

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, OCTOBER 10, 2022, 8:30 a.m.  
REGULAR SESSION, TUESDAY, OCTOBER 11, 2022, 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 26, 2022 & Regular Session - September 27, 2022

5. **Public Hearing**

- a. REZ-2022-16 The Townes At 4443 Bemiss, ~14.1 Acres, From C-G & R-A To P-D & C-G, County Utilities

Documents:

[REZ-2022-16 THE TOWNES AT 4443 BEMISS.PDF](#)

- b. REZ-2022-17 Seckinger Road, ~3.7 Acres, E-A To R-1, Well & Septic

Documents:

[REZ-2022-17 SECKINGER ROAD.PDF](#)

6. **For Consideration**

- a. Laurel Run Subdivision Lift Station Quitclaim Deed

Documents:

[LAUREL RUN SUBDIVISION LIFT STATION QUITCLAIM DEED.PDF](#)

- b. Beer License - Rushikalaben Patel Of Rudra 14, LLC, DBA Bemiss Quick Mart - 4357 Bemiss Rd., Valdosta, GA

Documents:

[BEER LICENSE - RUSHIKALABEN PATEL OF RUDRA 14, LLC, DBA BEMISS QUICK MART - 4357.PDF](#)

- c. Eagleview Pictometry Agreement Between The Lowndes County Board Of Assessors And Pictometry International Corp.

Documents:

EAGLEVIEW PICTOMETRY AGREEMENT BETWEEN THE LOWNDES  
COUNTY BOARD OF ASSESSORS AND PICTOMETRY INTERNATIONAL  
CORP..PDF

- d. Adopt Resolution Accepting Infrastructure For Val Del Estates  
Subdivision Phase II

Documents:

ADOPT RESOLUTION ACCEPTING INFRASTRUCTURE FOR VAL DEL  
ESTATES SUBDIVISION PHASE II.PDF

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: REZ-2022-16 The Townes at 4443 Bemiss, ~14.1 acres, from C-G  
& R-A to P-D & C-G, County Utilities

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-16 The Townes at 4443 Bemiss, ~14.1 acres, from C-G & R-A to  
P-D & C-G, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-A (Residential Agricultural) to P-D (Planned Development) and C-G (Commercial General) to P-D, and from R-A to C-G zoning. The general motivation, in this case, is for the applicant to create a mixture of residential and commercial sites for development in various stages. The subject property is within the Urban Service Area and Neighborhood Activity Center Character Area, and possesses road frontage on Bemiss Road and Mulligan Road.

If approved for rezoning, the applicant will construct a multi-family residential development on parcels 0145C 182 (Yellow), 0145 181A (Green), and a portion of 0145C 181 (Orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181 (Blue) on the subject property (refer to Rezoning Exhibit).

There is a combined 7.15 acres requesting R-A to P-D zoning, and 1.51 acres requesting C-G to P-D zoning, for a total of 8.66 acres of P-D. (Green + Yellow + Orange)

There are 3.47 acres requesting R-A to C-G zoning (Blue), in addition to the remaining 2.06 acres currently zoned C-G, for a total of 5.56 acres of commercial zoning.

Per Comprehensive Plan Guidance, the proposed zonings are recommended as part of the development strategy and are consistent with the surrounding development patterns along Bemiss Road and Mulligan Road. The TRC had no objectionable comments, and the Planning Commission recommended approval (7-0).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-17 Seckinger Road, ~3.7 acres, E-A to R-1, Well & Septic

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-17 Seckinger Road, ~3.7 acres, E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.7 acres from E-A (Estate Agricultural) zoning to R-1 (Low-Density Residential) zoning, in order for the properties to be reconfigured into ULDC conforming lots.

The current parcels are considered legal non-conforming in their E-A zoning district, along with neighboring E-A parcels in the surrounding area. The subject properties abut R-1 zoning to the east, which were rezoned in 2004 in order to allow the lots to be split for familial ownership.

The subject properties are in the Urban Service Area and Suburban Character Area, with access to and from the properties off Seckinger Road. Per Comprehensive Plan guidance, R-1 zoning is listed as recommended.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area, and the Planning Commission recommends Approval (7-0).

- OPTIONS: 1) Approve  
2) Approve with Conditions  
3) Table  
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Laurel Run Subdivision Lift Station Quitclaim Deed

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: \$0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Laurel Run Subdivision Lift Station Quitclaim Deed

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HISTORY, FACTS AND ISSUES: The County has a lift station located within Laurel Run Subdivision depicted on the attached plat and aerial photograph. The title is currently vested in Laurel Run Property Owner's Association, Inc. The Property Owner's Association has signed and delivered the attached Quitclaim Deed of the parcel to the County. Staff recommends the County accepts the Quitclaim Deed and directs the County Attorney to have it recorded.

OPTIONS: 1. Accept the Quitclaim Deed and direct the County Attorney to have it recorded.  
2. Redirect

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer License - Rushikalaben Patel of Rudra 14, LLC, DBA Bemiss  
Quick Mart - 4357 Bemiss Rd., Valdosta, GA

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer License - Rushikalaben Patel of Rudra 14, LLC, DBA Bemiss Quick Mart  
- 4357 Bemiss Rd., Valdosta, GA

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HISTORY, FACTS AND ISSUES: Rushikalaben Patel of Rudra 14, LLC, DBA Bemiss Quick Mart - 4357 Bemiss Rd., Valdosta, GA, is requesting a license for the sale of beer for consumption off premises. This is due to a change of ownership. The ordinance and guidelines for the 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: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Eagleview Pictometry Agreement between the Lowndes County Board of Assessors and Pictometry International Corp.

DATE OF MEETING: October 11, 2022

Work  
Session/Regular  
Session

BUDGET IMPACT: First Project - Years 1-3, \$39,979.33 per year.

Second Project - Years 4-6 \$40,310.67 per year.

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Pictometry Agreement

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HISTORY, FACTS AND ISSUES: To my knowledge, the last flyover in Lowndes County for area imagery was performed in 2007.

EagleView provides high-resolution Pictometry, oblique aerial imagery of the entire Local Authority area to help accelerate and improve the accuracy of planning, remote valuation, and decision making. This imagery will be available, not only to the Assessor's office, but to other departments, as well as the public.

This imagery can assist our office in saving time and money by reducing some of the on-site field inspections, especially for rural, hard-to-access properties. With the tools provided, we can measure area, height, length, width, distance, elevation, and more on residential, commercial, and agricultural structures. With the additional ChangeFinder datasets, we can see property changes over the years, including new construction, additions, and demolitions.

This is a six (6) year agreement, which is composed of two projects (new areal imagery), each project consisting of three (3) years.

OPTIONS: 1. Approve the agreement between the Board of Assessors and Pictometry International Corp.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Board of Assessors

DEPARTMENT HEAD: Lisa Bryant

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Adopt Resolution Accepting Infrastructure for Val Del Estates  
Subdivision Phase II

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Adopt Resolution Accepting Infrastructure for Val Del Estates Subdivision  
Phase II

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HISTORY, FACTS AND ISSUES: Val Del Estates Subdivision Phase II is located on Val Del Road and consists of 24 lots. The commission previously approved Phase I and III, and the developer submitted a letter asking that Phase II be accepted. Engineering and Utilities staff have made the final inspections of the construction of Phase II and all work is complete. All paperwork and payments have been completed.

OPTIONS: 1. Adopt the Resolution accepting Val Del Estates Phase II.  
2. Redirect.

RECOMMENDED ACTION: Adopt

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Adopt