

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

5. **Appointment**

- a. Greater Lowndes Planning Commission

Documents:

[GREATER LOWNDES PLANNING COMMISSION APPT..PDF](#)

6. **Public Hearing**

- a. REZ-2020-10 Benny Cowart, 4115 Ezelle Rd., 0188 160, 7.9 Ac., EA To R1, Well/Septic

Documents:

[REZ-2020-10 BENNY COWART.PDF](#)

- b. REZ-2020-11 Bella Mill Plantation, 8450 Ousley Rd., 0017 096, 15.8 Ac., EA To PD, Well/Septic

Documents:

[REZ-2020-11 BELLA MILL PLANTATION.PDF](#)

- c. REZ-2020-12 Southern Tractor & Outdoors Valdosta Facility, US Hwy 84, 0059 090, 43.8 Ac., EA To CH, Water/Sewer

Documents:

[REZ-2020-12 SOUTHERN TRACTOR AND OUTDOORS VALDOSTA FACILITY.PDF](#)

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

Documents:

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

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Greater Lowndes Planning Commission

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing a member

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

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

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

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to divide the property between his four children. The subject property possesses road frontage on Ezelle Road, a Minor Collector road . Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning in this case, is a permitted zoning within a Rural Residential Character Area.

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

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

OPTIONS: 1 - Approve
2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

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

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

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

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

1. The property may be used only for:
 - a. Uses permitted in the Estate Agricultural (E-A) zoning district, and
 - b. An event facility where the operation of an event facility is limited to meetings, retreats, celebrations, and weddings for groups no larger than the fire code allows for the proposed buildings/area. Outdoor performances by bands or ensembles that are accessory to a meeting, retreat, celebration, or wedding shall be allowed. The hours of operation of the event facility shall be limited to 8 am to 10 pm, including adherence to the Lowndes County Noise Ordinance (Nov. 2011).
2. Unless otherwise noted on the LCBOC approved site plan, the use of the property shall be subject to all standards applicable to properties in the E-A zoning district.
3. Exterior lighting shall be shielded to avoid direct illumination of adjacent properties.

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

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

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

OPTIONS: 1 - Approve
2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

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

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

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

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

OPTIONS: 1 - Approve

2 - Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

Work Session/Regular Session

DATE OF MEETING: September 8, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

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

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

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

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

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: