Section 10.02.06. For reference, the previously approved case was REZ-2020-03.

2 The primary discrepancies were between the approved site plan, construction plans, and plats related to Phases 1 and 2 of The Landings Subdivision.

OPTIONS: 1. Board's Pleasure

2. Approve

3. Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

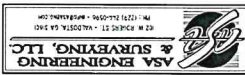
DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

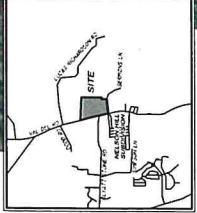
ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

NO.	DATE	BY	DESCRIPTION
1	07/14/24	AS	CONCEPT LAYOUT

**CONCEPT LAYOUT FOR  
FRANK T. WETHERINGTON  
LIVING TRUST  
LAND LOTS 8 & 9, 12TH LAND DISTRICT,  
LOWMEDES COUNTY, GEORGIA**



WORK ORDER: 2721  
SHEET  
1 OF 1  
GRAPHIC SCALE: 1" = 100' ±



**LOCATION MAP**

**SOIL LEGEND**  
 1. PFA (P) - PINEHURST SANDY CLAY (10%)  
 2. PFA (S) - PINEHURST SANDY CLAY (5%)  
 3. PFA (V) - PINEHURST SANDY CLAY (2%)

**TOTAL SQUARE FEET OF LOTS = 24**  
 TOTAL SITE AREA: 75.5 AC  
 TOTAL PAVED AREA: 1.2 AC  
 TOTAL OPEN SPACE: 1.5 AC  
 TOTAL PUBLIC SPACE: 1.5 AC

- PROPERTY DATA SUMMARY**
- TAX PARCEL: 007 005 00148 & 00174
  - ADDRESS: 12TH LAND DISTRICT
  - ZONING: R-1
  - AREA OF IMPV: 1.2 AC
  - LOT AREA: 2.0 AC
  - LOT WIDTH: 20 FEET
  - LOT DEPTH: 100 FEET
  - LOT SPACING: 10 FEET
  - LOT COVERAGE: 10%
  - MAXIMUM # OF RESIDENTIAL LOTS = 24

- DESIGN NOTES**
1. ALL IMPROVEMENTS SHALL BE PLACED IN A 30' PERMETER SETBACK FROM THE FRONT AND SIDE PROPERTY LINES.
  2. PROPOSED SANITATION SHALL BE INSTALLED IN ACCORDANCE WITH THE SMALL AREA CONCEPT SPECIFICATIONS OF THE LOWMEDES COUNTY.
  3. THE PAUL SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SANITATION SYSTEMS AND THE COST THEREOF.
  4. SITE CLASSIFICATION AS SHOWN ON MAP.
  5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
  6. 20' PERMETER SETBACK IS REQUIRED FROM ALL ADJACENT PROPERTY LINES.
  7. PROPERTY LINES SHALL BE SHOWN ON MAP.
  8. SERMON LANE PROPERTY LINE.

**FLOOD CERTIFICATION**  
 THE PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD ZONE MAP. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD ZONE MAP. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD HAZARD ZONE MAP.



Call before you dig

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION

J. Michael Dover  
Willis L. Miller III  
Patricia McCorvey Karras  
Jackson R. Langdale  
Nathanael D. Brantley  
Jennifer Stakich Walker  
Charles A. Shenton IV

701 North Patterson Street  
Valdosta, Georgia 31601-4526

Mailing Address:  
Post Office Box 729  
Valdosta, Georgia 31603-0729

Telephone Number:  
229-242-0314  
General Facsimile:  
229-249-8685  
Real Estate Facsimile:  
229-242-6495

June 8, 2021

**VIA HAND DELIVERY**

J. D. Dillard  
Planning & Zoning Director  
Lowndes County Zoning Office  
327 North Ashley Street  
Valdosta, GA 31601

RE: The Landings Amended Site Plan Application

Dear J. D.,

Per our phone conversation, please find enclosed Exhibit "B", the site plan which accompanies the application submitted on June 7, 2021.

Please substitute the enclosed Exhibit "B" to the application we submitted yesterday and destroy the former Exhibit "B".

Thank you for your assistance with this request.

If you have any questions, please feel free to contact us.

Sincerely,



Jackson R. Langdale

Enclosure

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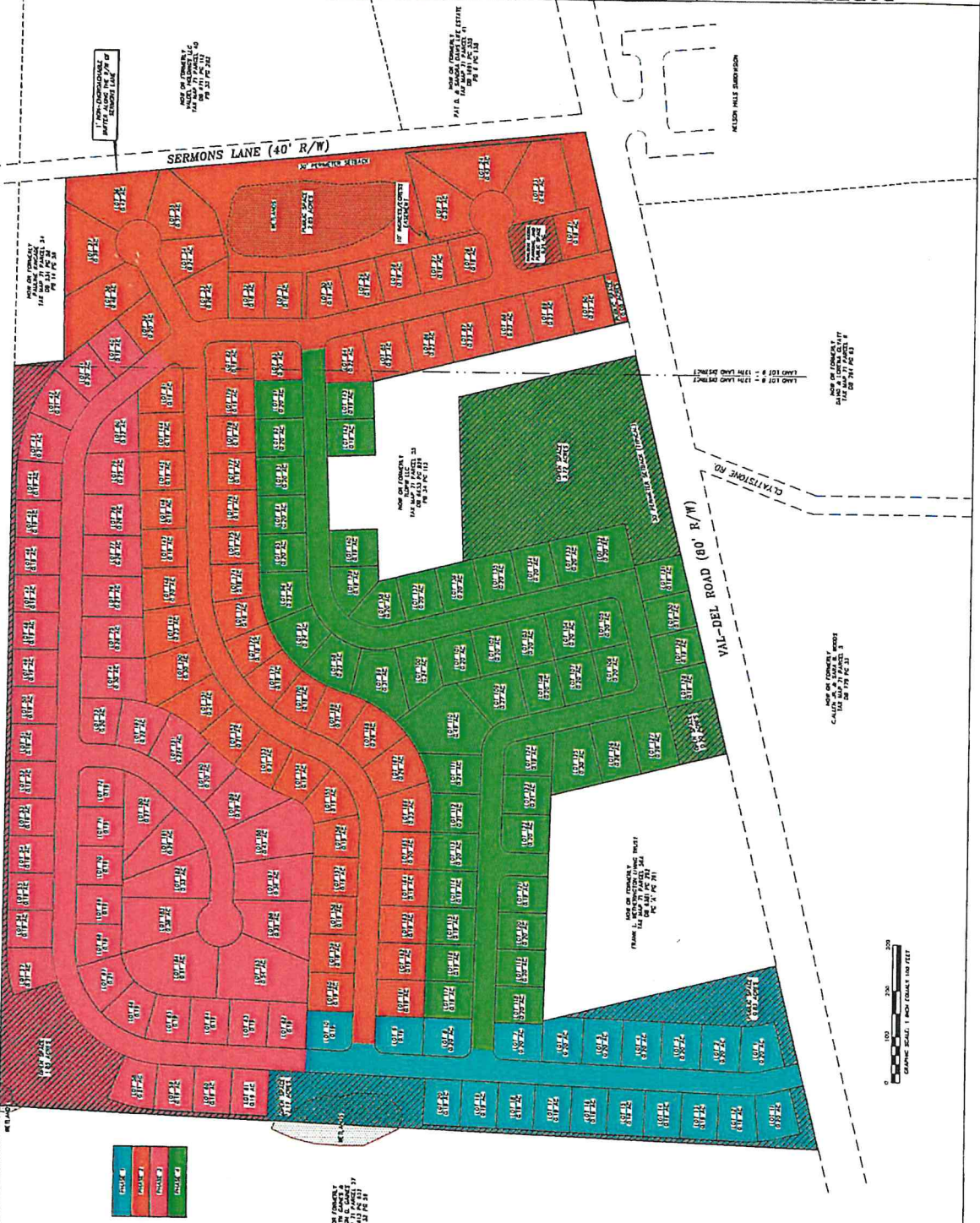
**EXHIBIT**  
**"B"**  
 lobbies

**ROBERTS SURVEYING, INC.**  
 1735 E PARK AVE SUITE A WOODSTOCK GA 30189  
 PHONE (770) 952-8888 FAX (770) 952-8833  
 EMAIL ROBERTS@ROBERTS-SURVEYING.COM  
 GA CERTIFICATE OF AUTHORIZATION NO. 1215

**PROJECT:** CONCEPTUAL LAYOUT OF THE LANDS SUBDIVISION LOCATED IN LAND LOTS 8 & 9 LOWDES COUNTY, GEORGIA

**CLIENT:** TLDPW LLC

JOB NO.	436
SURVEY DATE	N/A
PLAT DATE	5-16-2021
SCALE	1" = 100'
DWG NAME	00126 SITE PLAN DWG
DWG FILE	N/A
DRAWN BY	PJR



**NOTICE TO THE PUBLIC**  
 THIS CONCEPTUAL LAYOUT OF THE LANDS SUBDIVISION IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A FINAL SURVEY OR A COMMITMENT BY THE SURVEYOR. ANY CONSTRUCTION SHOULD BE BASED ON THE FINAL SURVEY AND PLAT.

**GENERAL NOTES**  
 1. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.  
 2. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.  
 3. THE LOTS SHOWN ON THIS MAP ARE SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS OF RECORD.

**LEGEND**

- 1. LOT 1 - 1378 LAND TRACT
- 2. LOT 2 - 1379 LAND TRACT
- 3. LOT 3 - 1380 LAND TRACT
- 4. LOT 4 - 1381 LAND TRACT
- 5. LOT 5 - 1382 LAND TRACT
- 6. LOT 6 - 1383 LAND TRACT
- 7. LOT 7 - 1384 LAND TRACT
- 8. LOT 8 - 1385 LAND TRACT
- 9. LOT 9 - 1386 LAND TRACT
- 10. LOT 10 - 1387 LAND TRACT
- 11. LOT 11 - 1388 LAND TRACT
- 12. LOT 12 - 1389 LAND TRACT
- 13. LOT 13 - 1390 LAND TRACT
- 14. LOT 14 - 1391 LAND TRACT
- 15. LOT 15 - 1392 LAND TRACT
- 16. LOT 16 - 1393 LAND TRACT
- 17. LOT 17 - 1394 LAND TRACT
- 18. LOT 18 - 1395 LAND TRACT
- 19. LOT 19 - 1396 LAND TRACT
- 20. LOT 20 - 1397 LAND TRACT
- 21. LOT 21 - 1398 LAND TRACT
- 22. LOT 22 - 1399 LAND TRACT
- 23. LOT 23 - 1400 LAND TRACT
- 24. LOT 24 - 1401 LAND TRACT
- 25. LOT 25 - 1402 LAND TRACT
- 26. LOT 26 - 1403 LAND TRACT
- 27. LOT 27 - 1404 LAND TRACT
- 28. LOT 28 - 1405 LAND TRACT
- 29. LOT 29 - 1406 LAND TRACT
- 30. LOT 30 - 1407 LAND TRACT
- 31. LOT 31 - 1408 LAND TRACT
- 32. LOT 32 - 1409 LAND TRACT
- 33. LOT 33 - 1410 LAND TRACT
- 34. LOT 34 - 1411 LAND TRACT
- 35. LOT 35 - 1412 LAND TRACT
- 36. LOT 36 - 1413 LAND TRACT
- 37. LOT 37 - 1414 LAND TRACT
- 38. LOT 38 - 1415 LAND TRACT
- 39. LOT 39 - 1416 LAND TRACT
- 40. LOT 40 - 1417 LAND TRACT
- 41. LOT 41 - 1418 LAND TRACT
- 42. LOT 42 - 1419 LAND TRACT
- 43. LOT 43 - 1420 LAND TRACT
- 44. LOT 44 - 1421 LAND TRACT
- 45. LOT 45 - 1422 LAND TRACT
- 46. LOT 46 - 1423 LAND TRACT
- 47. LOT 47 - 1424 LAND TRACT
- 48. LOT 48 - 1425 LAND TRACT
- 49. LOT 49 - 1426 LAND TRACT
- 50. LOT 50 - 1427 LAND TRACT
- 51. LOT 51 - 1428 LAND TRACT
- 52. LOT 52 - 1429 LAND TRACT
- 53. LOT 53 - 1430 LAND TRACT
- 54. LOT 54 - 1431 LAND TRACT
- 55. LOT 55 - 1432 LAND TRACT
- 56. LOT 56 - 1433 LAND TRACT
- 57. LOT 57 - 1434 LAND TRACT
- 58. LOT 58 - 1435 LAND TRACT
- 59. LOT 59 - 1436 LAND TRACT
- 60. LOT 60 - 1437 LAND TRACT
- 61. LOT 61 - 1438 LAND TRACT
- 62. LOT 62 - 1439 LAND TRACT
- 63. LOT 63 - 1440 LAND TRACT
- 64. LOT 64 - 1441 LAND TRACT
- 65. LOT 65 - 1442 LAND TRACT
- 66. LOT 66 - 1443 LAND TRACT
- 67. LOT 67 - 1444 LAND TRACT
- 68. LOT 68 - 1445 LAND TRACT
- 69. LOT 69 - 1446 LAND TRACT
- 70. LOT 70 - 1447 LAND TRACT
- 71. LOT 71 - 1448 LAND TRACT
- 72. LOT 72 - 1449 LAND TRACT
- 73. LOT 73 - 1450 LAND TRACT
- 74. LOT 74 - 1451 LAND TRACT
- 75. LOT 75 - 1452 LAND TRACT
- 76. LOT 76 - 1453 LAND TRACT
- 77. LOT 77 - 1454 LAND TRACT
- 78. LOT 78 - 1455 LAND TRACT
- 79. LOT 79 - 1456 LAND TRACT
- 80. LOT 80 - 1457 LAND TRACT
- 81. LOT 81 - 1458 LAND TRACT
- 82. LOT 82 - 1459 LAND TRACT
- 83. LOT 83 - 1460 LAND TRACT
- 84. LOT 84 - 1461 LAND TRACT
- 85. LOT 85 - 1462 LAND TRACT
- 86. LOT 86 - 1463 LAND TRACT
- 87. LOT 87 - 1464 LAND TRACT
- 88. LOT 88 - 1465 LAND TRACT
- 89. LOT 89 - 1466 LAND TRACT
- 90. LOT 90 - 1467 LAND TRACT
- 91. LOT 91 - 1468 LAND TRACT
- 92. LOT 92 - 1469 LAND TRACT
- 93. LOT 93 - 1470 LAND TRACT
- 94. LOT 94 - 1471 LAND TRACT
- 95. LOT 95 - 1472 LAND TRACT
- 96. LOT 96 - 1473 LAND TRACT
- 97. LOT 97 - 1474 LAND TRACT
- 98. LOT 98 - 1475 LAND TRACT
- 99. LOT 99 - 1476 LAND TRACT
- 100. LOT 100 - 1477 LAND TRACT

- 1) Please clarify which areas are open spaces and public spaces as it differs between the approved final subdivisions plats of Phases 1 & 2 and the updated site plan.  
During the process of updating the site plan, it was decided that the area around the pond would be better served as public space instead of open space since it was one of the open/public spaces that abuts a public right of way with minimal traffic. The open space abuts Val Del Rd. & Sermons Lane and is restricted due to potential traffic danger.
- 2) Please provide the amount of open space expected to be used for storm water management 4.06.02(B).  
We have complied with the 25% ratio of storm water management area to open space requirement.
- 3) Will the pond in Phase 2 be used by the public? If so, where will the access be located? The visible access between lots 30 and 31 is labeled as "drainage easement" on the Ph. 2 recorded plat.  
We are adding a 10' ingress/egress easement along the north line of Lot 25 to access the public space.
- 4) Please show all pedestrian and bicycle paths.  
Although not labeled, pedestrian and bicycle traffic will be able to traverse the 10' ingress/egress easement along the north line of Lot 25 to access the adjacent public space.
- 5) Please provide a response as to when the pedestrian and bicycle paths will be constructed.  
If required, the pedestrian and bicycle paths will be unpaved.
- 6) Are amenities to be provided in the public spaces? If so, how will they be accessed?  
The developer is still considering the type of amenities at this time, which may include benches and picnic tables around the pond area in the 2.88 acres public space.
- 7) The mailbox kiosk is noted as in a "designated public space". Is this calculated into the public spaces total?  
Yes. See site plan.
- 8) Please consider providing for the proposed mailbox kiosk. Even a few pull-through spaces in the middle of the cul-de-sac would be helpful. (USPS Operations Guide)  
See site plan note #9.
- 9) Please consider parking for the for the main public space. Residents from the northern side of the neighborhood are likely to drive to use the area.  
See site plan note #9.
- 10) Please clarify if the stub out in Phase 4 will lead to a Phase 5.  
See site plan note #9.

