



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 9, 2020, 8:30 AM
REGULAR SESSION, TUESDAY, MARCH 10, 2020, 5:30 PM
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 - February 24, 2020 & Regular Session - February 25, 2020

Recommended Action: Approve

Documents:

5. Appointment

- a. Valdosta-Lowndes County Land Bank Authority

Recommended Action: Board's pleasure

Documents:

- b. South Georgia Community Service Board

Recommended Action: Board's pleasure

Documents:

- c. Lowndes County Library Board

Recommended Action: Board's pleasure

Documents:

6. Public Hearing

- a. Abandonment of Unopened Right of Way - Hart Road

Recommended Action: Board's pleasure

Documents:

- b. REZ-2020-03 Wetherington Property, Val Del Rd. R-A to P-D, County Water and Sewer, ~72.54 acres Districts 2 and 5

Recommended Action: Approve

Documents:

7. For Consideration

- a. Solicitor-General's Office 2020 VAWA Grant Award Activation
Recommended Action: Approve
Documents:
- b. Accept Gaines Lane Quit-Claim Deeds and add into the County Road Inventory for Maintenance
Recommended Action: Board's pleasure
Documents:
- c. Approval of Clyattstone Rd.-Simpson Ln. ROW Purchases
Recommended Action: Approve
Documents:
- d. Abandoned Mobile Homes
Recommended Action: Adopt
Documents:

8. Bid

- a. Bid for a 3,000 Gallon Tanker for the Fire Department
Recommended Action: Board's pleasure
Documents:
- b. Request to Purchase New Firefighter Turnout Gear
Recommended Action: Board's pleasure
Documents:

9. Reports - County Manager

10. Citizens Wishing To Be Heard - Please State Your Name and Address

11. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Valdosta-Lowndes County Land Bank Authority

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Appointing a member

HISTORY, FACTS AND ISSUES: Mr. Frank Morman's term on the Valdosta Lowndes Land Bank Authority has expired. He is not interested in being reappointed. Mr. Michael Thomas has expressed interest in being appointed to the authority.

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #70

Date Submitted: 3/4/2020

Date:

3/4/2020

Board/Agency Applying For:

Valdosta Lowndes County Land Bank Authority

Last Name

Thomas

First Name

Michael (Blair)

Street Address

City/State/Zip

Phone Number

Email Address

michaelbthomas@valdosta.edu

Occupation

Assistant Professor of Political Science at Valdosta State University

Professional Experience

My most recent professional experience includes six years (2014-present) of collegiate teaching and research, most recently at the University of Central Florida and Valdosta State.

From 2011-2012, I worked as a journalist for a regional healthcare news source based in Portland, Oregon covering health policy.

From 2007-2010, I worked for Adidas America in marketing and merchandising.

Knowledge & Skills

I have a PhD in public administration and policy and two Master's degrees (public administration and public health), so I believe that I am able to provide a perspective of knowledge on how to approach the subject from a public sector perspective.

I have prior experience serving on the Leon County (FL) Affordable Housing Advisory Committee, which looked at abandoned property that could be repurposed for public housing. This experience might help the committee moving forward as well. In addition, I have served on various boards and committees since 2007, which is an asset that is directly applicable to serving on this board.

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

I am not currently serving on any boards or agencies in Valdosta or Lowndes County

Extra Activities & Community Organizations

VSU Athletics Committee (2019-present); VSU Faculty Senate (2020-present); American Political Science Association (2018-present); American Society of Public Administrators (2013-present)

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: South Georgia Community Service Board

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing a member

HISTORY, FACTS AND ISSUES: The term of Cindy Vickery on the South Georgia Community Service Board has expired. Ms. Vickery would like to be reappointed to the board.

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lownde County Library Board

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Appointing a member

HISTORY, FACTS AND ISSUES: There is a vacant seat on the Lowndes County Library Board. Mr. Dewayne Johnson has expressed interest in being appointed to the board and the Library Board has recommended Mr. Johnson for appointment.

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Print

Lowndes County Board/Agency Appointee Information Sheet - Submission #67

Date Submitted: 12/18/2019

Date:

12/18/2019

Board/Agency Applying For:

Lowndes County Library Board

Last Name

Johnson

First Name

DeWayne

Street Address

City/State/Zip

VALDOSTA

Phone Number

Email Address

dewayne.johnson@iamabridgebuilder.us

Occupation

Business Owner; Investor

Professional Experience

Electrical Engineering; Project Management; Program Management; Real Estate Investment & Management

Knowledge & Skills

Project Management; Community Involvement & Engagement; Talent-Based Programs; Computer Literacy; Financial Literacy; Advocate of the Library; Facility Rehabilitation/Renovation Projects

What knowledge or skills do you possess that would contribute to the Board/Agency to which you are requesting to be appointed?

Please list the Board/Agency that you have been or are currently a member of:

Extra Activities & Community Organizations

Community Xccelerator (Program Director); Greater Valdosta United Way Board; VSU STEAM Center Advisory Board;
Wiregrass Adult Education Advisory Committee; BridgeBuilder Education Foundation

Please list any extracurricular activities and/or community organizations you are affiliated with.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandonment of Unopened Right of Way - Hart Road

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: \$0

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Public use on a county road

HISTORY, FACTS AND ISSUES: On February 10, 2020, the Lowndes County Board of Commissioners determined the unopened right of way off Hart Road has ceased to be used by the public to the extent that no substantial public purpose is served by it and that its removal from the county road system is otherwise in the best public interest. 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 the unopened right of way off Hart Road
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RESOLUTION

WHEREAS, the Lowndes County Board of Commissioners received a request to consider abandoning an unopened section of right of way off of Hart Road, as more fully described on the attached plat or sketch; and

WHEREAS, pursuant to O.C.G.A. § 32-7-2(b)(1), the Board of Commissioners has determined such section of the County road system has ceased to be used by the public to the extent that no substantial public purpose is served by it and that its removal from the county road system is otherwise in the best public interest; and

WHEREAS, as required by O.C.G.A. § 32-7-2(b)(1), the County Engineer has given notice to property owners located thereon;

WHEREAS, as also required by O.C.G.A. § 32-7-2(b)(1), the County Engineer has advertised once a week for two weeks for a public hearing to be held on March 10, 2020, during the regular meeting of the Lowndes County Board of Commissioners which begins at 5:30 p.m.;

WHEREAS, as required by O.C.G.A. § 32-7-2(b)(1), the Board of Commissioners has held a public hearing on the issue;

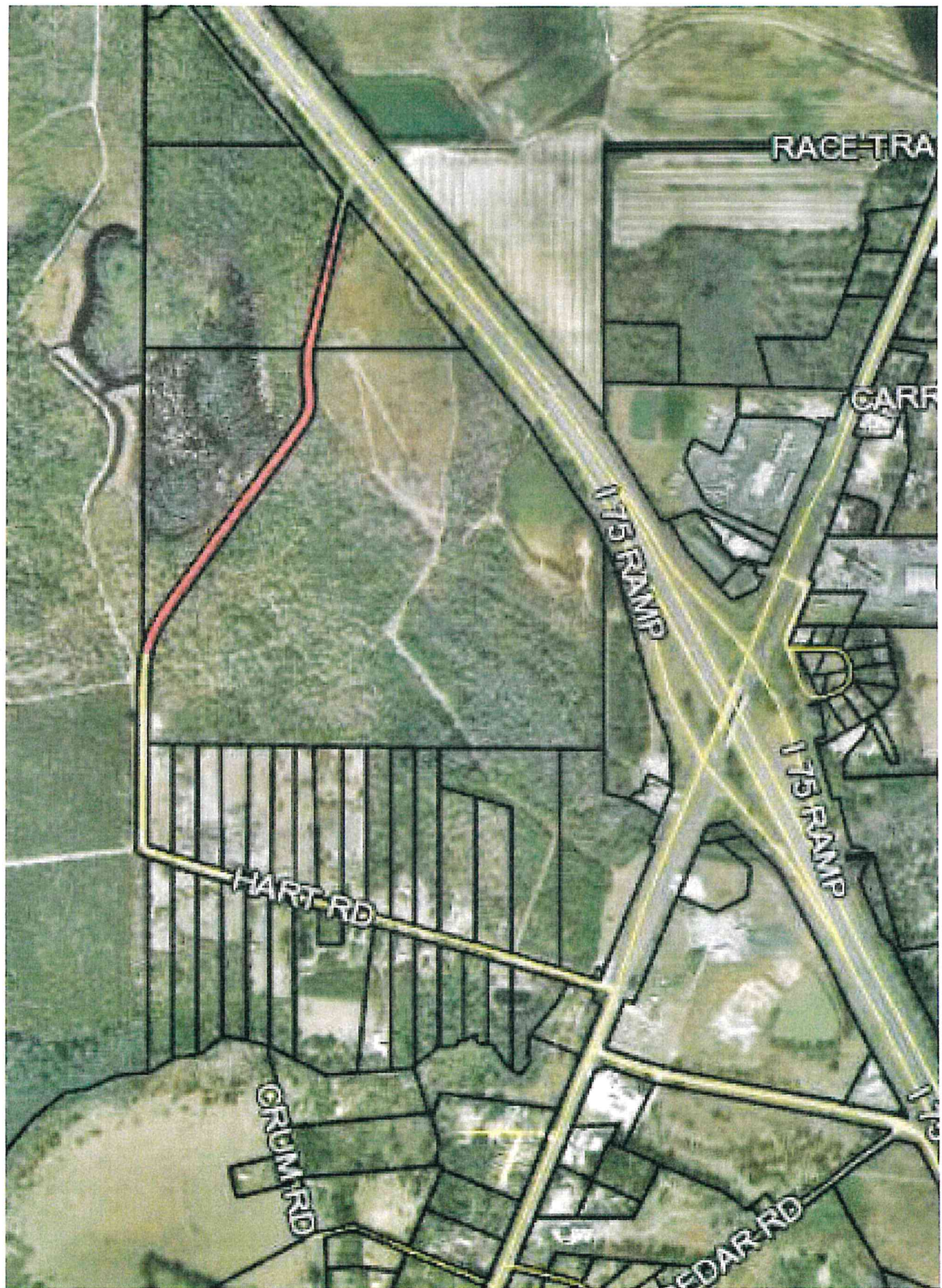
NOW THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED that an unopened section of right of way off of Hart Road, as more fully described on the attached plat or sketch, be and is hereby declared abandoned, such that such section of right of way shall no longer be part of the County road system and the rights of the public in and to such section of road as a public road shall cease, provided, however, that the County shall and does retain all its legal rights and interests in such right of way for purposes other than public roadway purposes including its rights to locate utilities in and to use such right of way to control drainage of surface water, including such rights under recorded utility and drainage easements.

SO RESOLVED this 10th day of March, 2020.

LOWNDES COUNTY
BOARD OF COMMISSIONERS

BY: _____
Bill Slaughter
Chairman

ATTEST: _____
K. Paige Dukes
County Clerk



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-03 Wetherington Property, Val Del Rd. R-A to P-D,
County Water and Sewer, ~72.54 acres Districts 2 and 5

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-03 Wetherington Property, Val Del Rd.
R-A to P-D, County Water and Sewer, ~72.54 acres
Districts 2 and 5

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Residential Agricultural (R-A) zoning to Planned Development (P-D) zoning. The general motivation in this case is so the subject property can be developed at a greater residential density, a maximum of 214 residential lots, with an average lot size of approximately 9100 sq. ft. Access to and from the subject property is off Val Del Road, a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance, Rural Residential Planned Development (PD-R) is listed as a permitted zoning within a Rural Residential Character Area. The difference between P-D zoning and PD-R zoning is the water/sewer connectivity requirement. However, since the subject property is within the required connection distance, the site plan does show that the development will connect to Lowndes County water and sewer.

Aspects of this case worthy of consideration include: 1) the Nelson Hill Planned Development to the southwest, which is close to being built out, 2) The P-D zoning to the south, 3) Current growth trends in the area, 4) County water and sewer connectivity, 5) the future paving of Clyattstone Road, and 6) the planned future widening of Val Del Road.

The Greater Lowndes Planning Commission (GLPC) heard this case at its February meeting and ultimately voted unanimously to recommend approval of the request. For reference, the applicant's representative was present and spoke on behalf of the request and no one rose to speak in opposition. Discussion centered around increased traffic concerns on Val Del Road.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with current growth trends and with the Community Goals of the Comprehensive Plan.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



LOCATION MAP
NOT TO SCALE

SOIL LEGEND
 ALL LOT LOTS ARE IN THE
 12TH LAND DISTRICT
 (SEE LEGEND BOOK)

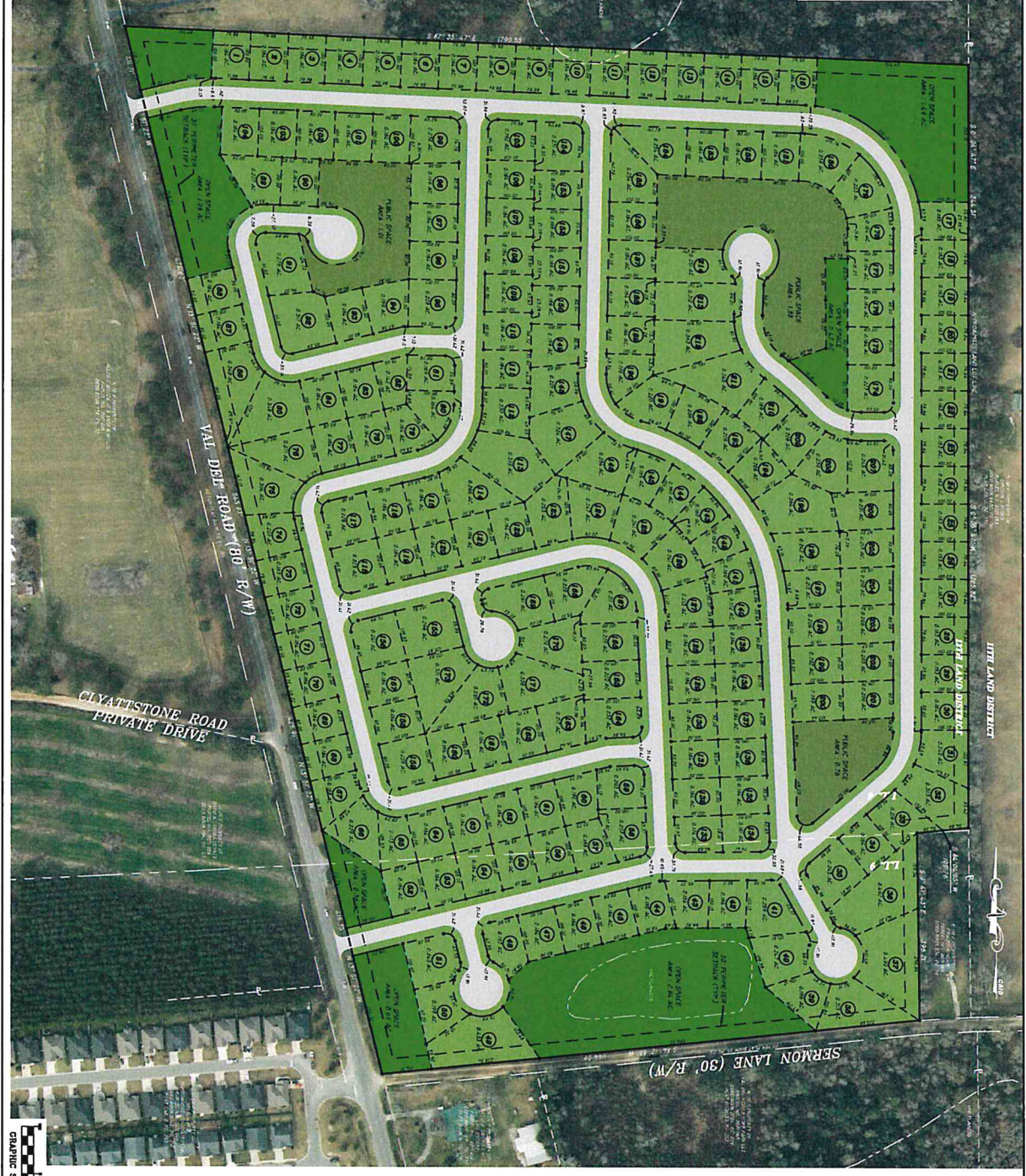
CONCEPTUAL LAYOUT
 TOTAL SITE AREA: 77.54 AC
 REQUIRED PUBLIC STAGE: 1.43 AC
 TOTAL PUBLIC STAGE: 3.08 AC
TOTAL NUMBER OF LOTS = 26

- CONCEPTUAL LAYOUT**
1. CONCEPTUAL LAYOUT
 2. CONCEPTUAL LAYOUT
 3. CONCEPTUAL LAYOUT
 4. CONCEPTUAL LAYOUT
 5. CONCEPTUAL LAYOUT
 6. CONCEPTUAL LAYOUT
 7. CONCEPTUAL LAYOUT
 8. CONCEPTUAL LAYOUT
 9. CONCEPTUAL LAYOUT
 10. CONCEPTUAL LAYOUT
 11. CONCEPTUAL LAYOUT
 12. CONCEPTUAL LAYOUT
 13. CONCEPTUAL LAYOUT
 14. CONCEPTUAL LAYOUT
 15. CONCEPTUAL LAYOUT
 16. CONCEPTUAL LAYOUT
 17. CONCEPTUAL LAYOUT
 18. CONCEPTUAL LAYOUT
 19. CONCEPTUAL LAYOUT
 20. CONCEPTUAL LAYOUT
 21. CONCEPTUAL LAYOUT
 22. CONCEPTUAL LAYOUT
 23. CONCEPTUAL LAYOUT
 24. CONCEPTUAL LAYOUT
 25. CONCEPTUAL LAYOUT
 26. CONCEPTUAL LAYOUT

PLANNING INFORMATION

THE PLANNING INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE PLANNING INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS. THE PLANNING INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY DECISIONS.

GEORGIA811
 www.Georgia811.com
 CALL 800.454.8111



SHEET
1 OF 1

WORK ORDER: 5241

ASA ENGINEERING & SURVEYING, LLC
 82 W. ROBERT ST. - VALDOSTA, GA 39001
 PH: (229) 244-0594 • WWW.ASA-ES.COM

CONCEPTUAL LAYOUT FOR:
FRANK L. WETHERINGTON LIVING TRUST
 LAND LOTS 8 & 9, 12TH LAND DISTRICT,
 LOWNDES COUNTY, GEORGIA

DRAWN	CHKD	DATE	REVISIONS	
			BY	DESCRIPTION
CHECKED	AKC			
PROJECT	ETU			
DESIGNER	DEMPLE			
DATE	03/19/19			

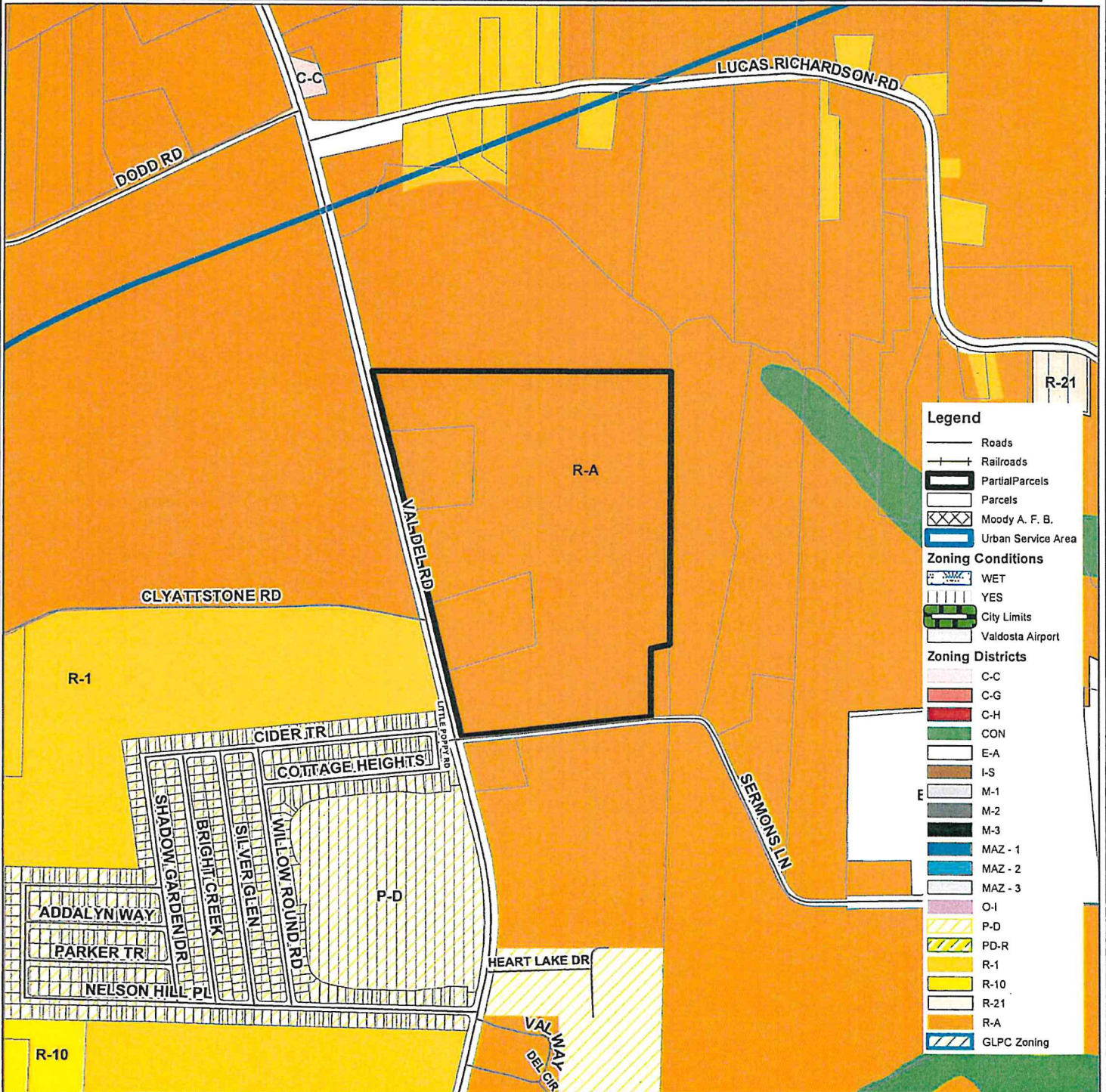
© COPYRIGHT 2019
 THIS DRAWING IS THE PROPERTY OF ASA ENGINEERING & SURVEYING, LLC, AND MAY NOT BE REPRODUCED
 WITHOUT WRITTEN PERMISSION. DOCUMENTS OF PUBLIC RECORD MAY BE COPIED AND NOT ALLIED.

REZ-2020-03

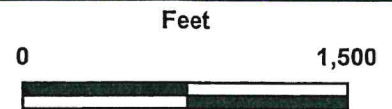
Zoning Location Map

WETHERINGTON PROPERTY
Rezoning Request

CURRENT ZONING: R-A
PROPOSED ZONING: P-D



- Legend**
- Roads
 - +— Railroads
 - ▭ Partial Parcels
 - ▭ Parcels
 - ▨ Moody A. F. B.
 - ▭ Urban Service Area
 - Zoning Conditions**
 - ▨ WET
 - ▨ YES
 - ▭ City Limits
 - ▭ Valdosta Airport
 - Zoning Districts**
 - ▭ C-C
 - ▭ C-G
 - ▭ C-H
 - ▭ CON
 - ▭ E-A
 - ▭ I-S
 - ▭ M-1
 - ▭ M-2
 - ▭ M-3
 - ▭ MAZ - 1
 - ▭ MAZ - 2
 - ▭ MAZ - 3
 - ▭ O-1
 - ▨ P-D
 - ▨ PD-R
 - ▭ R-1
 - ▭ R-10
 - ▭ R-21
 - ▭ R-A
 - ▨ GLPC Zoning

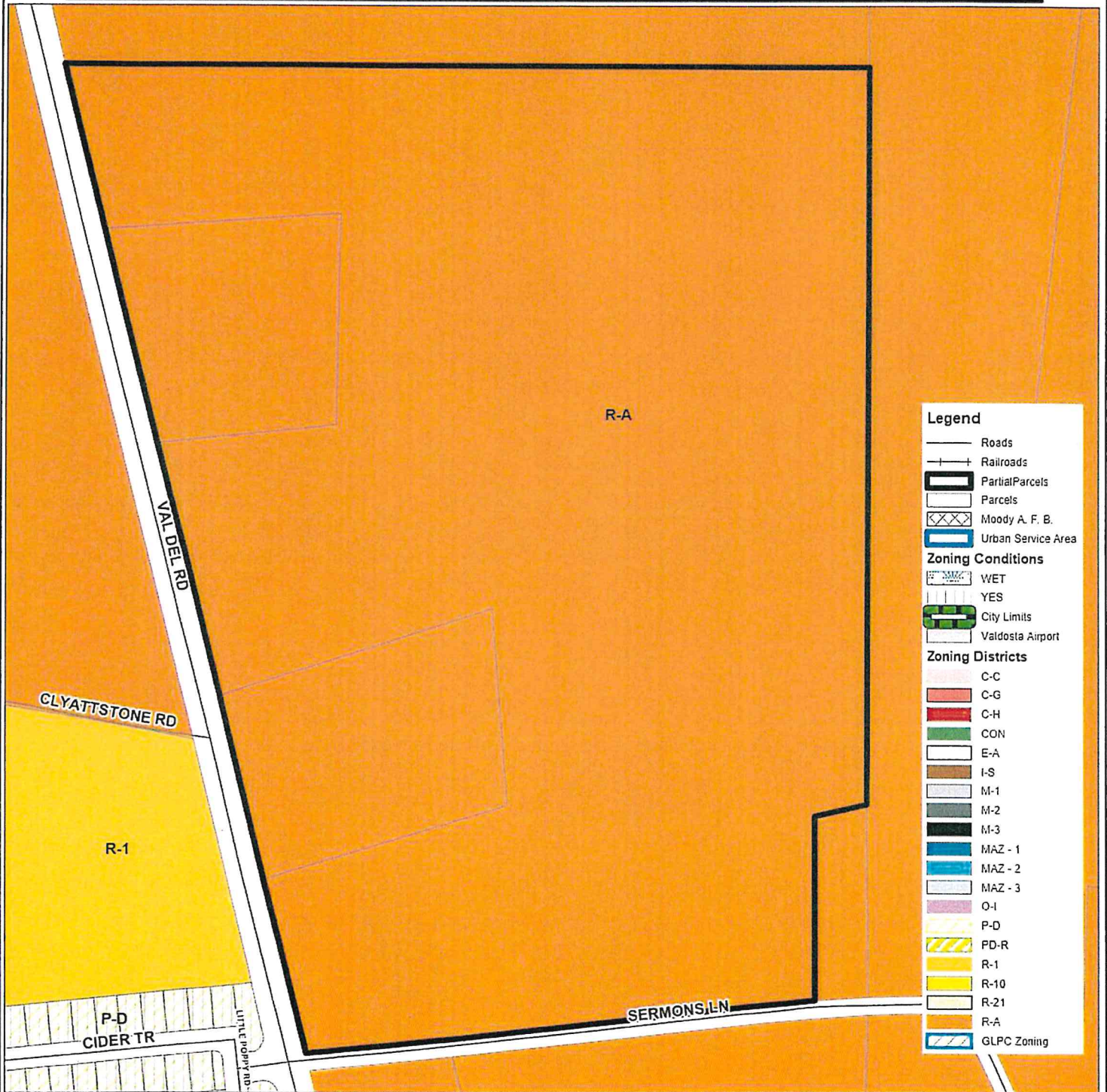


REZ-2020-03

Zoning Location Map

WETHERINGTON PROPERTY
Rezoning Request

CURRENT ZONING: R-A
PROPOSED ZONING: P-D



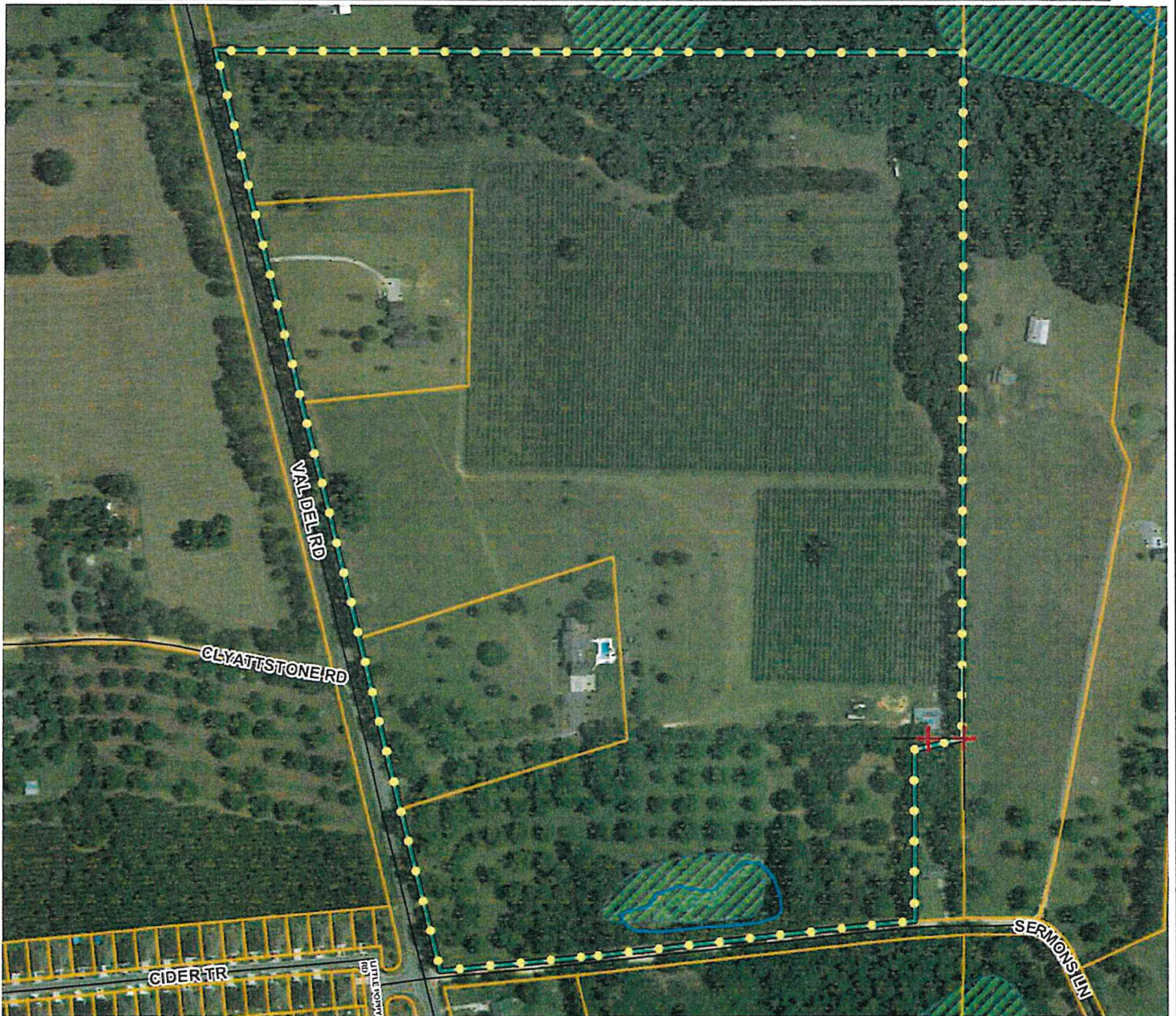
REZ-2020-03

WRPDO Site Map

Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | ▒ Valdosta Airport |
| 🌳 Park | ▨ Wetlands |
| 🏠 City Limits | ▤ 100 Yr Flood |
| 🚗 Crashzone | — Hydrology |
| 🏠 Crashzone West | ⚡ Drastic |
| 🏠 Urban Service Area | 🟡 Recharge Areas |
| | 🟡 Parcels |

WETHERINGTON PROPERTY Rezoning Request



Visit VALOR on the web at: WWW.VALDRGIS.COM



0 137.5 275 550 Feet

WETHERINGTON PROPERTY Rezoning Request



Roads

Functional Classification

- 1. INTERSTATE
- 3. OTHER PRINCIPAL ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL

→ Railroads

Urban Service Area

City Limits

Parcels

Open Water

Agriculture / Forestry

Community Activity Center

Downtown

Established Residential

Industrial Activity Center

Industrial Area

Industrial Activity Center

Linear GreenSpace/Trails

Mill Town

Needy Activity Zone

Neighborhood Activity Center

Park/Recreation Containment

Public / Institutional

Regional Activity Center

Remington Neighborhood Village

Rural Activity Center

Rural Residential

Suburban Area

Transitional Neighborhood

Transportation/Communication Utilities

N
W
E
S

FORSYTH COUNTY, GEORGIA
ROAD & UTILITIES DEPARTMENT

0 295 590 1,180 Feet

VALOR
VALOR DATA LOGGING & REGIONAL GEOSPATIAL INFORMATION SYSTEM™

Visit VALOR on the web at: WWW.VALORGIS.COM

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY

ATTORNEYS AT LAW

A PROFESSIONAL CORPORATION

J. Michael Dover
Willis L. Miller III
Patricia McCorvey Karras
Jackson R. Langdale
Nathanael D. Brantley
Jennifer Stakich Walker

701 North Patterson Street
Valdosta, Georgia 31601-4526

Mailing Address:
Post Office Box 729
Valdosta, Georgia 31603-0729

Telephone Number:
229-242-0314
General Facsimile:
229-249-8685
Real Estate Facsimile:
229-242-6495

February 4, 2020

Lowndes County Board of
Commissioners & GLPC
327 N. Ashley Street
Valdosta, GA 31601

Re: Application for Rezoning for Tax Parcels 0071 055, 0071 056, and 0071 056A, approx.
72.54 acres, from R-A to P-D.

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Val Del Road, approximately 72.54 acres, Map & Parcel Numbers 0071 055, 0071 056, and 0071 056A. The property is currently zoned as R-A. We would like to rezone the property from R-A to P-D property.

The property is currently owned by Frank L. Wetherington, Jr. as Trustee of the Frank L. Wetherington Living Trust Dated January 30, 2018 as of February 28, 2018, and the deeds are recorded in Deed Book 6381, Page 292, Deed Book 6381, Page 295, Deed Book 6392, Page 224, all of the Lowndes County public records. A copy of the recorded deeds are attached hereto as Exhibit "A." The property will be surveyed in the future. Prior surveys of the properties are included as part of Exhibit "A". It is the owner's intention to develop the property for approximately 214 residential lots. A site plan of the proposed project is attached hereto as Exhibit "B". A list of adjacent property owners is attached hereto as Exhibit "C."

A rezoning of this property from R-A to P-D would be consistent with the Goals & Policies of the 2016 Greater Lowndes County Comprehensive Plan Update. Specifically, rezoning would promote Goal 4 by offering additional housing options and spurring growth to accommodate first-time homebuyers in the Lowndes County market. Additionally, construction of a new housing development in this area would support and grow local businesses engaged in providing the goods, services, and labor necessary to develop this project. Further, rezoning this property to P-D classification would promote Goal 4 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with

Community Policy 4.2.1. Rezoning this property will allow the development of this subdivision, which will contribute to a proactive housing inventory in line with Policy 4.2.3. Further, the intended use of this property will allow for redevelopment of the property, in accordance with Policy 5.1.2. Finally, the proposed plan includes greenspace and recreational area, which supports Policy 4.9.3.

Thank you for your consideration in the rezoning of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Langdale", written in a cursive style.

Jackson R. Langdale
Attorney for the Owner

- f. All other requirements regarding access, infrastructure and improvements, **signs**, landscaping, and natural resource protection shall be met in the design and **development** of a RFS.

4.06.00 STANDARDS FOR PLANNED DEVELOPMENT (PD) DISTRICT

4.06.01 Generally

A. Purpose

1. The purpose of the **Planned Development (PD) Districts** is to encourage creative and flexible projects that include compatible **residential**, commercial, office, and related public facilities unified by a **development** plan and tailored to either an urban or rural setting.
2. The PD and PD-R **districts** shall be **zoning districts**, and are permissible when approved according to a **site plan** that ensures the conservation of the natural environment, more efficient use of land, and efficiency in the extension of **streets** and utilities.

B. Objectives

The **Planned Development Districts** shall have the following characteristics:

1. Open space. Encourage ingenuity and resourcefulness in land planning techniques by developing functional open spaces.
2. Sense of place. Allow the design of **developments** that are architecturally and environmentally innovative and that achieve more efficient utilization of land than is possible through application of conventional zoning standards.
3. Mixture of **uses**. Accommodate a mixture of land **uses** which are compatible both internally and externally.
4. Protection of natural resources. Ensure the conservation of the natural environment including trees and vegetation, topography, and geological resources such as groundwater, soils, and drainage areas.
5. Efficient land **use**. Encourage efficient **use** of land, **street** networks, and **utility** locations.
6. Compatibility and consistency. Maintain compatibility with nearby **Development** and consistency with the future land **use** element of the Lowndes County Comprehensive Plan.

4.06.02 Minimum Standards

- A. Land **uses** within a PD and PD-R **District** may include any specific **uses** that are not prohibited as set forth below. Section 4.06.02(D) and (E) describe the general types of **uses** and standards that apply to those **uses**. In addition, Table 4.06.02(B) indicates the minimum and maximum percentage of each type of **use**. The prohibited **uses** within a PD **District** are:

- 1. Industrial uses not allowed in C-H zoning;
- C. Outdoor storage of materials or equipment;
- B. The PD and PD-R districts may be proposed in any location consistent with the future development map in order to provide flexibility in the application of development and site design standards. A PD and PD-R development shall meet the following requirements for size, location, and ownership:

Table 4.06.02(B). Planned development Requirements.

Development Feature	Standard		
Minimum Land Area	Three (3) contiguous acres.		
Location	Major arterial or collector. (Not Required for PD-R)		
Road access	Required. (Not Required for PD-R)		
Public water and sewer			
Minimum Common Open Space	15% of total project area. Twenty-five (25) percent of the open space area may be used for stormwater management facilities.		
Minimum Project Setbacks (on exterior boundary of project)	Thirty (30) feet from all property lines		
Residential and Mixed PD Land Use Standards	Residential	Minimum	Maximum
	Open Space	40%	85%
	Recreation, Civic or Public Use	10%	50%
		5%	25%
Non-Residential PD Land Use Standards	Office	0%	85%
	Commercial	0%	85%
	Open Space	15%	50%
	Civic or Public Use	0%	30%
Ownership	Single owner, or Multiple owners, provided that a joint application for rezoning and development plan approval is submitted.		

- C. Provisions for the permanent ownership, operation, and maintenance of common open space shall be provided by covenant, deed restriction, easement, or ownership by and for the benefit of a property owners association, land trust, or other legal authority.

D. Residential Uses:

- 1. Any type of residential dwelling unit is permissible, including single-family, multi-family, town house, apartments, duplex units, and manufactured housing;
- 2. Community centers, meeting facilities, and indoor or outdoor recreation facilities and spaces are permissible when limited to use by the residents of the PD or PD-R development through recorded covenants and restrictions.

E. Commercial and office uses:

1. Unless otherwise prohibited, any commercial or office use may be proposed;
2. **Development** shall be designed as an office park, a **shopping center**, or a planned service center;
3. **Development** shall be designed and landscaped in a manner that ensures compatibility with **residential uses** within the PD or PD-R and adjacent to the PD or PD-R; and
4. Traffic circulation shall not route commercial traffic through **residential areas** within or adjacent to the PD or PD-R.

F. Civic and public uses:

1. **Development** shall be centrally located within the PD or PD-R to ensure adequate access by residents and users; and
2. Pedestrian and bicycle paths shall be provided to connect civic and public uses to **residential areas**.

4.06.03 Site Plan Requirements

- A. A PD or PD-R **District** shall require a **site plan** to accompany the application for rezoning. The submittal and content requirements for the **site plan** are set forth in Chapter 10.
- B. A PD or PD-R District without a site plan that was rezoned to PD or PD-R as a result of action initiated by Lowndes County shall be eligible for a site plan that is prepared and approved by the TRC and the owner of the subject property. Differences in position regarding the specifications of the site plan shall be under the authority of the County Manager to resolve.
- C. Specific site design and **development** standards shall be set forth on the **site plan** and accompanying schedules of **use** and design standards.
- D. Upon approval of the rezoning to a PD or PD-R **district**, the **site plan** shall be binding on all future **development** and **use** within the PD or PD-R **development**.
- E. **Building permits** and public improvements shall not be authorized or installed for any PD or PD-R **development** until final approval has been granted.
- F. Procedures for minor and major modifications to an approved PD or PD-R **site plan** are set forth in Chapter 10.
- G. Development standards and procedures for use changes within P-D or PD-R Zoning created by Lowndes County are set forth in Section 9.01.02(C) and Section 9.01.04(F)

4.07.00 LANDSCAPING, BUFFERS AND TREE PROTECTION

4.07.01 Purpose

- A. The purpose of this section is to provide requirements for landscaping, **buffering of developments**, and tree protection within Lowndes County.

Rural Residential



DESCRIPTION: Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

DEVELOPMENT STRATEGY: The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. "Franchise" or "corporate" architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

PERMITTED ZONINGS:

Estate-Agricultural (E-A)
Low Density Residential (R-1)
Rural Planned Development

Residential Agriculture (R-A)
Crossroads-Commercial (C-C)

QUALITY COMMUNITY OBJECTIVES:

- **Sense of Place** - Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Resource Management** - Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Housing Options** - Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

IMPLEMENTATION MEASURES:

- **Low Impact Development (LID)** - Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
- **Promoting Environmentally-Sensitive Site Design** - Designing development to protect environmentally sensitive areas and prevent mass grading and clear cutting.
- **Farmland Protection** - Strategies for keeping productive farmland in agricultural uses.
- **Design Standards or Guidelines** - Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Solicitor-General's Office 2020 VAWA Grant Award Activation

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: \$19,167

FUNDING SOURCE:

- () Annual
- () Capital
- (X) Cash
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: Solicitor-General's Office 2020 VAWA Grant Award Activation

HISTORY, FACTS AND ISSUES: On November 12, 2019 the Solicitor-General's Office was Granted permission to apply for the VAWA Continuation Grant. The continuation grant was approved and the Solicitor-General's Office was awarded \$50,000 in Federal Funds. This is the same amount as the previous year. This grant is a 4 year grant with the continuation funding needing to be approved on a yearly basis. The continuation grant award period would be January 01-December 31, 2020. The total amount needed from Lowndes County is \$19,167 in the form of a Cash Match. Submission of this VAWA Grant Activation Packet is due by April 06, 2020. The SG's office requests the board's approval for the Chairman to sign all the necessary forms in the award activation packet.

OPTIONS: 1. Approve 2020 VAWA Grant Award Activation.
1. Board's pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Solicitor-General

DEPARTMENT HEAD: Justo Cabral

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Accept Gaines Lane Quit-Claim Deeds and add into the County Road Inventory for Maintenance

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Private Dirt Road Acceptance for Maintenance - Gaines Lane

HISTORY, FACTS AND ISSUES: Lowndes County has received signed Quit-Claim Deeds for Gaines Lane, a private dirt road. By accepting these deeds, Lowndes County will add Gaines Lane into the County Road Inventory for maintenance.

OPTIONS: 1. Accept Quit-Claim Deeds and add Gaines Lane into the County Road Inventory for maintenance.

2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Approval of Clyattstone Rd.-Simpson Ln. ROW Purchases

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: \$4,836.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approval of Clyattstone Rd.-Simpson Ln. ROW Purchases

HISTORY, FACTS AND ISSUES: The County has negotiated the purchase of Right of Way property numbers 24, 25, 29, and 38 for the Clyattstone Road-Simpson Lane TSPLOST Project. The Right of Way Deeds set forth the respective grantors, identities of the properties, and purchase prices and terms of the acquisition for each property. The Commission is required to approve each of these acquisitions in a public vote.

- OPTIONS: 1. Approve the acquisition from the respective grantors of the identified properties for the purchase prices and terms of the acquisition for each property, as set forth in the ROW Deeds.
2. Redirect

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Mike Fletcher

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Abandoned Mobile Homes

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT:

FUNDING SOURCE:

() Annual

() Capital

(X) N/A

() SPLOST

() TSPLOST

COUNTY ACTION REQUESTED ON: Appointment of Local Government Agent

HISTORY, FACTS AND ISSUES: The Abandoned Mobile Home Act authorizes the Board of Commissioners to appoint a local government agent to determine the condition of abandoned mobile homes in order for landowners to remove or restore abandoned mobile homes left on their property.

A "local government agent" means a person appointed by a local governing authority who is qualified to inspect an abandoned mobile home by demonstrating that he or she is qualified to determine if the abandoned mobile home is derelict or intact.

Mindy Bates is qualified to inspect an abandoned mobile home and to determine if the abandoned mobile home is derelict or intact.

Attached is a proposed Resolution appointing Mindy Bates as the local government agent for Lowndes County for purposes of the Act.

OPTIONS: 1. Adopt proposed Resolution Appointing Agent.
2. Redirect

RECOMMENDED ACTION: Adopt

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RESOLUTION
APPOINTING AGENT TO DETERMINE
CONDITION OF ABANDONED MOBILE HOMES

WHEREAS, Title 44, Chapter 7, Article 6 of the Official Code of Georgia is known as the Abandoned Mobile Home Act (the “Act”);

WHEREAS, OCGA § 44-7-111 authorizes the Board of Commissioners to appoint a local government agent to determine the condition of abandoned mobile homes in order for landowners to remove or restore abandoned mobile homes left on their property;

WHEREAS, “local government agent” means a person appointed by a local governing authority who is qualified to inspect an abandoned mobile home by demonstrating that he or she is qualified to determine if the abandoned mobile home is derelict or intact;

WHEREAS, Mindy Bates is qualified to inspect an abandoned mobile home and to determine if the abandoned mobile home is derelict or intact;

NOW THEREFORE, pursuant to the Act, the Board of Commissioners, does hereby resolve to, and does hereby, appoint Mindy Bates as the local government agent for Lowndes County for purposes of the Act.

IT IS SO RESOLVED, this 10th day of March, 2020.

BOARD OF COMMISSIONERS OF LOWNDES COUNTY

By: _____
Bill Slaughter, Chairman

Attest: _____
Paige Dukes, Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Bid for a 3,000 Gallon Tanker for the Fire Department

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: \$399,414.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Bid for a 3,000 Gallon Tanker for the Fire Department

HISTORY, FACTS AND ISSUES: Lowndes County solicited bids on a new model year, commercial cab, 3,000 gallon tanker for the Fire Department. This tanker will replace a tanker that was taken out of service in 2016. Lowndes County received two responsible, responsive bids for the new tanker. The low bidder also offered a discount for payment upon order. Lowndes County currently has five (5) other Rosenbauer apparatus in service and has not experienced any major issues with any of those vehicles.

Innovative Fire Group - Ocala, FL - Rosenbauer - \$399,414.00

Innovative Fire Group - Ocala, FL - Rosenbauer - \$388,355.00 (discounted)

Ten-8 Fire Equipment - Bradenton, FL - Pierce - \$432,142.00

- OPTIONS:
1. Award bid to Innovative Fire Rescue Group in the amount of \$399,414.00 payable at time of delivery
 2. Award bid to Innovative Fire Rescue Group in the amount of \$388,355.00 payable at the time of order
 3. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Request to Purchase New Firefighter Turnout Gear

Work Session/Regular Session

DATE OF MEETING: March 10, 2020

BUDGET IMPACT: \$28,327.04

FUNDING SOURCE:

Annual \$28,327.04

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: Request to purchase 14 sets of new firefighting turnout gear

HISTORY, FACTS AND ISSUES: Lowndes County Fire Rescue solicited pricing from vendors through a competitively bid, national purchasing cooperative. Vendors were provided with minimum specifications for firefighting turnout gear to be worn by Lowndes County Fire Rescue personnel when responding to any call involving, or potentially involving, active fire.

Each vendor provided pricing on 14 new sets of gear which will replace gear currently being used by personnel that, during a recent routine inspection, was found to be either within 1 year of the end of its 10 year use period and/or in need of repair to the extent that replacement was deemed the more cost effective option.

OPTIONS: 1. Authorize staff to purchase 14 sets of turnout gear from Ten-8 Fire Equipment in the amount of \$28,327.04.
2. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: