

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, FEBRUARY 8, 2016, 8:30 a.m.  
REGULAR SESSION, TUESDAY, FEBRUARY 9, 2016, 5:30 p.m.  
327 N. Ashley Street - 2nd Floor

1. **Call To Order**

2. **Invocation**

3. **Pledge Of Allegiance To The Flag**

4. **Minutes For Approval**

- a. Work Session Minutes- January 25, 2016
- b. Regular Session Minutes- January 26, 2016

5. **Public Hearings**

- a. Rezoning Case: REZ-2016-02 Estate Of Juanita Johnson, E-A To R-1, Well And Septic, ~11 Acres

TRC Recommendation: Approval  
GLPC Recommendation: Approval

Documents: [REZONING CASE REZ-2016-02.PDF](#)

- b. Rezoning Case: REZ-2016-03 Southern Exteriors Of Valdosta, Inc., US Hwy 41 S, R-10 To E-A, Well And Septic, ~22 Acres

TRC Recommendation: Various  
GLPC Recommendation: Approval with Conditions

Documents: [REZONING CASE REZ-2016-03.PDF](#)

- c. Rezoning Case: REZ-2016-04 Deerwood Rd Subdivision, New Statenville Hwy, E-A To R-1, Well And Septic, ~5 Acres

TRC Recommendation: Approval  
GLPC Recommendation: Approval

Documents: [REZONING CASE REZ-2016-04.PDF](#)

- d. Rezoning Case: REZ-2016-05 Union Rd Subdivision, Union Rd, E-A To R-A, Well And Septic, ~114 Acres

TRC Recommendation: Various  
GLPC Recommendation: Approval

Documents: [REZONING CASE REZ-2016-05.PDF](#)

6. **For Consideration**

- a. Beer License - Hema H. Rao Of Palak Corporation /Dba Big Foot #908 - 1255 Lakes Blvd.

Approval of the Beer License

Documents: [BEER LICENSE- HEMA H..PDF](#)

- b. Beer, Wine And Liquor License - Hemal Dave Of VHS Corporation /Dba Rocky Ford Liquor - 2418 B Rocky Ford Road

Approval of the Beer, Wine and Liquor License

Documents: [BEER, WINE, AND LIQUOR LICENSE - HEMAL.PDF](#)

- c. County Purchasing Card And Credit Card Ordinance

Board's Pleasure

Documents: [COUNTY PURCHASING CARD AND CREDIT CARD ORDINANCE.PDF](#)

- d. Proposal From Lovell Engineering For Stafford Wright Road Paving Project

Accept Proposal

Documents: [PROPOSAL FROM LOVELL ENGINEERING FOR STAFFORD WRIGHT ROAD PAVING PROJECT.PDF](#)

- e. 2016 Public Defender Contract Renewal

Approval of contract

Documents: [2016 PUBLIC DEFENDER CONTRACT RENEWAL.PDF](#)

- 7. **Reports - County Manager**
- 8. **Citizens Wishing To Be Heard-Please State Your Name And Address**
- 9. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-02

DATE OF MEETING: February 9<sup>th</sup> 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual     SPLOST     Capital     N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:

REZ-2016-02 Estate of Juanita Johnson  
E-A to R-1, Well and Septic, ~11 acres

**HISTORY, FACTS AND ISSUES:**

This case represents a change in zoning on an ~11 acre property from Estate Agricultural (E-A) to Low Density Residential (R-1). The main motivation behind the request is to be able to subdivide the subject property for residential development. The subject property possesses road frontage on Johnson Road SE and New Statenville Highway. Both New Statenville Highway and Johnson Road SE are major collectors. The main difference between them is that New Statenville Highway is a state maintained road while Johnson Road SE is a locally maintained road. Typical traffic flow capacity of a major collector is 3,000 to 6,000 AADT. Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. The 2030 Comprehensive Plan Future Development Map depicts the subject property as within the Rural Service Area and a Rural Residential Character Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a permitted zoning district within a Rural Residential Character Area. With this request the adjacent residential development and zoning should be considered. At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. No one spoke either for or against the request.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

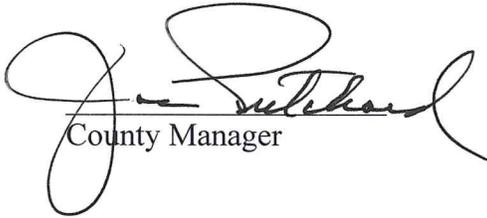
OPTIONS:

1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-03

DATE OF MEETING: February 9<sup>th</sup> 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual     SPLOST     Capital     N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:                    REZ-2016-03 Southern Exteriors of Valdosta, Inc., US Hwy 41 S  
R-10 to E-A, Well and Septic, ~22 acres

---

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~22 acre property from Suburban Density Residential (R-10) to Estate Agricultural (E-A) zoning. The main motivation behind the request is to allow for the development and operation of a landscape contractor/nursery business. It should be noted that the existing R-10 zoning was approved in 2006 with 6 conditions geared toward residential development<sup>1</sup>. The subject property possesses road frontage on US Hwy 41 S. This section of US Hwy 41 S is a state maintained arterial<sup>2</sup> road. Typical traffic flow capacity of an arterial road is greater than 6,000 AADT<sup>3</sup>. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and a Suburban Area Character Area. Per Comprehensive Plan guidance E-A zoning is not listed as a permitted zoning district within a Suburban Area Character Area. With this request the following factors should be considered: (1) the adjacent residential zoning and residences to the south, (2) the fact that in addition to owning the subject property the developer owns several adjacent properties to the north and west, (3) if developed according to E-A zoning at the least a landscaped buffer will be required between the subject property and the adjacent residential/agricultural zoned properties, and (4) that if developed according to R-A zoning then supplemental standards would also apply (Please See Attached Cut of ULDC Section 4.03.03). At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval with 3 conditions by an 8-0 vote. The applicant/property owner spoke for the request and one adjacent property owner spoke against the request. Questioning and discussion on the case, to include the applicant's comments, focused on the differences between E-A and R-A zoning and the supplemental standards associated with the proposed landscape contractor/nursery business use (Specifically the interpretation and enforcement of the sales restriction). The adjacent property owner who spoke against it mentioned concerns associated with the proposed use's affect on the water quality, wetlands, and drainage.

---

<sup>1</sup> REZ-2006-75 was approved with six conditions. 1. Subdivision Roads shall be built to Lowndes County standards. 2. Georgia D.O.T. approval and permitting will be required for any proposed entrances onto U.S. Highway 41 South. 3. All lots shall front interior roads. 4. Development will require 2 points of ingress and egress. 5. Cul-de-sacs shall be limited in length so that each cul-de-sac serves as street access for no more than 25 lots. 6. Developer will be required to pave from the proposed development to the existing pavement found on Sunset Drive.

<sup>2</sup> The road classification of arterial is determined by the Lowndes County Thoroughfare Plan.

<sup>3</sup> Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 1 Condition	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	1. The subject property be rezoned to Residential Agricultural (R-A) zoning instead of Estate Agricultural (E-A). (Planning)			
Other Comments with (Source)	With the approval of R-A instead of E-A zoning this application is inconsistent with the Future Development Map but overall consistent with the goals and policies of the Comprehensive Plan (Planning).			

GLPC Recommended Condition #1 There shall be no animal hospitals or veterinary clinics allowed.

GLPC Recommended Condition #2 There shall be no radio, tv, or telecommunications towers allowed.

GLPC Recommended Condition #3 There shall be no RV Parks or campgrounds allowed.

OPTIONS:

1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDED ACTION: GLPC: Option #2 Approve with Conditions  
TRC: Various (Please See Table Above)

DIVISION: Planning

County Planner: Jason Davenport 

  
County Manager

Action by the Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-04

DATE OF MEETING: February 9<sup>th</sup> 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual     SPLOST     Capital     N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:                      REZ-2016-04 Deerwood Rd Subdivision, New Statenville Hwy  
E-A to R-1, Well and Septic, ~5 acres

**HISTORY, FACTS AND ISSUES:**

This case represents a change in zoning on a ~5 acre property from Estate Agricultural (E-A) to Low Density Residential (R-1). The main motivation behind the request is to be able to subdivide the subject property for residential development. The subject property possesses road frontage on Deerwood Rd. Deerwood Rd is an unimproved county maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural Service Area and within a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning is listed as a permitted zoning district within the Rural Residential Character Area. With this request the following factors should be considered: the precedent set for the property owner's large acreage tracts and other large acreage tracts in the surrounding area and the presence of the Lowndes County Fire/Rescue Station to the south. At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. No one spoke either for or against the request. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None			
Other Comments with (Source)	<p>This application is overall consistent with the Comprehensive Plan. (Planning)</p> <p>The property owner/developer should know that if the rezoning is successful and the proposed 5 lots are subdivided along Deerwood Rd then no additional lots are permitted from the subject property that have access or frontage along Deerwood Rd until it is paved/improved. (Engineering)</p>			

OPTIONS:

- 1. Approve
- 2. Approve with Conditions
- 3. Table
- 4. Deny

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport *JD*

  
County Manager

Action by the Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-05

DATE OF MEETING: February 9<sup>th</sup> 2016

BUDGET IMPACT:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE:

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

ACTION REQUESTED ON:

REZ-2016-05 Union Rd Subdivision, Union Rd  
E-A to R-A, Well and Septic, ~114 acres

---

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~114 acre property from Estate Agricultural (E-A) zoning to Residential Agricultural (R-A) zoning. The main motivation behind the request is to allow for the residential development of the subject property at a greater density than is currently allowed in E-A zoning. For reference, E-A zoning generally allows for a 5 acre development density while R-A zoning generally allows for a 2.5 acre development density. It should also be noted that the developer in this case is considering developing the property under the ULDC conservation subdivision regulations<sup>1</sup>. The subject property possesses road frontage on Union Rd. This section of Union Rd is classified as a county maintained major collector<sup>2</sup>. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT<sup>3</sup>. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and an Agriculture/Forestry Character Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning district within an Agricultural/Forestry Character Area. With this request the following factors should be considered: 1) The precedent set for other properties in the surrounding area with the approval of R-A zoning, 2) The R-A zoning to the south, 3) The R-10 zoning to the north, and 4) the zoning map/future development map patterns for the area if those existing R-10 and R-A zonings were buffered and developed in the surrounding area. At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval by a 7-1 vote. Commissioner Wildes voted against the motion. The motion for approval of the case included language referencing the intent to develop the property as a conservation subdivision, the limitation to a maximum of 45-46 lots, and the expected minimum and maximum lot sizes of 1 and 2.5 acres.

---

<sup>1</sup> The ULDC conservation subdivision regulations are found in Section 4.05.01. Generally, a conservation subdivision allows for the overall residential impact of a tract of land to be clustered into smaller lot sizes provided that the remainder of the property is permanently protected from future development. For example, if the ~114 acre subject property is zoned R-A then R-A generally allows for a minimum lot size of 2.5 acres. Thus, the maximum residential impact of the tract of land with R-A zoning is ~114 acres divided by 2.5 acres or 45 lots. Instead of the general R-A lot size of 2.5 acres if these 45 lots are served by individual wells and septic tanks they could be clustered to take up closer to 40 acres rather than entire ~114 acres. The conservation subdivision option has now freed up 74 acres to be legally permanently protected from future development in exchange for allowing a decrease in lot sizes from 2.5 acres to 1 acre. For reference, based on GLPC questioning it should also be noted at least 40% of the subject property must be permanently protected and that

<sup>2</sup> The road classification of major collector is determined by the Lowndes County Thoroughfare Plan.

<sup>3</sup> Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

The applicant's attorney and engineer spoke for the request and two neighbors spoke against the request. It should also be noted that at least one other individual wanted to speak against the request but was not allowed due to the time constraints with the opposition portion of the public hearing. Additional details about the questioning and discussion on the case with the GLPC, Staff, those speaking for, and those speaking against has been for reference.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Denial <sup>4</sup>	Approval	Approval	
Recommended Conditions with (Source)	None			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

OPTIONS:

- 1. Approve
- 2. Approve with Conditions
- 3. Table
- 4. Deny

RECOMMENDED ACTION: GLPC: Option #1 Approve  
 TRC: Various (Please See Table Above)

DIVISION: Planning

County Planner: Jason Davenport 

  
 County Manager

Action by the Board: \_\_\_\_\_

<sup>4</sup> At the time of TRC voting (01.19.16) the Board of Health concerns were dominantly related to the soils on the subject property. Since that time there has been contact between the Board of Health and representatives of this case regarding their concerns.

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer License – Hema H. Rao of Palak Corporation /dba Big Foot #908 – 1255 Lakes Blvd.

DATE OF MEETING: February 09, 2016

BUDGET IMPACT \$  
FUNDING SOURCE  
     Annual  
     Capital  
     N/A

Regular Meeting   
Work Session   
Recommendation   
Policy/Discussion   
Report   
Other

COUNTY ACTION REQUESTED ON: Approval of the Beer License – Hema H. Rao of Palak Corporation /dba Big Foot #908 – 1255 Lakes Blvd.

---

HISTORY, FACTS AND ISSUES: Hema H. Rao of Palak Corporation /dba Big Foot #908, located at 1255 Lakes Blvd., is applying for a license for the sale of beer for off premise consumption. This is due to a change of ownership. The ordinance 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 License  
          2. Board's Pleasure

RECOMMENDED ACTION: 1. Approval of the Beer License

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer, Wine and Liquor License – Hemal Dave of VHS Corporation /dba Rocky Ford  
Liquor – 2418 B Rocky Ford Road

DATE OF MEETING: February 09, 2016

BUDGET IMPACT \$

FUNDING SOURCE

Annual

Capital

N/A

Regular Meeting

Work Session

Recommendation

Policy/Discussion

Report

Other

COUNTY ACTION REQUESTED ON: Beer, Wine and Liquor License – Hemal Dave of VHS  
Corporation /dba Rocky Ford Liquor – 2418 B Rocky Ford Road

---

HISTORY, FACTS AND ISSUES: Hemal Dave of VHS Corporation /dba Rocky Ford Liquor, located at 2418 B Rocky Ford Road, is applying for a license for the sale of beer, wine and liquor for consumption off premises. This is a new business. The ordinance 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, Wine and Liquor License  
2. Board's Pleasure

RECOMMENDED ACTION: 1. Approval of the Beer, Wine and Liquor License

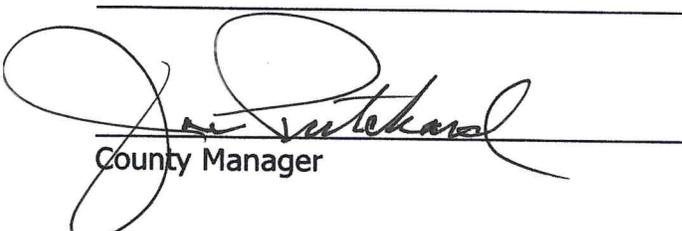
DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: County Purchasing Card and Credit Card Ordinance  
DATE OF MEETING: February 9, 2016

Regular Meeting (x)  
Work Session (x)  
Recommendation ( )  
Policy/Discussion ( )  
Report ( )  
Other ( )

BUDGET IMPACT \$  
FUNDING SOURCE  
( ) Annual  
( ) Capital  
(x) N/A

COUNTY ACTION REQUESTED ON: Adoption of a County Purchasing Card and Credit Card Ordinance

---

HISTORY, FACTS AND ISSUES: During the 2015 legislative session, the General Assembly passed HB 192 which changed the requirements for county issued purchasing cards and credit cards used by elected officials. Under the new requirements, the County must adopt an ordinance which outlines the card program, must publicly vote to authorize use by elected officials and must enter into a user agreement with each authorized elected official. Attached are the ordinance, the card user agreement and the list of current elected officials who have either purchasing cards or have other credit cards.

OPTIONS: 1. Board's Pleasure

RECOMMENDED ACTION: 1. Board's Pleasure

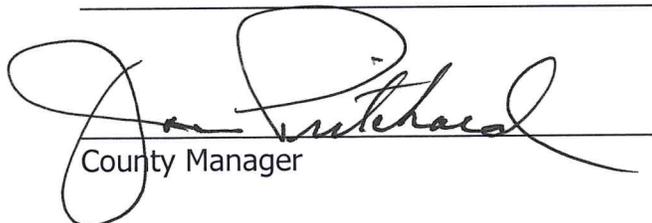
DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Proposal from Lovell Engineering for Stafford Wright Road Paving Project

DATE OF MEETING: February 9, 2016

Regular Meeting (X)

Work Session (X)

BUDGET IMPACT: \$57,750.00

Recommendation ( )

Policy/Discussion ( )

Report ( )

FUNDING SOURCE:

( ) Annual (x) SPLOST VI

( ) Capital

( ) N/A

COUNTY ACTION REQUESTED ON: Accept proposal for Engineering Plans for Stafford Wright Road

---

HISTORY, FACTS AND ISSUES: Lowndes County received a proposal from Lovell Engineering for the engineering and construction plan preparation for Stafford Wright Road. Guess and Lovell previously completed the surveying and Right of Way deed preparation for the road. Stafford Wright Road serves as a connector between Staten Road and Skipper Bridge Road. Stafford Wright Road has approximately 15 residents living on this road.

OPTIONS: Accept proposal or redirect

RECOMMENDED ACTION: Accept Proposal.

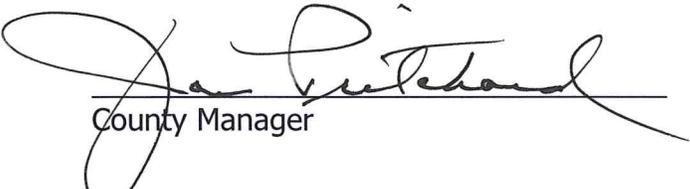
DEPARTMENT: Engineering

County Engineer: Michael B. Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

Action Taken By Board: \_\_\_\_\_

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2016 Public Defender Contract Renewal

DATE OF MEETING: February 9, 2016

BUDGET IMPACT \$  
FUNDING SOURCE  
 Annual  
 Capital  
 N/A

Regular Meeting   
Work Session   
Recommendation   
Policy/Discussion   
Report   
Other

COUNTY ACTION REQUESTED ON: Approve Public Defender Contract Renewal

HISTORY, FACTS AND ISSUES: Please find the 2016 Public defender contract renewal for services and 2016 contract for the GPDC to administer operating expenses. These contracts have been updated as to the year of service, 2016, and only reflect the revised name of the state office to the Georgia Public Defender Council.

OPTIONS: 1. Approval of the contract  
2. Board's Pleasure

RECOMMENDED ACTION: 1. Approval of the contract

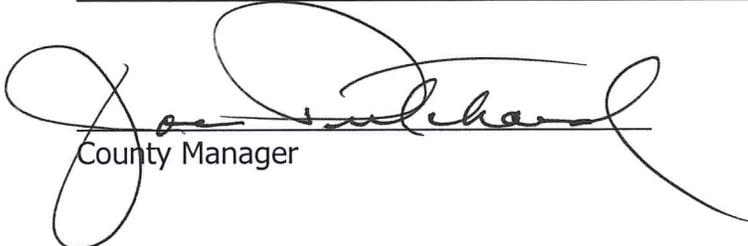
DEPARTMENT: County Manager

DEPARTMENT HEAD: Joe Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:

---

---

  
County Manager

Action Taken By Board: \_\_\_\_\_