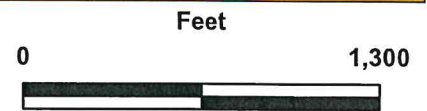
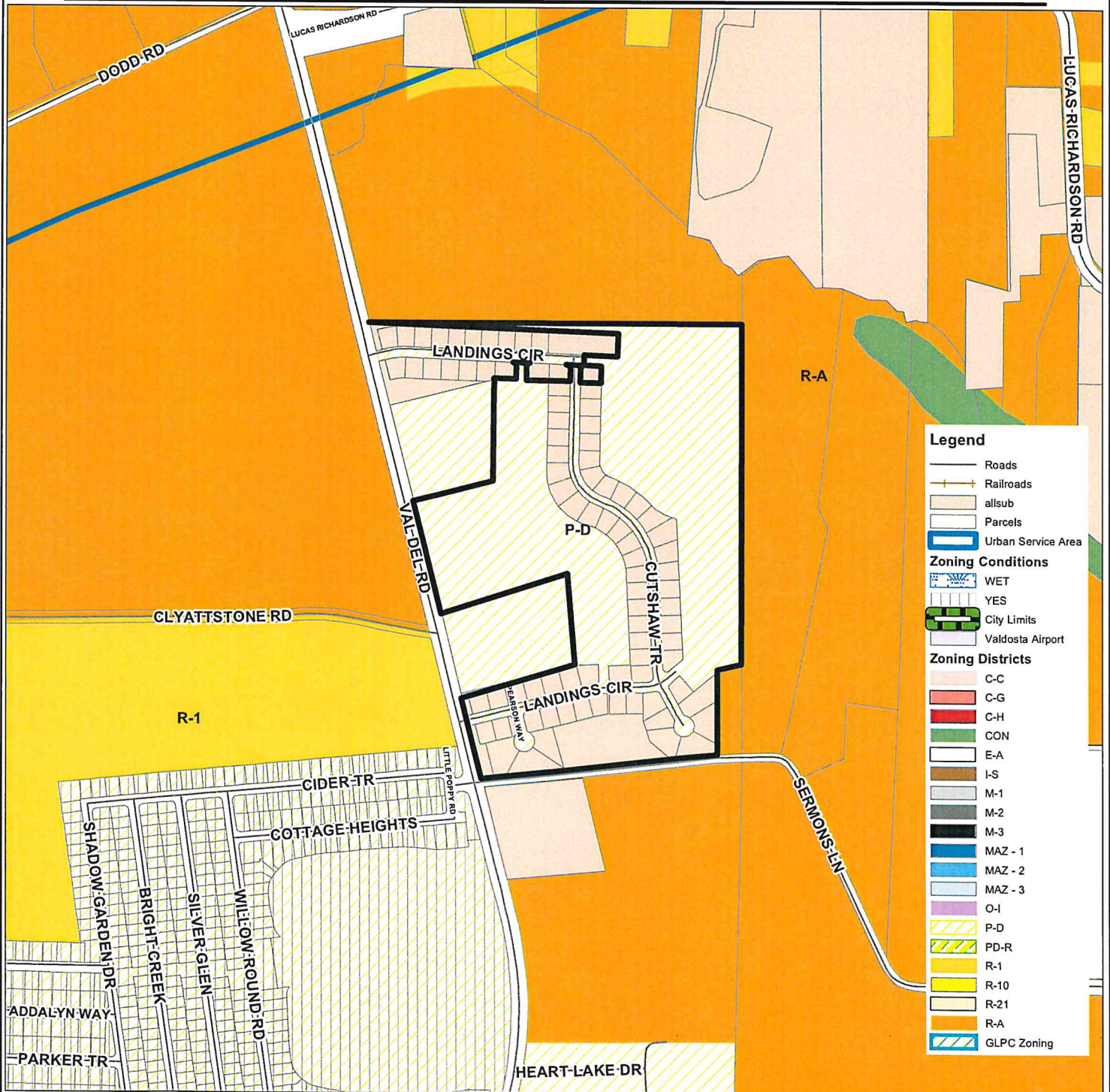
- 11) Is there sufficient buildable area for lots 139, 140, 142, 143?  
**See site plan note #10.**
- 12) Please be aware that the labeling for concurrent lots has not been updated. Lot 141 (labeled in the original site plan) is no longer part of the development.  
**See site plan note #11.**
- 13) With Val Del Road slated to be widened, was the additional right of way accounted for? Will this impact the Open/Public Space shown on the plan?  
**As the plans are finalized, we will continue to work with the county as appropriate.**
- 14) Please label the 1' non-encroachable buffer (on Sermons Lane) within the 30' perimeter setback.  
**See site plan.**
- 15) Please provide the following note: Unless otherwise depicted and/or noted on this site plan future development will be governed by suburban Density (R-10) standards.  
**See site plan note #7.**
- 16) Please provide the following note: Two-family dwellings (Duplexes) are not allowed.  
**See site plan note #8.**
- 17) Golf cart use within the neighborhood seems likely. Are there any proposed covenants that plan to address their use?  
**To be taken care of in the Phase 2 covenants.**

# REZ-2021-11

# Zoning Location Map

THE LANDINGS SUBDIVISION  
Rezoning Request

CURRENT ZONING: P-D  
PROPOSED ZONING: A REQUEST TO AMEND THE SITE PLAN



# REZ-2021-11

## WRPDO Site Map

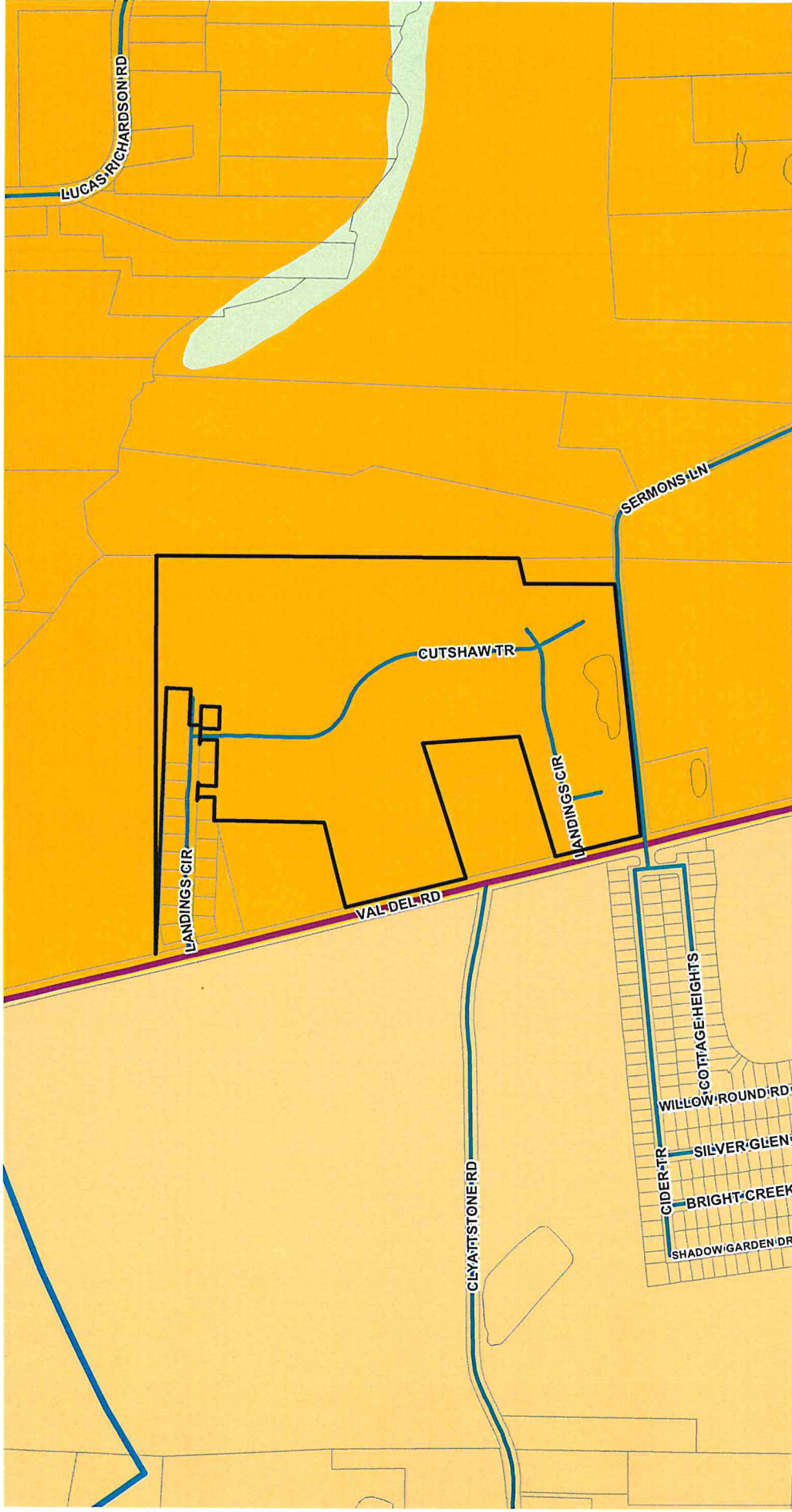
### Legend

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

### THE LANDINGS SUBDIVISION Rezoning Request



## THE LANDINGS 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
- Remerion Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

Visit VALOR on the web at: [WWW.VALORGIS.COM](http://WWW.VALORGIS.COM)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Street Lighting Ordinance Amendment 7

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Addition to Basic Decorative Street Lighting District: Quarterman Estates Phase 3 (45 lots)

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HISTORY, FACTS AND ISSUES: This request concerns petitions to add 45 lots of the Quarterman Estates Subdivision (Phase 3) into the County's Basic Decorative Street Lighting District under the Street Lighting Ordinance. For reference, staff has verified that the petitions are ready for LCBOC consideration, including verifying at least 2/3 of the owners' signatures for the proposed lot additions have been obtained and testing the financial solvency of the addition. Additionally, notice for the proposed additions has been advertised in the VDT and signs have been posted to advertise the public hearing on the petition. The current charge for Basic Decorative Street Lighting District is \$61.50, per lot per year. Staff recommends adding Phase 3 of Quarterman Estates into the County's Basic Decorative Street Lighting District through approval of the attached amendment to the current Street Lighting Ordinance.

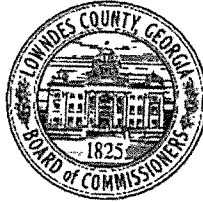
OPTIONS: 1. Board's Pleasure  
2. Approve  
3. Approve with Conditions

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



PETITION FOR ADDITION TO STREET LIGHTING DISTRICT

Basic Decorative Street Lighting District

This Petition is submitted pursuant to Section 6 of the Ordinance Creating Special Districts for Providing Street Lighting adopted by the Board of Commissioners March 17, 2018. Capitalized terms in this Petition have the meaning ascribed to them in the Ordinance.

This Petition is submitted for a proposed Addition to the Basic Decorative Street Lighting District.

Attachment 1 is a plat or map depicting the Lots in the proposed Addition, adjoining Streets, and locations of existing and/or proposed Street Lights in the proposed Addition.

Attachment 2 are Signatories to this Petition. A Petition for an Addition must be signed within 120 days preceding submission by the owners of record of at least 67% of the Lots in the proposed Addition.

Petitioner is authorized to represent each Signatory with regard to the Petition. The County Manager may communicate with each Signatory by communicating with Petitioner who shall be responsible for relaying all communications of the County Manger to each Signatory.

The annual assessment levied by the Ordinance against each Lot in the Basic Decorative Street Lighting District is \$61.50.

Concurrent with submitting a Petition, Petitioner shall pay the County a processing fee of \$200.

The County is not responsible to install or to pay the cost to install Street Lights in the Addition.

[checked] Street Lights are installed in the proposed Addition.

[ ] Street Lights are not installed in the proposed Addition.

\_\_\_\_\_ will install the Street Lights.

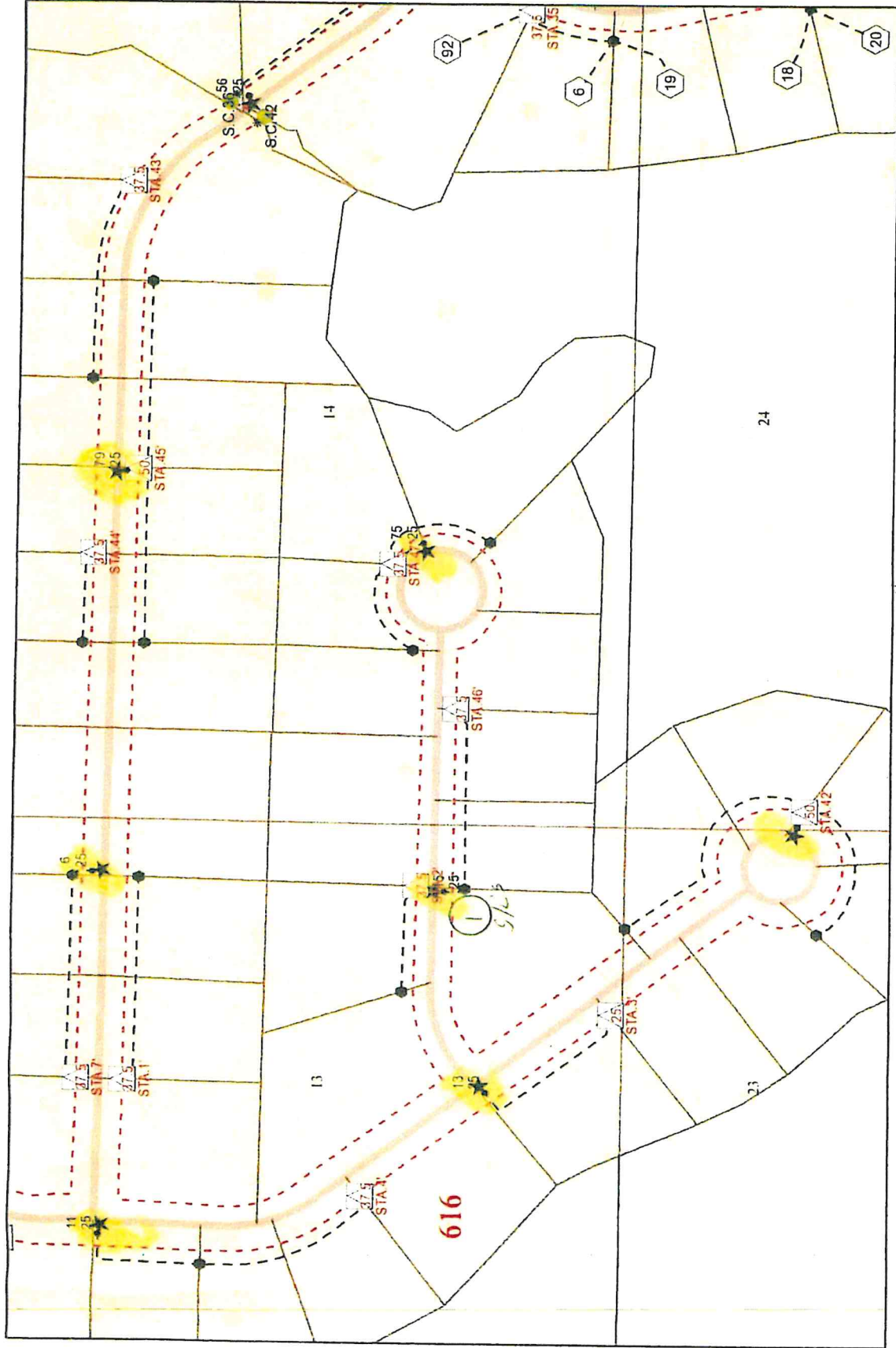
\_\_\_\_\_ will pay the cost to install the Street Lights.

Petitioner: [Signature] William Q Touchton SR 4/22/21
Signature Printed Name Date
11094 W. Le Water Rd Valdosta GA Telephone Wgtouchton@gmail.com
Mailing Address Email

ATTACHMENT I



# Catalyst Map



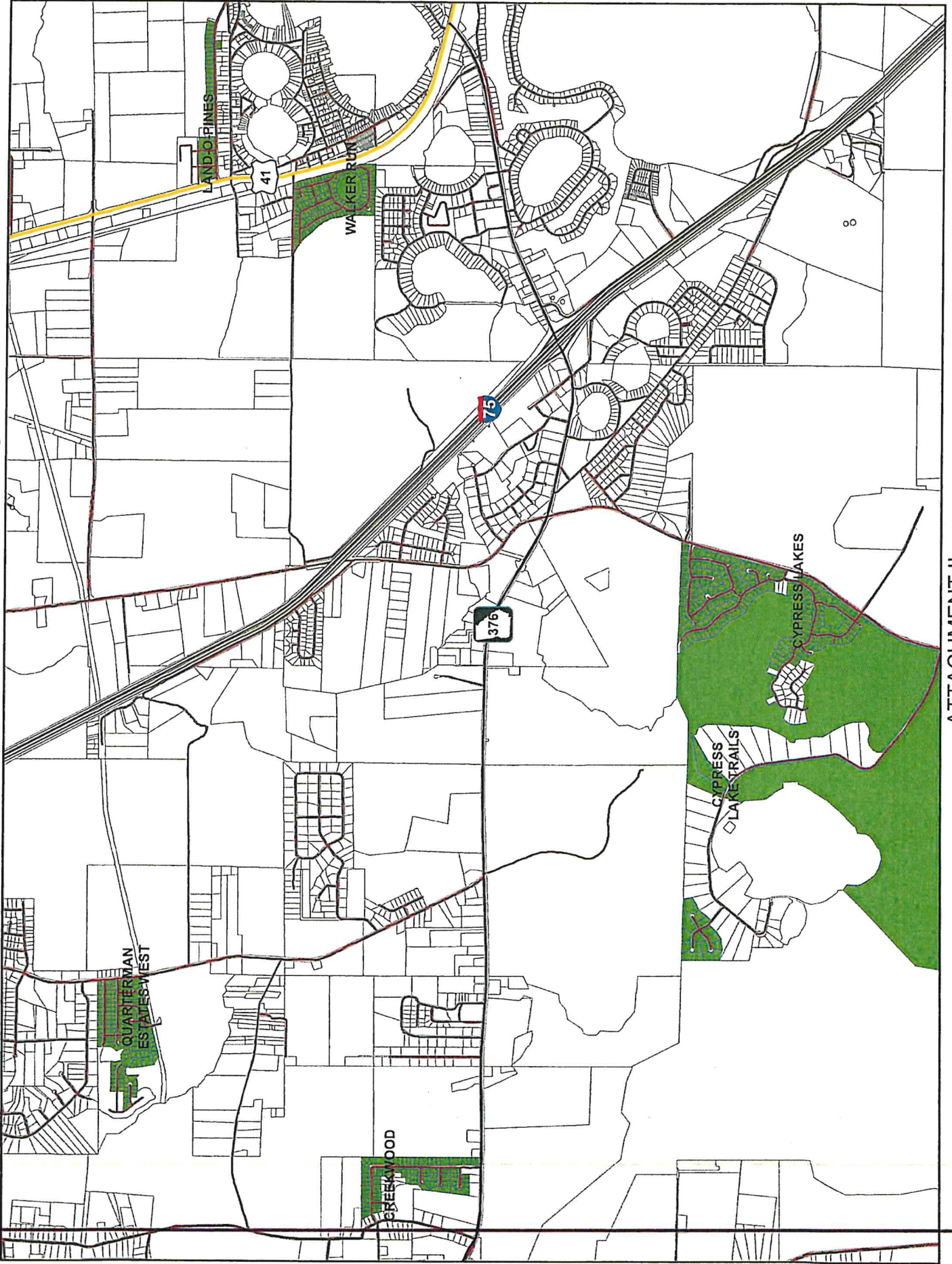
April 9, 2021

7 at 21.15 each per month = \$ 148.05  
 Brian Taughten 616-13-001  
 Quarterman Estates West Phase 3

ATTACHMENT 1



Exhibit B - Basic Decorative - South Central Lowndes County 2 - Revised 7/2021



**ORDINANCE**

AN ORDINANCE (“SEVENTH AMENDMENT”) BEING THE SEVENTH AMENDMENT TO THAT CERTAIN ORDINANCE (“STREET LIGHTING ORDINANCE”) CREATING SPECIAL DISTRICTS FOR PROVIDING STREET LIGHTING THEREIN, FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS TO PAY THE COST OF PROVIDING STREET LIGHTING THEREIN, AND FOR OTHER PURPOSES, ADOPTED BY THE BOARD OF COMMISSIONERS OF LOWNDES COUNTY ON MARCH 27, 2018.

WHEREAS, William Q. Touchton, Sr. (“Petitioner”) submitted to the County Manager a Petition for the Addition of Lots 14 through 58 of the Quarterman Estates Subdivision, Phase 3 to the Basic Decorative Street Lighting District for the purpose of such Lots receiving Basic Decorative Street Lighting (the “Petition”; a copy of which is attached hereto as Attachment I);

WHEREAS, Notice of the Petition and the public hearing before the Board of Commissioners at which the Petition is presented was published in the official legal organ of Lowndes County at least one time no less than ten (10) days prior to such public hearing; and

WHEREAS, the Petition is found to meet the requirements of the Street Lighting Ordinance for presentation to the Board of Commissioners for its consideration and approval, including without limitation pursuant to Section 7(t) of the Street Lighting Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the BOARD OF COMMISSIONERS OF LOWNDES COUNTY, GEORGIA (“Board of Commissioners”), and it is hereby ordained by authority of the same, including without limitation, pursuant to the lawful authorities cited in the Street Lighting Ordinance, as follows:

1. The Street Lighting Ordinance is hereby amended as follows:
  - a. The Petition is hereby accepted and approved, the Lots set forth in the Petition are hereby added to the Basic Decorative Street Lighting District, and such Lots shall receive as of the Commencement Date Basic Decorative Street Lighting pursuant to the terms, conditions and requirements (including without limitation the levy and collection of a special assessment which is a lien against each Lot) of the Street Lighting Ordinance.
  - b. To reflect such addition of the Lots set forth in the Petition to the Basic Decorative Street Lighting District, the page “Exhibit B - Basic Decorative – South Central Lowndes County 2” of the Street Lighting Ordinance is hereby deleted in its entirety and replaced with the page “Exhibit B - Basic Decorative – South Central Lowndes County 2 – Revised 7/2021” attached as Attachment II to this Seventh Amendment.

2. Capitalized terms not otherwise defined in this Seventh Amendment shall have the same meaning as ascribed to them in the Street Lighting Ordinance, unless the context herein clearly requires otherwise.
3. The singular and plural in this Seventh Amendment each includes the other unless the other is expressly excluded.
4. Each separate provision of this Seventh Amendment is deemed independent of all other provisions herein so that if any portion or provision of this Seventh Amendment is declared invalid or unconstitutional by a court of competent jurisdiction, all other provisions therein shall remain valid and enforceable without regard to the section, subsection, paragraph, or part invalidated or held unconstitutional.
5. All terms, conditions, and provisions of the Street Lighting Ordinance as amended in and by this Seventh Amendment are hereby ratified and confirmed and shall remain in full force and effect.
6. All ordinances and resolutions of the Board of Commissioners, or parts of ordinances and resolutions of the Board of Commissioners, in conflict herewith are hereby repealed.
7. This Ordinance shall be effective as of the date it is approved by the Board of Commissioners.

IT IS SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF COMMISSIONERS OF LOWNDES COUNTY

BY: \_\_\_\_\_  
Bill Slaughter, Chairman

ATTEST: \_\_\_\_\_  
Belinda Lovern, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer and Wine License - Jonathan Vigue with HFE Valdosta, LLC.,  
DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer and Wine License- Jonathan Vigue with HFE Valdosta, LLC., DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA

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HISTORY, FACTS AND ISSUES: Jonathan Vigue with HFE Valdosta, LLC., DBA Wild Adventures Theme Park - 3766 Old Clyattville Rd., Valdosta, GA is requesting a license for the sale of beer and wine for consumption on premise. This is an existing establishment that is requesting to add beer and wine for the purposes of operating a beer garden on the premises. The ordinances and guidelines for approval of the license have been met. All forms are attached and upon approval by the Board the license will be granted.

OPTIONS: 1. Approval of the Beer and Wine License  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

#01353531

Alcoholic Beverage License Application  
Lowndes County Board of Commissioners  
Finance Department – Licensing Division

HFE Valdosta, LLC DBA Wild Adventures Theme Park

*Before completing this application, you must verify that the proposed location of your establishment is located in unincorporated Lowndes County.*

1. TYPE OF LICENSE(S) APPLIED FOR (check all that apply):

- Retail Dealer – Off Premises Consumption (Distilled Spirits)
- Retail Dealer – Off Premises Consumption (Malt Beverages)
- Retail Dealer – Off Premises Consumption (Wine)
- Retail Consumption Dealer – Consumption on Premises (Distilled Spirits)
- Retail Consumption Dealer – Consumption on Premises (Malt Beverages)
- Retail Consumption Dealer – Consumption on Premises (Wine)
- Wholesaler – Distilled Spirits with warehousing in Lowndes County
- Wholesaler – Distilled Spirits without warehousing in Lowndes County
- Wholesaler – Malt Beverages with warehousing in Lowndes County
- Wholesaler – Malt Beverages without warehousing in Lowndes County
- Wholesaler – Wine with warehousing in Lowndes County
- Wholesaler – Wine without warehousing in Lowndes County
- Alcoholic Beverage Catering License

No retail dealer licensee shall hold any retail consumption dealer license for the same location, and vice versa; and no wholesale dealer licensee shall hold any retail dealer license or retail consumption dealer license for the same location.

2. Official Legal Name of Entity or Person seeking the License(s) (the "Applicant"):

HFE Valdosta, LLC

3. Applicant's Business or Trade Name (if different than official legal name):

Wild Adventures Theme Park

4. List any aliases, tradenames, or other names under which the Applicant is known or conducting business, or has been known or conducted business during the past three years:

N/A -

5. If Applicant is an Entity, Full Name of the Individual Making this Application for the Applicant:

Jonathan Vigue

6. Street Address of establishment for which license is sought:

3766 Old Chattville Rd.

Valdosta, GA 31601

7. Street Address of Applicant's Primary Place of Business, if different from question #6 above:

N/A -

8. Describe the type of establishment to be operated pursuant to the license applied for and the category(ies) of alcoholic beverage related functions and activities to be conducted at such establishment. [Attach additional pages if more space is needed]

Retail food location on park property to be  
rebranded as a beer garden to include beer  
and wine sales.

9. Lowndes County's alcohol ordinance prohibits the distribution, sale or consumption of alcoholic beverages within 300 feet of any church building. The ordinance also prohibits the distribution, sale or consumption of wine or malt beverages within 100 yards, or of distilled spirits within 200 yards, of any



school building, educational building, school grounds or college campus. Those distances are measured from the door of the licensed establishment to the nearest street, thence along said street to the nearest point of any church building, school building, educational building, school grounds or college campus. List below the name and street address of the nearest church and the nearest educational facilities to the proposed establishment including the address.

Church: Benevolence Baptist Church  
3700 old Civattville Rd. Valdosta, GA 31601

School, college or other educational facility or grounds: Civattville Elementary School  
5386 Madison Hwy, Valdosta, GA 31601

10. Has the Applicant or the establishment to be licensed been denied or had revoked an alcohol license by Lowndes County within the preceding twelve (12) months?  YES  NO  
If yes, please explain. [Attach additional pages if more space needed]

\_\_\_\_\_  
\_\_\_\_\_

11. Has the Applicant, any person identified in question 12 below, or any employee of the establishment for which licensure is being sought ever been refused a license related to alcohol or had such license suspended or revoked (either by Lowndes County or another jurisdiction)?  YES  NO  
If yes, state the month and year of such occurrence, the jurisdiction, and the circumstances. [Attach additional pages if more space needed]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Type of Legal Entity applying for license:  Individual  Partnership  
 Joint Venture  Corporation  
 Firm  Association  
 Limited Liability Company (LLC)  
 Other: \_\_\_\_\_

If the Applicant is a partnership, joint venture or firm, list the names and addresses of all owners of the partnership, joint venture or firm. [Attach additional pages if more space is needed]

If the Applicant is a limited liability company, list the names and addresses of the three (3) members owning the largest amounts of ownership interest and the names and addresses of any managers or principal officers. [Attach additional pages if more space is needed]

Herschend Family Entertainment Corporation = 100% 2800 W 76 Country Blvd, Ste 200  
Branson, MO 65616

Member Name

Address

(See Attached Sheet)

Member Name

Address

Member Name

Address

Manager Name

Address

Manager Name

Address

Officer Name

Address

Officer Name

Address

If the Applicant is any other type of entity or non-natural person, list the names and addresses of all the members of its governing body, officers and others having management, control or dominion over such application.

Name

Address

Name

Address

Name

Address

Name

Address

13. Has the Applicant, any person listed in question 12 above, or any employee of the applicant's establishment ever been convicted of a felony? [ ] YES  NO

14. Has the Applicant, any person listed in question 12 above, or any employee of the Applicant's establishment been convicted within the previous five (5) years of a misdemeanor or of any other violation involving gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules or regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude? [ ] YES  NO

15. Has the Applicant, any person identified in question 12 above and each employee of Applicant's establishment attach a fully completed and executed consent statement for necessary investigation reports? (see attachment A)  YES [ ] NO

16. If the establishment for which a license is sought is or was licensed under the Lowndes County Alcohol Ordinance (or any previous ordinances or resolutions pertaining to alcoholic beverages), present details of how the Applicant has or will acquire the establishment, including on what terms and conditions. Further, describe in detail any familial, business, investment, debtor/creditor, or other relationship the Applicant may have or have had during the past three (3) years with the current or former licensee or establishment owner, and in each case with any person identified in question 12 above. [Attach additional pages if more space is needed]

~~NA~~  
This is a current licensed business that is applying for a new beer & wine to serve on premise.

17. Has the individual making this application attached a fully completed and executed affidavit (see attachment B) verifying his or her legal presence in the U.S., and also presented as his or her identification an original of one of the following current and valid "secure and verifiable documents" under O.C.G.A. § 50-36-1: driver's license issued by one of the states or territories of the U.S. or Canada; U.S. or foreign passport; picture I.D. issued by one of the states or territories of the U.S.; U.S. Certificate of Citizenship or Naturalization; or U.S. Permanent Resident Card or Alien Registration Receipt Card?  YES [ ] NO

18. Is there attached a fully completed and executed affidavit verifying compliance by the Applicant with the federal work authorization program? (see attachment C or D)  YES [ ] NO

NOTE: The Applicant may be required to submit further information or documentation as requested by the County.

**HFE Valdosta, LLC**

	Carl Lum, <i>President</i>
	Jon Vigue, <i>Vice President</i>
	Charlie Singleton, <i>Asst. Treasurer &amp; Asst. Secretary</i>
	Stephanie Hyder, <i>Treasurer</i>
	John Strayer, <i>Asst. Treasurer</i>
	Steve Earnest, <i>Secretary</i>

100% of the membership interest of HFE Valdosta, LLC is owned by Herschend Family Entertainment Corporation, 2800 W 76 Country Blvd, Ste 200, Branson, MO 65616

CERTIFICATION REGARDING APPLICATION

Personally, appeared before the undersigned officer duly authorized to administer oaths, the undersigned affiant, who after first being duly sworn, hereby affirms, says and certifies that he/she is the Vice President / General Mgr. of HFE Valdosta, LLC, is authorized to make and execute this application on behalf of the Applicant, and further hereby affirms, says and certifies as to each of the following:

I have read and understand the Lowndes County Alcoholic Beverage Ordinance and will ensure that all employees of the establishment for which licensure is sought will be familiar with the provisions and regulations of that Ordinance.

I will ensure that the establishment for which licensure is sought complies at all times with all applicable laws, rules and regulations of the United States, the State of Georgia and Lowndes County, now in force or which may hereafter be enacted as relates to the sale, distribution, or consumption of alcoholic beverages.

I understand that any license issued is valid for a period of one year, beginning January 1<sup>st</sup> and expiring December 31<sup>st</sup>, that no license shall be assignable or transferrable either to a new licensee or for another location, and that no portion of the license fee shall be refunded should the license be revoked during the license year or should the establishment close.

The information, documents and statements made or contained in this Application, or submitted as a part thereof or supplementary thereto is in each case accurate and complete. I further understand that making false or fraudulent statements and/or representations in or with respect to this Application may subject me to criminal and/or civil penalties including a fine and/or imprisonment.

Submitted herewith is the sum of \$ 1,075.00 ~~750.00~~ [must be a cashier's check, money order, other certified funds, or cash] which includes the license fee for the year, or partial year, plus the administration fee. I understand that, should the Application be denied, I will receive a refund for the license fee only and that the administration fee is non-refundable.

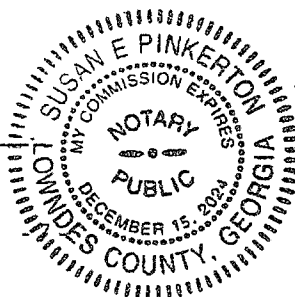
[Signature]  
Signature of Individual Making this Application

Sworn to and subscribed before me  
this 31<sup>st</sup> day of May, 2021.

Date: 5/31/21

[Signature]  
Notary Public

My commission expires: 12/15/2024



ATTACHMENT B

AFFIDAVIT OF COMPLIANCE WITH O.C.G.A. §50-36-1

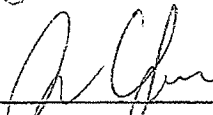
By executing this affidavit under oath, as an Applicant for an alcoholic beverage license from the Lowndes County Board of Commissioners, the undersigned Applicant verifies one of the following with respect to my application:

- I am a citizen of the United States.
- I am a legal permanent resident of the United States.
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number is: \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1, with this affidavit. Form of secure and verifiable document: GA Drivers License.

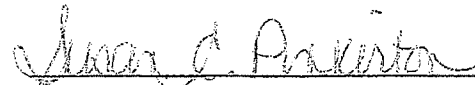
In making the above representations under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement, or representation in an affidavit may be guilty of a violation of O.C.G.A. §16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Valdosta (city), Georgia (state).

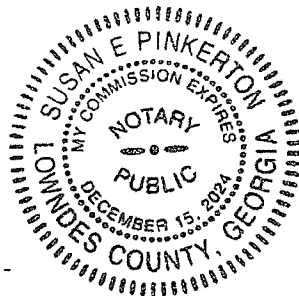
  
\_\_\_\_\_  
Signature of Applicant

Jonathan Vigue  
\_\_\_\_\_  
Printed Name of Applicant

Sworn to and subscribed before me this 31<sup>st</sup> day of May, 2021.

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

My commission expires: 12/15/2024



ATTACHMENT C

AFFIDAVIT OF PRIVATE EMPLOYER OF COMPLIANCE PURSUANT TO O.C.G.A. §36-60-6

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

105719 = Company ID#  
Federal Work Authorization User Identification Number

9/5/2013  
Date of Authorization

HFE Valdosta, LLC  
Name of Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on May 31<sup>st</sup>, 2021 in Valdosta (city), GA (state).

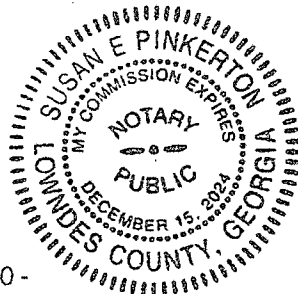
[Signature]  
Signature of Authorized Officer or Agent

Vice President / General Manager  
Printed Name and Title of Authorized Officer or Agent

Sworn to and subscribed before me this 31<sup>st</sup> day of May, 2021.

[Signature]  
Notary Public

My commission expires: 12/15/2024





Wild Adventures, GA

3



Distance Check

Date: 6-9-21

Establishment: Wild Adventures/HFE Valdosta LLC

Address: 3766 Old Clyattville Rd. Valdosta, Ga. 31601

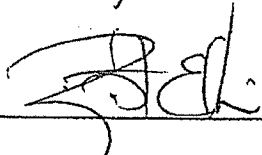
Nearest School: Clyattville Elementary School

Address: 5386 Madison Hwy. Distance: 13,200'  
2.5 Miles

Nearest Church: Benevolence Baptist Church

Address: 3692 Old Clyattville Rd. Distance: 1056'  
" 2 mile

Officer Assigned: Robert Ellis

Signature: 

Comments:

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LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of FY22 Juvenile Justice Incentive Grant

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$165,427 (CJCC funding)

FUNDING SOURCE:

- CJCC Funding - \$165,427
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: Acceptance of FY 2022 Juvenile Justice Incentive Grant

HISTORY, FACTS AND ISSUES: At the Regular Session Meeting on May 11, 2021, the Board of Commissioners approved the grant application and authorized staff to submit a funding proposal to the Criminal Justice Coordinating Council (CJCC) on behalf of the Lowndes County Juvenile Court for the FY2022 grant cycle. This additional funding will be used to continue providing diversionary programs which were started in FY2014. As part of the application process the Board of Commissioners entered into a Memorandum of Understanding with Evidence Based Associates (EBA) to utilize their services if funding for programs was awarded. Lowndes County was recently notified that their application had been selected for funding. EBA has submitted a service agreement which outlines the scope of work they will provide as well as administrative procedures such as billing. Upon approval of this agreement EBA will continue providing Functional Family Therapy Services to Lowndes County youth referred through the Lowndes County Juvenile Court system. Along with the Service Agreement, the Award Packet must be executed in order for the grant to be officially activated.

For FY2022 Lowndes County was awarded \$165,427, in funding for these program services. This will allow the Court to provide services to 32 Lowndes County youth and their families. This grant program requires no matching funds on the part of Lowndes County but is funded on a reimbursement basis.

OPTIONS: 1. Accept FY 2022 Juvenile Justice Incentive Grant and authorize Chairman and staff to execute the Award Packet to include Service Agreement with Evidence Based Associates.

2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# **AGREEMENT FOR SERVICES**

## **Georgia Juvenile Justice Incentive Grant Program**

July 1, 2021 – June 30, 2022

This Agreement is executed by and between **Evidence Based Associates, LLC**, a limited liability corporation, authorized to do business in Georgia, (hereinafter referred to as “EBA”), and **Lowndes County**, a local governmental entity, (hereinafter referred to as County”).

EBA and Lowndes County have commenced their work together for the implementation of juvenile justice system reforms throughout Georgia and have applied for and been awarded a grant in the amount of **\$165,427** from the State of Georgia, Criminal Justice Coordinating Council (CJCC). The parties hereto have previously entered in to a Memorandum of Understanding for implementation of the Georgia Juvenile Justice Incentive Grant Program. Based on the grant award, this Agreement memorializes the scope of services for implementation as partners with EBA serving as the Managing Entity.

### **A. Scope of Services:**

Evidence Based Associates will confirm a budget, assist with the selection of therapeutic service providers, manage the direct service providers, ensure fidelity of services implemented, provide reports showing results of the programs and meet the goals established by the State and the County for performance and delivery of services to the families as follows:

- Selection of and subcontracting with service providers. County will approve selections.
- Coordination with model dissemination organizations, including arranging for licensure of selected providers, training for front-line staff and supervisors, and ongoing consultation with provider agencies to ensure fidelity to proven program models.
- Web-based, system-wide data tracking to allow for program monitoring and continuous quality improvement.
- Regular (i.e., monthly, quarterly and annual) reporting on key performance indicators.
- Collaboration with referral agencies and courts to ensure high utilization of model programs.
- Stakeholder communications and education to ensure sustainability of funding and effort.

In addition, EBA will provide training to key stakeholders, regional groups and/or circuits on evidence based programming for juvenile offenders upon request. The training will include information on the research base behind each of the models, including program outcomes, cost-benefit analysis, program eligibility, referral criteria and other areas of interest as identified by the groups. These sessions will be open to all stakeholders, policymakers and practitioners.

**B. Compensation:**

1. The contract amount under this Agreement shall not exceed **\$165,427** unless agreed to in writing by the Parties.

Method of Payment shall be made as follows:

2. Compensation shall be paid to Evidence Based Associates based upon a per diem basis per youth starting at the time of admission in the program until discharge. The per diem is based on the evidence-based program selected. See Exhibit A for rates. Invoices from EBA shall be submitted to the County by the 10<sup>th</sup> day of the month following services. If payment of an invoice is not received within 30 days after the invoice date the County shall pay EBA, in addition to the amount of the invoice, interest at a rate established pursuant to Georgia Law. Such interest shall be added to the invoice at the time of submission to the County, when applicable.
3. EBA shall maintain supporting documentation such as timesheets, equipment purchases, travel logs, supply purchases, inventory records, subcontractor agreements and consultant contracts.
4. When FFT is utilized, EBA will guarantee that 75% of the juveniles and families, enrolled in the program beginning 7/1/2021 through 4/1/2022, will successfully complete all components of the program leading to successful discharge.
5. If there is less than a 75% completion rate, EBA will provide services, at no cost, to additional juveniles and their families until such time as an aggregate total of 75% is attained.

**C. Copyrights and Right to Data:**

Where activities, services, materials, writings, pictorial reproductions, drawings, mental health direct services developed and provided by this Contract known as the provision of Redirection services (herein known as "Works") are utilized by the State of Georgia or the County, and those Works are learned through training and experience by working with EBA for the provision of services to juveniles in Georgia, the County has no right to use, duplicate or disclose those works, in whole or in part, in any manner, for any

purpose whatsoever, or allow others acting on its behalf to do so, without the express written consent of EBA. The Works have been carefully developed and are solely owned by EBA and have been carefully developed, and the County has no right to claim any interest, demand of any claim of any kind, to any patent, trademark or copyright, or application of the same. All rights are vested in EBA.

**D. Program Requirements:**

**1. Religion:** Grantee programs may not promote, discuss, or teach religion. Program activities and services are required to be accessible to any interested participant, regardless of religious affiliation.

**2. Federal Criminal Background Checks:** All Grantees must conduct federal criminal background checks on all personnel who will have direct contact with youth served by the grant project. These background checks must take place prior to the provision of services by program personnel and the grantee must maintain a copy of these records for CJCC auditing purposes.

**3. Internet Security Policy:** CJCC requires all grantees to establish and enforce an Internet Security Policy when minor participants and/or staff have access (supervised or unsupervised) to the Internet. This includes any technology provided by CJCC funding and technology utilized by participants during a CJCC funded program component.

**E. Performance Objectives:**

The State identified goals for performance of the Counties. These performance metrics are provided in Exhibit B.

**F. Termination:**

Either party may terminate this Agreement for cause upon providing a notice to the defaulting party, giving 30 days to cure. If the violation of this Agreement is not cured within 30 days, the non-defaulting party shall notify the defaulting party of the termination date. All fees and costs due and owing shall be paid within 15 days of termination.

Either party may terminate this Agreement for convenience upon providing a notice to the other party giving 90 days' notice. All fees and costs due and owing shall be paid within 15 days of termination.

**G. Governing Law and Venue:**

This Agreement has been delivered in the State of Georgia and shall be construed in accordance with the laws of Georgia.

**H. Notices:**


Any notice required to be given to the parties shall be in writing and shall be deemed given when delivered by hand or by one of the following: U.S. Mail, Receipted Mail (such as Federal Express or Priority Mail), Email, or Facsimile. Any party may change the address to which notice is to be given by written documentation given in one of the methods listed herein.

The project coordinator on behalf of EBA and the County Lead Contact are:

Nicole Janer  
EBA  
1005 Ward Circle  
Oviedo, FL 32765  
njaner@ebanetwork.com  
(315) 317-6025

Ashley Tye  
Lowndes County  
PO Box 1349  
Valdosta, GA 31603  
atye@lowndescounty.com  
(229) 671-2790

Both parties acknowledge good and valuable consideration has been given, the receipt and sufficiency of which are hereby acknowledged. This Agreement is a valid as of this 1st day of July, 2021.



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Nicole Janer  
On behalf of:  
Evidence Based Associates, LLC  
As its Director of Operations

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Bill Slaughter  
On behalf of:  
Lowndes County Board of Commissioners  
As its Chairman

July 13, 2021

Haley McKinney  
Grant and Program Specialist, Juvenile Justice  
Criminal Justice Coordinating Council  
104 Marietta St. NW, Suite 440  
Atlanta, GA 30303

Mrs. McKinney,

Please allow this letter to serve as my official authorization for Ashley Tye to sign any and all paperwork related to the Juvenile Justice Incentive Grant, sub grant# Y22-8-021, awarded to the Lowndes County Board of Commissioners for the Project period 07/01/21 through 06/30/22. If you should have any further questions or need additional information from me please feel free to contact me. Thank you for your continued support of this program which allows us to better serve the youth and families in our community.

Sincerely

Bill Slaughter  
Chairman  
Lowndes County Board of Commissioners

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Moody Air Force Base Water & Wastewater Contract Renewal

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: NA

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Moody AFB Water & Wastewater Contract Renewal

HISTORY, FACTS AND ISSUES: Lowndes County entered into a partnership with Moody Air Force Base October 1, 2016 to operate and maintain their water treatment plant, wastewater treatment, and swimming pools. The current five year contract expires on September 30, 2021. This partnership has been beneficial to both Moody AFB and Lowndes County Utilities. Moody AFB desires to continue this partnership and has submitted a contract renewal offer. The new contract will be a one year contract with nine annual renewal options. Staff recommends approval and authorize the Chairman to sign the contract.

OPTIONS: 1. Approve and authorize the Chairman to sign the contract  
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Bid for a Fuel Truck for the Public Works Department

DATE OF MEETING: July 13, 2021

Work Session/Regular Session

BUDGET IMPACT: \$153,738.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Bid for a Fuel Truck for the Public Works Department

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HISTORY, FACTS AND ISSUES: Lowndes County solicited bids for a new fuel truck to replace the one currently in use. The current fuel truck has approximately 275,000 miles on it and has incurred high maintenance costs and frequent breakdowns. The County received one bid that met the specifications.

Peterbilt Albany, GA 2022 Peterbilt Model 337 with diversified body \$153,738.00

OPTIONS: (1) Approve the purchase of a new Fuel Truck from Peterbilt  
(2) Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: