

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 11, 2021, 8:30 a.m.  
REGULAR SESSION, TUESDAY, OCTOBER 12, 2021, 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 - September 27, 2021, Regular Session - September 28, 2021, & Comprehensive Plan Stakeholder Meeting - September 28, 2021

5. **Public Hearing**

- a. REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A To R-10, Water/Sewer, ~10 Acres

Documents:

[REZ-2021-15 BEAVER RUN SUBDIVISION, BEMISS KNIGHTS ACADEMY RD.PDF](#)

- b. REZ-2021-16 G W Farms, 5999 Val Del Road, R-A To R-1, Well & Septic, ~98.95 Acres

Documents:

[REZ-2021-16 G W FARMS, 5999 VAL DEL ROAD.PDF](#)

- c. REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 To R-A, Well & Septic, ~8.0 Acres

Documents:

[REZ-2021-17 JEFFREY ATKISON, 4365 WILLIAMS RD.PDF](#)

- d. REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment, Water & Sewer, ~3 Acres

Documents:

[REZ-2021-18 THE VILLAGES, BEMISS RD., PD SITE PLAN AMENDMENT.PDF](#)

- e. REZ-2021-19 LCBOC On Behalf Of Frank Wetherington Living Trust, 4224 Val Del Road, P-D To R-A, Well & Septic, ~5.0 Acres

Documents:

[REZ-2021-19 LCBOC ON BEHALF OF FRANK WETHERINGTON LIVING TRUST, 4224 VAL DEL ROAD.PDF](#)

- f. REZ-2021-20 LCBOC On Behalf Of Harold And Gina Warr, 4154 Val Del Road, P-D To R-A, Well & Septic, ~2.9 Acres

Documents:

[REZ-2021-20 LCBOC ON BEHALF OF HAROLD AND GINA WARR, 4154 VAL DEL ROAD.PDF](#)

- g. REZ-2021-21 LCBOC On Behalf Of Val Del Estates, Val Del Road, P-D Amendment, Water & Sewer, ~56 Acres

Documents:

[REZ-2021-21 LCBOC ON BEHALF OF VAL DEL ESTATES, VAL DEL ROAD.PDF](#)

## 6. **For Consideration**

- a. Abandonment Of A Portion Of Salem Church Road (CR #68) And A Portion Of Wells Road (CR # 68 & CR #69)

Documents:

[ABANDONMENT OF A PORTION OF SALEM CHURCH ROAD AND A PORTION OF WELLS ROAD.PDF](#)

- b. American Rescue Plan Funding Application For Utilities Repairs And Expansion

Documents:

[AMERICAN RESCUE PLAN FUNDING APPLICATION FOR UTILITIES REPAIRS AND EXPANSION.PDF](#)

## 7. **Bid**

- a. Improvements To The Historic Carnegie Library Museum

Documents:

[IMPROVEMENTS TO THE HISTORIC CARNEGIE LIBRARY MUSEUM.PDF](#)

## 8. **Reports - County Manager**

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

## 10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-15 Beaver Run Subdivision, Bemiss Knights Academy Rd, E-A to R-10, Water/Sewer, ~10 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a ±10 acre portion of a ~21-acre property from Estate Agriculture (E-A) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the development of a 25 lot residential subdivision. Access to and from the property is gained off of Bemiss Knights Academy Road. Bemiss Knights Academy Road is a county-maintained minor collector road. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 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 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance R-10 zoning is currently listed as a permitted zoning within that area. With this request the following factors should be considered: the development of adjacent properties to the north and east, the similar residential densities to the north, east, and south, the investment in the subject property, and the utilization and extension of County water and sewer. Ultimately, Planning found this request consistent with the Comprehensive Plan and the GLPC recommends approval by a unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres

---

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Low-Density Residential (R-1). The general motivation, in this case, is so that the subject property can be subdivided at a greater density ( $\pm 73$  lots). For reference, the applicant's preliminary site plan is attached for consideration, with proposed four-bedroom homes with two and three-car garages, and average sizes of 1,900sf or more. Of the proposed lots, approximately 20 are greater than the 1-acre minimum, and a community pool/common area is proposed within the development. The subject property possesses road frontage on Val Del Road (Major Collector). Typical traffic flow capacity of a major collector road is between 3,000 and 6,000 Annual Average Daily Traffic (AADT). Concerning the Comprehensive Plan Character Area Map the subject property is depicted as an Agriculture/Forestry Character Area and is approximately 1.5 miles outside the Urban Service Area. Per Comprehensive Plan guidance R-1 zoning is not listed as a permitted zoning within an Agriculture/Forestry Character Area.

Factors for consideration include: 1) the current rural character and rural land use pattern in the area, 2) the existing zoning pattern, 3) the existing land use pattern, 4) the zoning history in the surrounding area, 5) the potential precedent set for the surrounding area with this decision, 6) the potential investment in the subject property, 7) the location of Dana Circle (R-1 Zoning – 20 lots) to the north, 8) that the Comprehensive Plan does not support this density in this area at this time, 9) the development pattern concerning a direction of well-integrated and organized growth of the community.

Overall, Planning found this request inconsistent with the Comprehensive Plan. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic, and adherence to the supplemental engineering standards for properties containing or adjacent to wetlands.

The Planning Commission heard the request at their September meeting and discussed various aspects of the case including stormwater detention, well and septic viability, potential spot zoning, and the precedence of the request in changing the character of the area. Ultimately, the Planning Commission recommended denial of the request by a split vote (7-2).

1) 97% of the area within a 1-mile radius is zoned E-A, while only 1.3% is zoned R-1 (Dana Circle, originally platted in 1978).

2) LO-1997-07 (Dana Circle – Denied S-A), LO-2002-10 (HWY 122 and Val Del Rd – Denied R-1), REZ-2006-04 (HWY 122 and Val Del Rd – Approved R-A), REZ-2018-17 (R-1 Denied, R-A Approved)

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well  
& Septic, ~8.0 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic,  
~8.0 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-1 (Low Density Residential) to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to provide dog training services. The subject property possesses road frontage on Williams Rd. which is a County maintained local road. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Suburban Area Character Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-A zoned parcel to the east 2) the existing rural character of the property, the larger lot size of the subject property.

The TRC considered the request and had no objectionable comments, and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility. Additionally, Staff finds the request consistent with the Comprehensive Plan and the GLPC recommends approval of the request by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment,  
Water & Sewer, ~3 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-18 The Villages, Bemiss Rd., PD Site Plan Amendment, Water & Sewer, ~3 acres

---

HISTORY, FACTS AND ISSUES: This request represents an amendment to an approved PD Site Plan. Overall, the developer is requesting to amend the site plan approved by the LCBOC in 2020 (REZ-2020-04), to allow for two-family dwellings on the property. The original site plan approved the development of twenty-five (25) single family homes, and listed as a condition, by the original developer, the exclusion of duplexes as an allowable use. This condition was not a Staff or Planning Commission recommendation. It should also be noted that portions of the subject property are within the Bemiss Road North Corridor Road Overlay District. Proposed access for the subject property is off Mac Road, a County Local Paved road. Concerning the 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, PD zoning is listed as a permitted zoning within this area. Ultimately, Planning found this request consistent with the Comprehensive Plan and the TRC had no objectionable comments. The GLPC considered this case and recommends approval by a vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-19 LCBOC on Behalf of Frank Wetherington Living Trust, 4224 Val Del Road, P-D to R-A, Well & Septic, ~5.0 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-19 LCBOC on Behalf of Frank Wetherington Living Trust, 4224 Val Del Road, P-D to R-A, Well & Septic, ~5.0 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Planned Development (P-D) zoning to Residential Agricultural (R-A) zoning. This parcel was originally included in the rezoning case of 2020 (REZ-2020-03), but has since been removed from the site plan of The Landings that was amended in July as part of REZ-2021-11. The general motivation in this case is to remove the P-D standards of The Landings Subdivision and return this parcel to its previous zoning of R-A.

Access to and from the subject property is off Val Del Rd., a County maintained major collector road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Rural Residential Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Rural Residential Character Area.

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 considered the request and had no objectionable comments, and the GLPC recommends approval of the request by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154  
Val Del Road, P-D to R-A, Well & Septic, ~2.9 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-20 LCBOC on Behalf of Harold and Gina Warr, 4154 Val Del Road,  
P-D to R-A, Well & Septic, ~2.9 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Planned Development (P-D) zoning to Residential Agricultural (R-A) zoning. This parcel was originally included in the rezoning case of 2020 (REZ-2020-03), but has since been removed from the site plan of The Landings that was amended in July as part of REZ-2021-11. The general motivation in this case is to remove the P-D standards of The Landings Subdivision and return this parcel to its previous zoning of R-A.

Access to and from the subject property is off Val Del Rd., a County maintained major collector road. Concerning the Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Rural Residential Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within a Rural Residential Character Area.

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 considered the request and had no objectionable comments, and the Planning Commission recommends approval by unanimous vote (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-21 LCBOC on Behalf of Val Del Estates, Val Del Road,  
P-D Amendment, Water & Sewer, ~56 acres

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-21 LCBOC on Behalf of Val Del Estates, Val Del Road, P-D  
Amendment, Water & Sewer, ~56 acres

---

HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved PD site plan. 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.

Aspects of this case worthy of consideration include the following: 1. The overall intent of Planned Development zoning, 2. The previously designated wetlands and their recent change in jurisdiction, 3. Current growth trends in the area, and 4. The preservation of natural green spaces.

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., and the GLPC recommends approval of the request by unanimous vote of (9-0).

- OPTIONS: 1) Board's Pleasure  
2) Approve  
3) Approve with Conditions  
4) Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of a portion of Salem Church Road (CR #68) and a portion of Wells Road (CR #68 & CR #69)

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: 0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Request to Abandon County Roads

---

HISTORY, FACTS AND ISSUES: The County has received a request to abandon a portion of Salem Church Road and a portion of Wells Road. The portion of Salem Church Road is approximately 6,400 linear feet and begins at the intersection of Old Valdosta Road to the intersection of Wells Road. The portion of Wells Road begins at the intersection of GA HWY 122 W approximately 4,630 linear feet to the intersection of Salem Church Road, then North approximately 2,575 linear feet to the property line of Map 0002 Parcel 005, as shown on the attached drawing.

Georgia statute requires an initial determination either (a) “that the section of the county road system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it” or (b) “that its removal from the county road system is otherwise in the best public interest,” or both. If the Board makes either or both of these determinations, the statute provides for notice to adjoining property owners, notice to the public by newspaper publication, and a public hearing.

- o The request came from PLB Limited Partnership, which now owns the 1,228.97 acres which used to be owned by Lakewood Farms, LLC.

- o The request was signed by all property owners that have property that would have access to their property off of either road where PLB Limited Partnership has proposed the roads be closed.

- o Currently, both Wells Road and Salem Church Road are used by citizens in the surrounding area for public use as a shorter means of travel for vehicles and farm equipment.

- o Wells Road continues going north into Cook County and eventually ends at Old Valdosta Road in Cook County.

- o If the Commission decides to close Wells Road, a turnaround would have to be constructed on the north end at the proposed closed location.

- o The entrance to the Little River Boat Ramp and to the Mary Turner Lynching Memorial Land Marker are located at the intersection of Wells Road and Highway 122. If the Commission decides to close Wells Road, staff would recommend keeping it open to a point north of Highway 122 so the public can still have access to both. Staff would also have to research to see where exactly the Georgia DOT r/w is located at that intersection to determine the exact closing location.

OPTIONS: 1. Determine either (a) that these sections of the county road system have ceased to be used by the public to the extent that no substantial public purpose is served by them or (b) that their removal from the county road system is otherwise in the best public interest, or both.  
2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: American Rescue Plan Funding Application for Utilities Repairs  
and Expansion

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: \$5,250,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: American Rescue Plan Funding Application

---

HISTORY, FACTS AND ISSUES: The American Rescue Plan (ARP) provides funding for local municipalities to make repairs and improvements to their water and wastewater infrastructure. Lowndes County, in conjunction with Carter & Sloop Engineering, has identified several projects that meet the criteria for this funding opportunity. The total amount of these projects is \$10,500,000.00. The grant amount requested would be 5,250,000.00, with a County match of 5,250,000.00. Staff recommends approval for Carter & Sloop Engineering to submit the ARP funding application.

OPTIONS: (1) Approve  
(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: Improvements to the Historic Carnegie Library Museum

DATE OF MEETING: October 12, 2021

Work Session/Regular Session

BUDGET IMPACT: \$237,168.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Improvements to The Historic Carnegie Library Museum

---

HISTORY, FACTS AND ISSUES: Improvements to the Historic Carnegie Library Museum is an approved project for SPLOST VIII. Improvements include a new roof for the facility, including structural work, waterproofing on the basement area and cosmetic work. The bid opening was held September 21, 2021 and staff received one bid.

Kellerman Construction Company: \$237,168.00 and 120 days.

OPTIONS: 1. Approve Kellerman Construction Company as the low bidder and approve the chairman to sign the contract.  
2. Redirect.

RECOMMENDED ACTION: Approve  
Board's Pleasure

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: