

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, FEBRUARY 07, 2022, 8:30 a.m.
REGULAR SESSION, TUESDAY, FEBRUARY 8, 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 - January 24, 2022 & Regular Session - January 25, 2022

5. **Public Hearing**

- a. REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A,
7.32ac, P-D To P-D Amendment, County Utilities

Documents:

[REZ-2022-01 HAMILTON GREEN TOWNHOMES, BEMISS RD.PDF](#)

- b. REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 To R-21,
Well & Septic

Documents:

[REZ-2022-02 JUSTIN WARREN, 4128 JOHNSON RD.PDF](#)

- c. REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A
To R-A, Community Well & Septic

Documents:

[REZ-2022-03 WINDY HILL SUBDIVISION, 7532 MILLER BRIDGE RD.PDF](#)

6. **For Consideration**

- a. Transportation Investment Act (TIA) Local Project Delivery Application -
Coleman Road NW

Documents:

[TRANSPORTATION INVESTMENT ACT \(TIA\) LOCAL PROJECT DELIVERY
APPLICATION - COLEMAN ROAD NW.PDF](#)

- b. Transportation Investment Act (TIA) Local Project Delivery Application -
Kinderlou-Clyattville Road

Documents:

[TRANSPORTATION INVESTMENT ACT \(TIA\) LOCAL PROJECT DELIVERY APPLICATION - KINDERLOU-CLYATTVILLE ROAD.PDF](#)

c. Internal Network Firewalls

Documents:

[INTERNAL NETWORK FIREWALLS.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-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D
006A, 7.32ac, P-D to P-D Amendment, County Utilities

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-01 Hamilton Green Townhomes, Bemiss Rd., 045D 006A, 7.32ac,
P-D to P-D Amendment, County Utilities

HISTORY, FACTS AND ISSUES: This request represents an update to a previously approved P-D site plan for an 80-unit Low-Income Housing Tax Credit multi-family development to an 80-unit townhome development.

The subject property possesses road frontage on Bemiss Rd., currently classified as a state-maintained major collector. Typical traffic flow capacity of a major collector road is between 3,000 to 6,000 AADT. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance P-D zoning is listed as a recommended zoning district within a Neighborhood Activity Center Character Area.

With this request the following factors should be considered: 1) The frontage on Bemiss Rd, 2) The potential impacts on the existing single-family residential neighbors to the east (privacy), 3) The precedent set for the property to the southwest, 7) The availability and use of water and sewer.

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 Planning Commission recommends Approval by unanimous vote (11-0).

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-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-02 Justin Warren, 4128 Johnson Rd., 1.97ac, R-1 to R-21, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 1.97 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be subdivided into a ULDC conforming lot.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Johnson Road S., a minor collector road, and Third Street, a local unpaved road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within that character area.

While R-A is prevalent in the neighborhood to the north and west, the subject property has R-1 and R-21 zonings adjacent on all sides. The lack of wetlands/water resources on the property are supportive of the desire to subdivide.

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. The Planning Commission heard this request at their January meeting and recommended approval by unanimous vote (11-0).

- 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-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd.,
~34ac, E-A to R-A, Community Well & Septic

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Residential Agriculture (R-A), in order to develop an 11-lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. The subject property is located off Miller Bridge Road, a County maintained paved minor collector within the Rural Service Area and an Agriculture/Forestry Character Area.

Per Comprehensive Plan guidance, R-A zoning is recommended within an Agriculture/Forestry Character Area, while the development strategy aims to maintain the rural character by limiting new development and promoting large lot sizes. There are currently 151 lots within a 1-mile radius of the subject property, 95 of which are 10 acres or less, with a median lot size of 6.6 acres for the area. (See attachments for complete character area description and breakdown of parcels by acreage.)

Factors for consideration include 1) the predominantly agricultural zoning surrounding the subject property, 2) the amount of lands in open or cultivated states, including woodlands and farmlands, 3) the existing development pattern and growth of the community, 4) the proximity to the Rural Residential Character Area, and 5) the precedent set by this case for other similarly sized and located properties in Lowndes County.

The TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. The development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time.

The Planning Commission heard this request at their January meeting and recommended Denial by a split vote (8-3).

- 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: Transportation Investment Act (TIA) Local Project Delivery
Application - Coleman Road NW

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Transportation Investment Act (TIA) Local Project Delivery Application -
Coleman Road NW

HISTORY, FACTS AND ISSUES: Coleman Road NW is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in March 2022. The Local Project Delivery Application starts the process to allow Lowndes County to manage the project and procurement process at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved.

OPTIONS: 1. Approve the application and authorize the Chairman to sign the application.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Transportation Investment Act (TIA) Local Project Delivery
Application - Kinderlou-Clyattville Road

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Transportation Investment Act (TIA) Local Project Delivery Application -
Kinderlou-Clyattville Road

HISTORY, FACTS AND ISSUES: Kinderlou-Clyattville Road is on the Transportation Investment Act (TIA) Constrained List to start professional engineering in August 2022. The Local Project Delivery Application starts the process to allow Lowndes County to manage the project and procurement process at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved.

OPTIONS: 1. Approve the application and authorize the Chairman to sign the application.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Internal Network Firewalls

DATE OF MEETING: February 8, 2022

Work Session/Regular Session

BUDGET IMPACT: \$72,653.86

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Internal Network Firewalls

HISTORY, FACTS AND ISSUES: Requested is the purchase of two internal firewalls, one each for the north and south Data Centers. The purpose of these firewalls is to provide protection for certain devices instrumental in the recovery and response in the event of a cyber security breach. These firewalls will create a virtual air-gap separating these devices and their data from direct access/tampering by malicious actors.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: