

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, FEBRUARY 12, 2018, 8:30 a.m.
REGULAR SESSION, TUESDAY, FEBRUARY 13, 2018, 5:30 p.m.
327 N. Ashley Street - 2nd Floor

1. **Call To Order**
2. **Invocation**
3. **Pledge Of Allegiance To The Flag**
4. **"State-Of-The-Art Center" Presentation By Cheryl Oliver**
5. **Minutes For Approval**
 - a. Work Session- January 22, 2018
 - b. Regular Session- January 23, 2018
6. **Public Hearing**
 - a. REZ-2018-01 Simmons, 3881 Bemiss Rd, R-10 To C-G, Well And Septic, .89 Acres

GLPC Recommendation: Approval
TRC Recommendation: Approval

Documents:

[REZONING CASE REZ-2018-01.PDF](#)
 - b. REZ-2018-02, E-A And C-C To E-A And PD-R, Watkins And Camp Rock Properties, ~4391 Rocky Ford Rd, Well And Septic, ~72 Acres

GLPC Recommendation: Approval
TRC Recommendation: Approval and Approval with Conditions (Buffering)

Documents:

[REZONING CASE REZ-2018-02.PDF](#)
 - c. REZ-2018-03 Diana Guy, 2497 Madison Highway, C-G To C-G And C-H, Well And Septic, 4.04 Acres

GLPC Recommendation: Approval with Conditions (Buffering, Surveying, Paving)
TRC Recommendation: Approval and Approval with Conditions (Buffering, Surveying, Paving)

Documents:

[REZONING CASE REZ-2018-03.PDF](#)

d. Abandonment Of A Portion Of Bradford Rd. N.

Board's Pleasure

Documents:

[ABANDONMENT OF A PORTION OF BRADFORD RD. N..PDF](#)

7. **For Consideration**

a. Adopt Resolution Accepting Infrastructure For Quarterman Estates Subdivision Phase 2

Adopt the Resolution

Documents:

[ADOPT RESOLUTION ACCEPTING INFRASTRUCTURE FOR QUARTERMAN ESTATES SUBDIVISION PHASE 2.PDF](#)

b. Professional Surveying And Engineering Services For I-75 Exits 2 &11 Utility Relocate

Accept proposal from Lovell Engineering

Documents:

[PROFESSIONAL SURVEYING AND ENGINEERING SERVICES FOR I-75 EXITS 2 AND 11 UTILITY RELOCATE.PDF](#)

c. Solicitor-General's Violence Against Women Act (VAWA) Grant Application

Approval of grant application

Documents:

[SOLICITOR GENERALS VAWA GRANT APPLICATION.PDF](#)

8. **Reports - County Manager**

9. **Citizens Wishing To Be Heard-Please State Your Name And Address**

10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-01

DATE OF MEETING: February 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

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

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

ACTION REQUESTED ON:

REZ-2018-01 Simmons, 3881 Bemiss Rd
R-10 to C-G, Well and Septic, .89 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Suburban Density Residential zoning (R-10) to General Commercial (C-G) zoning. The general motivation in this case is for the development of a retail showroom for a floor covering business. For reference, a chart showing most of the allowable uses in C-G zoning is attached. The primary access is proposed to and from Bemiss Rd. This section of Bemiss Rd is a major collector.¹ Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center. Per Comprehensive Plan guidance C-G zoning is listed as a permitted zoning within that Character Area. Aspects of this case worthy of consideration include the following: 1. The allowable uses in C-G zoning, 2. The proximity to commercial zoning to the north/east, 3. The adjacent agricultural zoning to the west and residential zoning immediately south, 4. The presence of the subject property within a Corridor Road Overlay, 5. The lack of a curb cut on Bemiss Rd (Restricting access from northbound traffic), and 6. The adjacent City of Valdosta city limits. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

At the January regular GLPC meeting one person spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request by a 6-0 vote.

¹ Typical traffic flow capacity of a major collector is 3,000 to 6,000 AADT. Per the GDOT 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.
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

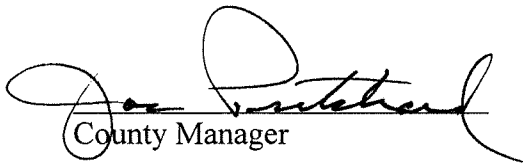
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

Contributing Staff: Jason Davenport *JD*
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-02

DATE OF MEETING: February 13th 2018

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-2018-02, Watkins and Camp Rock Properties
E-A and C-C to E-A and PD-R, ~ 4391 Rocky Ford Rd, Well and Septic, ~72 ac.

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from E-A and C-C (Crossroads Commercial) to E-A and PD-R (Rural Planned Development). The site plan and letter of intent highlight that the main reasons for the request are to allow for the operation of a youth campground and education center (Camp Rock). Details of its existing facilities and operations can be found at <https://camprockga.com/>. The subject property possesses road frontage on Rocky Ford Rd. Rocky Ford Rd is a County maintained paved major collector road¹. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as both a Rural Residential and Agriculture Forestry Character Area. Per Comprehensive Plan guidance PD-R zoning is listed as a permitted zoning in a Rural Residential Character Area but not listed as a permitted zoning within an Agriculture Forestry Character Area². The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval w Conditions	Approval w Conditions	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	Condition #1. Please extend the 50' undisturbed buffer to cover the north and northwestern property lines where the property currently abuts Map 039 Parcel 077B. (Zoning; 20' Alternative Planning)			
	Condition #2. Please provide a 50' undisturbed buffer along the eastern, southern, and 150' western portion of Map 062 Parcel 025A. (Zoning; 20' Alternative Planning)			
Other Comments with (Source)	Overall Planning found this request consistent with the Comprehensive Plan.			

¹ Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Per the GDOT 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. <http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

² Staff believes that not listing PD-R as allowed in an Agriculture Forestry Character Area is a typo. The previous Comprehensive Plan listed PD-R as allowed.

At the January regular GLPC meeting one person spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request by a 6-0 vote.

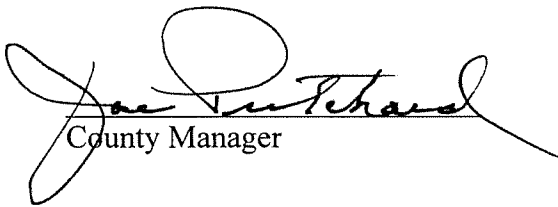
OPTIONS:

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

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

DIVISION: Planning

Contributing Staff: Jason Davenport
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-03

DATE OF MEETING: February 13th 2018

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-2018-03 Diana Guy
C-G to C-G and C-H, Well and Septic, 4.04 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 4.04 acre property from solely General Commercial (C-G) zoning to C-G and Highway Commercial (C-H) zoning. The main motivation for the request is to allow for the operation of a repair/mechanical shop. For reference, a comparison chart of the two zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on multiple streets (Madison Hwy, Douglas Ave, Poole St, and Ray Ave). Madison Hwy is classified as a state maintained minor collector¹. Douglas (Improved) and Poole and Ray (Both Unimproved) are all County Local Roads. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within a Community Activity Center Character Area and the Urban Service Area. Per Comprehensive Plan guidance, C-H zoning is listed as a permitted zoning within a Community Activity Center Character Area. Other factors worth considering for this zoning case are as follows: 1. The subject property is within the Airport Overlay, 2. The allowable uses in C-H vs. C-G zoning, 3. The overall zoning pattern along this stretch of Madison Highway (C-H, C-G, M-2, etc.), 4. The proximity to the City of Valdosta city limits, 5. That this property is also located in a drastic groundwater recharge area, and 6. The existing development on the subject property (especially considering the large natural buffer currently in place against the adjacent residential areas).

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval with 2 Conditions	Approval	Approval with 1 Condition	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Typical traffic flow capacity of a county local is 750 to 1,500 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.

Recommended Conditions with (Source)	<p>Condition #1. As long as the adjacent northern and eastern properties have adjacent residential zoning then the northern and eastern sides of the subject property shall have an adjacent 50' undisturbed buffer. (Planning)</p> <p>Condition #2. Within the next 90 days, a survey shall be submitted that reconfigures the subject property to address setbacks on the current development. (Planning)</p> <p>Condition #3. Any vehicular ingress/egress off of Poole St and/or Ray Ave shall require the property owner/developer to pave one or both streets from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above. (Engineering)</p>
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.

At the January regular GLPC meeting no one spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of the request with the 3 above conditions by a 6-0 vote.


Additionally, please note that supplemental standards, dumpster standards, and other applicable regulations apply beyond any proposed conditions.

OPTIONS:

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

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

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of a Portion of Bradford Rd. N.

DATE OF MEETING: February 13, 2018

BUDGET IMPACT \$ 0

FUNDING SOURCE

() Annual

() Capital

(X) N/A

Regular Meeting (X)

Work Session (X)

Recommendation (X)

Policy/Discussion (X)

Report ()

Other ()

COUNTY ACTION REQUESTED ON: Abandonment of a portion of Bradford Rd. N.

HISTORY, FACTS AND ISSUES: On January 23, 2018, the Lowndes County Board of Commissioners determined that a portion of Bradford Road N. has ceased to be used by the public to the extent that no substantial public purpose is served by it. As required by Georgia statute, each adjoining property owner was notified by certified mail of the intent and public hearing. The public hearing was also advertised in the *Valdosta Daily Times*.

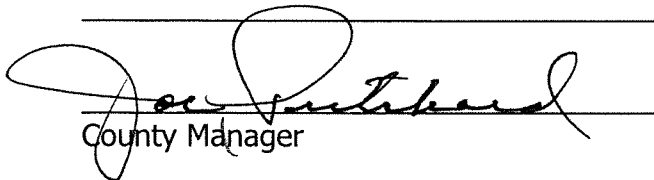
OPTIONS: 1. Abandon a portion of Bradford Road N.
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Engineering

Department Head: Michael B. Fletcher
County Engineer

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Adopt Resolution accepting infrastructure for Quarterman Estates Subdivision
Phase 2

DATE OF MEETING: February 13, 2018

Regular Meeting (X)

Work Session (X)

BUDGET IMPACT: N/A

Recommendation(X)

Policy/Discussion ()

Report ()

FUNDING SOURCE:

() Annual () SPLOST VII

() Capital

(X) N/A

COUNTY ACTION REQUESTED ON: Adoption of Resolution accepting subdivision roads for
county maintenance

HISTORY, FACTS AND ISSUES: Quarterman Estates Subdivision Phase 2 is located off White
Water Road. Engineering staff has made the final inspection of the project, and the work is
substantially complete. A punch list of construction items to be addressed has been provided
to the contractor, and the final paperwork is in process at the time of agenda submittal
(punch list corrections, payment for street signs). The final plat will not be signed for
recording until all paperwork is received. Attached is a letter requesting acceptance of
infrastructure for this subdivision

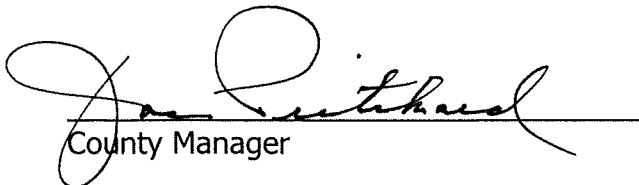
OPTIONS: 1. Adopt the Resolution
2. Board's Pleasure

RECOMMENDED ACTION: Adopt the Resolution

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: Professional Surveying and Engineering Services for I-75 Exits 2 & 11 Utility Relocate

Regular Meeting (X)

DATE OF MEETING: February 13, 2018

Work Session (X)

BUDGET IMPACT: \$155,250.00 (Estimated)

Recommendation ()

Policy/Discussion ()

Report ()

Other ()

() Annual (X) Splost

() Capital

() N/A

COUNTY ACTION REQUESTED ON: Accept proposal for Professional Services

HISTORY, FACTS, AND ISSUES: The Lowndes County Engineering Department has received a proposal from Lovell Engineering for professional surveying and engineering services for the utility relocates at I-75 Exits 2 & 11 in support of the GDOT interchange reconstruction projects at same. The fee schedule is 4% Engineering, 3% Surveying and 2% Environmental of the cost of construction. LEA is the only firm in Lowndes County prequalified by the Georgia Department of Transportation for surveying in 2-lane and multi-lane widening and reconstruction with curb and gutter in heavily developed commercial, industrial and residential urban areas.

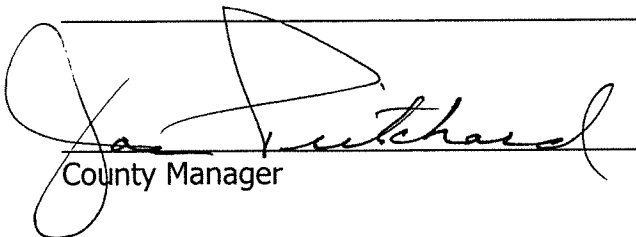
OPTIONS: (1) Accept Proposal from Lovell Engineering
(2) Board's Pleasure

RECOMMENDED ACTION: (1) Accept Proposal from Lovell Engineering

DEPARTMENT: Engineering

Department Head: Michael B. Fletcher, P.E.

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:


County Manager

Action Taken By Board: _____

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Solicitor-General's VAWA Grant Application

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

DATE OF MEETING: February 13, 2018

BUDGET IMPACT \$ 38,028 Match

FUNDING SOURCE

- () Annual
- (X) Cash \$19,188
- (X) In-Kind \$18,840

COUNTY ACTION REQUESTED ON: Solicitor-General's Office VAWA Competitive Grant Application

HISTORY, FACTS AND ISSUES: The Solicitor-General's Office is requesting permission to apply for the Violence against Women Act (VAWA) competitive Grant. The Solicitor-General's Office is requesting an Assistant Solicitor-General in the specialized field of Family Violence. This grant is a 4 year grant with the continuation funding needing to be approved on a yearly basis. The initial award period would be April 01-December 31, 2018. Submission of this grant is due by February 13, 2018 to CJCC. The SG's office requests the board's approval for the VAWA Grant application.

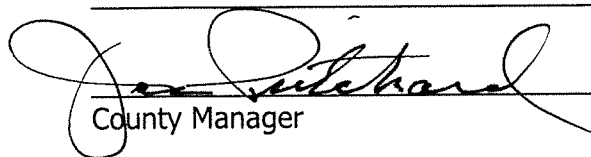
- OPTIONS:
1. Approve Solicitor-General's VAWA Competitive Grant Application
 2. Board's Pleasure

RECOMMENDED ACTION: Option 1

DEPARTMENT: Solicitor-General's Office

Department Head: Justo C. Cabral, III

ADMINISTRATIVE COMMENTS AND RECOMMENDATION:



County Manager

Action Taken By Board: _____