

LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 9, 2026, 8:30 a.m.
REGULAR SESSION, TUESDAY, MARCH 10, 2026, 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 - February 9, 2026 & Regular Session - February 10, 2026

5. **Public Hearing**

- a. REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St. (Clyattville), R-10
To C-G, County Water & Septic

Documents:

[REZ-2026-04 JAY MA KHODIYAR.PDF](#)

- b. REZ-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H To P-D,
County Utilities

Documents:

[REZ-2026-05 COLE DAVIS 84 W.PDF](#)

- c. REZ-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A &
P-D To P-D, County Utilities

Documents:

[REZ-2026-06 VAL DEL MOBILE HOME PARK.PDF](#)

6. **For Consideration**

- a. Acceptance Of Infrastructure For Cameron Lane/Longleaf South
Commercial Park

Documents:

[ACCEPTANCE OF INFRASTRUCTURE FOR CAMERON LANE LONGLEAF
SOUTH COMMERCIAL PARK.PDF](#)

- b. Kinderlou-Clyattville Road Paving And Drainage Improvements, TIA-P.I.
0016278 Supplemental Agreement No. 1

Documents:

KINDERLOU-CLYATTVILLE ROAD PAVING AND DRAINAGE
IMPROVEMENTS, TIA-P.I. 0016278 SUPPLEMENTAL AGREEMENT NO.
1.PDF

- c. Beer And Wine License - Manishkumar Patel Of Kasumbal 2025 LLC,
DBA Busy Food Mart, 6872 B Lake Park-Bellville Road, Lake Park, GA
31636

Documents:

BEER AND WINE LICENSE - MANISHKUMAR PATEL OF KASUMBAL 2025
LLC, DBA BUSY FOOD MART, 6872 B LAKE PARK-BELLVILLE ROAD,
LAKE PARK, GA 31636.PDF

- d. Valdosta Housing Authority Request For Loan

Documents:

VALDOSTA HOUSING AUTHORITY REQUEST FOR LOAN.PDF

7. **Bid**

- a. 2025 Local Maintenance And Improvement Grant (LMIG) Local Road
Assistance (LRA) Supplemental Resurfacing Bids

Documents:

2025 LOCAL MAINTENANCE AND IMPROVEMENT GRANT (LMIG) LOCAL
ROAD ASSISTANCE (LRA) SUPPLEMENTAL RESURFACING BIDS.PDF

8. **Reports - County Manager**

- a. One Valdosta-Lowndes Update By Mary Beth Brownlee (Work Session)

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

10. **Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St.
(Clyattville), R-10 to C-G, County Water & Septic

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St.
(Clyattville), R-10 to C-G, County Water & Septic

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular in shape, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison, Central and Davis.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Established Residential Character Area, abutting Community Activity Center, Rural Residential, and Agricultural Character Areas. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within an Established Residential Character Area, however, C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. Any vehicular ingress/egress off of Davis St. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above.

At the GLPC meeting, the applicant's representative spoke in favor, while two neighbors spoke in opposition, citing concerns about child safety, added traffic, and the proposed use for a liquor store. The GLPC discussed

the benefits of commercial zoning and potential buffers before recommending Approval with the one Condition (6-3).

- 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-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on ~22 acre property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks.

The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. Nearby developments are predominantly multi-tenant commercial and industrial operations ranging from 8,000-42,000 buildings, with the Agri Supply Company to the East having the largest footprint at 60,000sf and ~30' in building height. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

In addition to the site plan notes, per Section 4.06.02, Industrial Uses not allowed in C-H Zoning and the Outdoor Storage of materials and equipment are prohibited in P-D zonings. Note 10 on the applicant's site plan requires any outdoor storage of materials to be fully screened from view from adjacent properties and the public right-of-way. Landscaping and Buffering standards shall apply, in addition to any trees planted for mitigation per 4.07.07(H).

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the availability of County Utilities, potential light and noise concerns, the aesthetic appearance and construction type, the allowable uses in C-H zonings, and the details and scale of the proposed development, and therefore recommends approval of the request for P-D zoning per the site plan.

At the GLPC meeting, the applicant's representatives spoke in favor of the request and answered technical questions about the access and stormwater management of the site. No one spoke in opposition to the request, and the GLPC motioned to approve the P-D Site plan and its 12 noted conditions, and added a 13th condition that a fence be installed along the eastern boundary of the property, to deter children from entering the stormwater pond. The motion carried unanimously (9-0).

- 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-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on ~34 acres property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning; and the development will be governed by sections 4.03.26 and 4.06.00 of the ULDC.

The original MHP along Val Way and Del Circle contained ~30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into a ~155 lot layout, including recreation space and common areas in accordance with ULDC 4.03.26 and 4.06.00 standards.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan.

At the GLPC meeting, the applicant's engineer spoke in support of the request, talking through the differences in the proposed site plan, Staff's initial comments about its conformity with the ULDC, and the GLPC questions about ingress/egress, emergency services accessibility, overall security and privacy of the property, and the landscaping and buffering requirements against the surrounding properties.

An additional citizen spoke in support of the request, praising the expansion of an affordable housing option in the area, while one neighbor spoke in opposition, mainly about buffering and density as it relates to traffic concerns in the area.

The GLPC initially motioned and voted to recommend Tabling the request until an updated site plan for their review could be provided. However, the motion failed (4-5). A second motion to recommend Denial, based on

an incomplete site plan for their review ultimately passed unanimously (9-0).

The applicant's engineer provided an updated site plan for the TRC to review that addressed the GLPC's concerns through layout and noted conditions on the site plan.

- 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: Acceptance of Infrastructure for Cameron Lane/Longleaf
South Commercial Park

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Acceptance of Infrastructure for Cameron
Lane/Longleaf South Commercial Park

HISTORY, FACTS AND ISSUES: Longleaf South Commercial Park is located off of Highway 84 West, begins at Wetherington Lane and ends at Cameron Lane. All construction and paperwork have been completed. Engineering and Utilities staff have conducted the final inspection of the construction. The developer has requested Lowndes County to accept the infrastructure, which includes Cameron Lane right of way, road, stormwater structures within the right of way, and water and sewer infrastructure.

OPTIONS: 1. Adopt the Resolution for Acceptance of Infrastructure for Cameron Lane in Longleaf South
Commercial Park.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Kinderlou-Clyattville Road Paving and Drainage
Improvements, TIA-P.I. 0016278 Supplemental Agreement No. 1

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$1,100,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Kinderlou-Clyattville Road Paving and Drainage
Improvements Supplemental Agreement

HISTORY, FACTS AND ISSUES: The original agreement dated 04/25/2022 with the Georgia Department of Transportation has a "not to exceed amount" of \$3,450,000.00 for the Kinderlou Clyattville Road Paving and Drainage Improvements project. Staff asked the Transportation Investment Act (TIA) office for an additional funding request to cover the difference between the actual cost of the project (\$4,550,000.00) and the agreement amount. After reviewing the initial TIA budget, bid amount, and projected tax collections for TIA, the TIA office has agreed to provide additional funds of \$1,100,000.00 to cover the total cost of the project. The project is complete, and the Supplemental Agreement will allow staff to invoice TIA for the final reimbursement.

OPTIONS: 1. Approve Supplemental Agreement No. 1 and authorize the Chairman to sign the agreement.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Beer and Wine License - Manishkumar Patel of Kasumbal
2025 LLC, DBA Busy Food Mart, 6872 B Lake Park-Bellville Road, Lake
Park, GA 31636

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer and Wine License - Manishkumar Patel of
Kasumbal 2025 LLC, DBA Busy Food Mart, 6872 B Lake Park-Bellville Road, Lake Park, GA
31636

HISTORY, FACTS AND ISSUES: Manishkumar Patel of Kasumbal 2025 LLC, DBA Busy Food Mart, located at 6872
B Lake Park-Bellville Road, is requesting a license for the sale of beer and wine for consumption off
premises. This is an existing establishment that needs to make a correction to the address. The ordinance and
guidelines for approval of the license have been met and upon approval by the Board, the license shall be
granted.

OPTIONS: 1. Approval of the Beer and Wine 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: Valdosta Housing Authority Request for Loan

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$500,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Resolution Approving Loan

HISTORY, FACTS AND ISSUES: The Valdosta Housing Authority has requested the County to make a loan to the Authority in the amount of \$500,000.

The terms of the Authority's request are set forth in the attached proposed Promissory Note.

The Georgia Housing Cooperation Law provides a county shall have the power to lend or donate money to a housing authority and to agree to take such action. This law also provides for the exercise of the powers granted by it to be by resolution of the governing authority of the county.

A proposed Resolution agreeing to make the requested loan on the terms specified in the attached proposed Promissory Note is attached. The Resolution also includes a Certification of the Authority which the Authority shall make and provide at the closing of the loan as a requirement of the County delivering the proceeds of the loan to the Authority.

The attached Resolution provides it shall be effective for 60 days after which it shall terminate.

- OPTIONS: 1. Approve Resolution as presented
2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: 2025 Local Maintenance and Improvement Grant (LMIG)
Local Road Assistance (LRA) Supplemental Resurfacing Bids

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$1,491,023.01

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2025 Resurfacing LMIG LRA Bids

HISTORY, FACTS AND ISSUES: The commission approved the Local Road Assistance (LRA) application on May 27, 2025, and upon approval, Lowndes County received \$1,677,028.92 of (LMIG) Local Maintenance and Improvement Grant LRA funding assistance from the Georgia Department of Transportation. The 2025 LMIG Supplemental bids include 6.94 miles of county roads. Which are listed below. This project has a 180-day completion time. Bids were received and opened on February 19, 2026. Staff received two bids.

- Radar Site Road
- Coffee Road
- Hamby Lane
- Webb Road N.

-The Scruggs Company — \$1,491,023.01

-Reames and Son Construction — \$1,539,478.43

OPTIONS: 1. Approve The Scruggs Company as the lowest bidder and authorized the Chairman to sign the contract.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: