

LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, JULY 8, 2019, 8:30 a.m.  
REGULAR SESSION, TUESDAY, JULY 9, 2019, 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 - June 24, 2019
- b. Regular Session - June 25, 2019

5. **Appointments**

- a. Keep Lowndes Valdosta Beautiful (KLVB)

Documents:

[KEEP LOWNDES VALDOSTA BEAUTIFUL.PDF](#)

- b. Valdosta-Lowndes County Zoning Board Of Appeals

Documents:

[VALDOSTA LOWNDES COUNTY ZONING BOARD OF APPEALS.PDF](#)

- c. Lowndes County Library Board

Documents:

[LOWNDES COUNTY LIBRARY BOARD.PDF](#)

6. **Public Hearing**

- a. Rezoning Case REZ-2019-09 Mark Courson, 5761 Long Pond Rd. (0221A-063C) R-1 To R-10, County Water/Sewer, ~1.0 Acre

Documents:

[REZONING CASE REZ-2019-09 MARK COURSON.PDF](#)

- b. Rezoning Case REZ-2019-10 Ballard, Madison Hwy (0097-032)E-A To C-C And R-A, County Water And Septic, ~4.1 Acres

Documents:

[REZONING CASE REZ-2019-10 BALLARD.PDF](#)

- c. Rezoning Case REZ-2019-11 Stewart, 4151 Stewart Circle R-1 To C-H, County Water And Sewer, ~12.911 Acres

Documents:

[REZONING CASE REZ-2019-11 STEWART.PDF](#)

## 7. **For Consideration**

- a. Agreement With Cornerstone

Documents:

[AGREEMENT WITH CORNERSTONE.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: Keep Lowndes Valdosta Beautiful (KLVB)

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Appointing a member

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HISTORY, FACTS AND ISSUES: Mr. Gregory Powell's term on the KLVB Board expired on 6/30/2019. The names Victoria O'Steen, and Kelisa Brown have been submitted for consideration.

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:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Valdosta-Lowndes County Zoning Board of Appeals (ZBOA)

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Appointing/reappointing members

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HISTORY, FACTS AND ISSUES: The term of Mr. Paul Alvarado on the ZBOA expired on July 1, 2019, and the term of Mr. John McCall will expire on August 28, 2019. Both members have expressed interest in being reappointed to the board.

OPTIONS: 1. Appoint/reappoint members  
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: Lowndes County Library Board

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: Appointing a member

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HISTORY, FACTS AND ISSUES: Malinda Taylor's term on the Library Board expired on June 30, 2019, leaving a vacant seat. Ms. Taylor is not interested in being reappointed to the board.

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:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-09 Mark Courson, 5761 Long Pond Rd.  
(0221A-063C) R-1 to R-10, County Water/Sewer, ~1.0 acre

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-09 Mark Courson, 5761 Long Pond Rd. (0221A-063C)  
R-1 to R-10, County Water/Sewer, ~1.0 acre

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) to Suburban Density Residential (R-10). The motivation behind this request is so that this property can be divided from one lot into two residential lots. For reference, a comparison chart of the residential zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on Long Pond Road and Dykes Pond Road, both of which are County-maintained local roads. Concerning the Comprehensive Plan Future Development Map, the subject property is in a Suburban Character Area and depicted in an Urban Service Area. Per Comprehensive Plan guidance, R-10 zoning is listed as a permissible zoning within a Suburban Character Area.

With respect to this request, the following factors should be considered: 1. The adjacent R-10 zoning to the north, west and east of the subject property, 2. The R-1 zoning adjacent to the southwest, 3. The R-15 zoning to the southeast, and 4. The proximity of County water and sewer services.

The TRC considered this request and had no objectionable comments.

The GLPC heard this request at its June regular meeting. For reference, the applicant was present and willing to answer any questions, and two citizens spoke in opposition to the request, voicing concerns centered on the health of the lakes, the traffic impact, and allowable uses for the subject property in R-10 zoning. After discussion, the GLPC recommended approval with the following condition by a 9-0 vote: The lots shall not be divided past the proposed two lots requested by the applicant.

Overall, Staff found this request consistent with the Comprehensive Plan.

- OPTIONS: 1. Approve  
2. Approve with Conditions

3. Table

4. Deny

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-10 Ballard, Madison Hwy (0097-032)E-  
A to C-C and R-A, County Water and Septic, ~4.1 acres

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-10 Ballard, Madison Hwy (0097-032)  
E-A to C-C and R-A, County Water and Septic, ~4.1 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agricultural (E-A) zoning to Crossroads Commercial (C-C) zoning and Residential Agricultural (R-A) zoning. The general motivation in this case is for the development of approximately one acre of the subject property for the establishment of a new boat/trailer repair business and the remaining to be for the applicant's residential use. For reference, a comparison chart of the various commercial zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on Madison Highway, a State-maintained minor arterial road. Concerning the Comprehensive Plan Future Development Map, the subject property is in the Urban Service Area and depicted as in an Agricultural/Forestry Character Area. Per Comprehensive Plan guidance, C-C zoning is listed as a permitted zoning within an Agricultural/Forestry Character Area.

In addition to the above information, the following factors should be considered: 1. The commercial zoning to the north and south, 2. The frontage on an arterial road, and 3. The subject property's service by County water.

The GLPC heard this request at its June regular meeting and recommended for its approval by a 9-0 vote. For reference, no one spoke in favor of nor against the request at the public hearing.

The TRC considered the request and had no objectionable comments. Additionally, Staff found the request overall consistent with the Comprehensive Plan.

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



RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-11 Stewart, 4151 Stewart Circle R-1 to  
C-H, County Water and Sewer, ~12.911 acres

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-11 Stewart, 4151 Stewart Circle  
R-1 to C-H, County Water and Sewer, ~12.911 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) zoning to Highway Commercial (C-H) zoning. The general motivation in this case is two-fold: 1 - to develop a new metal panel and supplies company, utilizing the currently active Norfolk Southern railroad spur, and 2 - to develop additional speculative commercial businesses on the subject property, fashioned similarly to those of the Val North Business Park, adjacent to the south. For reference, a chart showing most of the allowable uses in C-H zoning is attached. Access to and from the subject property is off Stewart Circle, as well as by rail. Stewart Circle is a County-maintained minor collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance, C-H zoning is not listed as a permitted zoning within a Neighborhood Activity Center Character Area. It should be noted that the applicant did consider requesting P-D (Non-residential Planned Development) zoning instead of C-H, which is listed as a permissible zoning within a Neighborhood Activity Center Character Area. However, time constraints for the potential tenant for Phase 1 of the proposed project precluded that request.

Aspects of this request worthy of consideration include the following: 1. The recent trend of commercial zoning of Stewart Circle properties, 2. The Community Activity Center Character Area adjacent to the south in which C-H zoning is listed as a permitted zoning, 3. The proposed use of the currently active Norfolk Southern railroad spur, 4. The allowable uses in C-H zoning, 5. The residential zoning to the west, beyond the Norfolk Southern rail line, 6. The P-D zoning and similar commercial development adjacent to the south, and 7. The desire for future development to focus on redevelopment opportunities and development in urban areas as stated in Section 5 of the Comprehensive Plan.

Overall, while staff finds this request inconsistent with the Future Development Map of the Comprehensive Plan, it finds the request consistent with the Community Goals of the Comprehensive Plan, particularly that of Goal #5 - Land Use. Additionally, the TRC considered the request and had no objectionable comments.

At the June regular GLPC meeting, one of the applicant's agents was present to answer any questions, and one citizen rose to question the nature of the proposed business and the potential noise associated with it. After discussion, the GLPC recommended approval of the request by a 9-0 vote.

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

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Agreement with Cornerstone

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT: \$96,000 (\$8,000 per month)

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Agreement with Cornerstone

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HISTORY, FACTS AND ISSUES: As a part of Lowndes County's ongoing support of Moody Air Force Base, the services of Cornerstone Government Affairs, Inc. are being recommended. In addition to assistance with matters related to the Department of Defense, Cornerstone is prepared to provide services related to other federal issues that could impact Lowndes County.

- OPTIONS: 1. Approve  
2. Board's pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: County Manager

DEPARTMENT HEAD: Joseph Pritchard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: