



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, AUGUST 11, 2025, 8:30 A.M.
REGULAR SESSION, TUESDAY, AUGUST 12, 2025, 5:30 P.M.
327 N. Ashley Street - 2nd Floor

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge Of Allegiance To The Flag**
- 4. Lowndes County 811 Day Proclamation (Work Session)**
- 5. Emergency Management Awareness Month Proclamation (Work Session)**
- 6. Minutes For Approval**
 - a. Work Session - July 21, 2025, Regular Session - July 22, 2025, & Special Called Meeting - August 4, 2025
Recommended Action:
Documents:
- 7. Public Hearing**
 - a. REZ-2025-12 Adair Estate, 4146 HWY 122, ~1.5ac, E-A to R-1, Well & Septic
Recommended Action: Approve
Documents:
 - b. REZ-2025-13 ENCC, LLC, 9353 GA HWY 135 & October Ln, ~1ac, E-A to C-C, Well & Septic
Recommended Action: Option 2
Documents:
 - c. 2026 Comprehensive Plan Kickoff
Recommended Action: Board's Pleasure
Documents:
- 8. For Consideration**
 - a. Georgia Department of Transportation (GDOT) permanent easement at 503 W. Main St. Hahira, GA 31632
Recommended Action: Approve
Documents:
 - b. FY2026 Joint Funding Agreement with USGS
Recommended Action: Approve
Documents:
 - c. Moody AFB Emergency Water Connection Easement Supplemental Agreement
Recommended Action: Approve
Documents:

- d. Shiloh Road Resurfacing and Bridge Replacement, P.I. 0016272 Supplemental Agreement No. 1
Recommended Action: Approve
Documents:

9. Bid

- a. Shiloh Road Resurfacing and Bridge Replacement, P.I. 0016272 Bids
Recommended Action: Approve
Documents:
- b. Lowndes County Civic Center-Hurricane Helene Repairs Bid
Recommended Action:
Documents:

10. Reports - County Manager

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

12. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-12 Adair Estate, 4146 HWY 122, ~1.5ac, E-A to R-1, Well & Septic

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-12 Adair Estate, 4146 HWY 122, ~1.5ac, E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on GA HWY 122 East, a State Route, and is within the Urban Service Area and Agricultural Forestry Character area.

While the Future Land Use map depicts the area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

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 viability of Well & Septic systems, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-1 zoning.

The GLPC heard the request and voted unanimously (9-0) to recommend Approval.

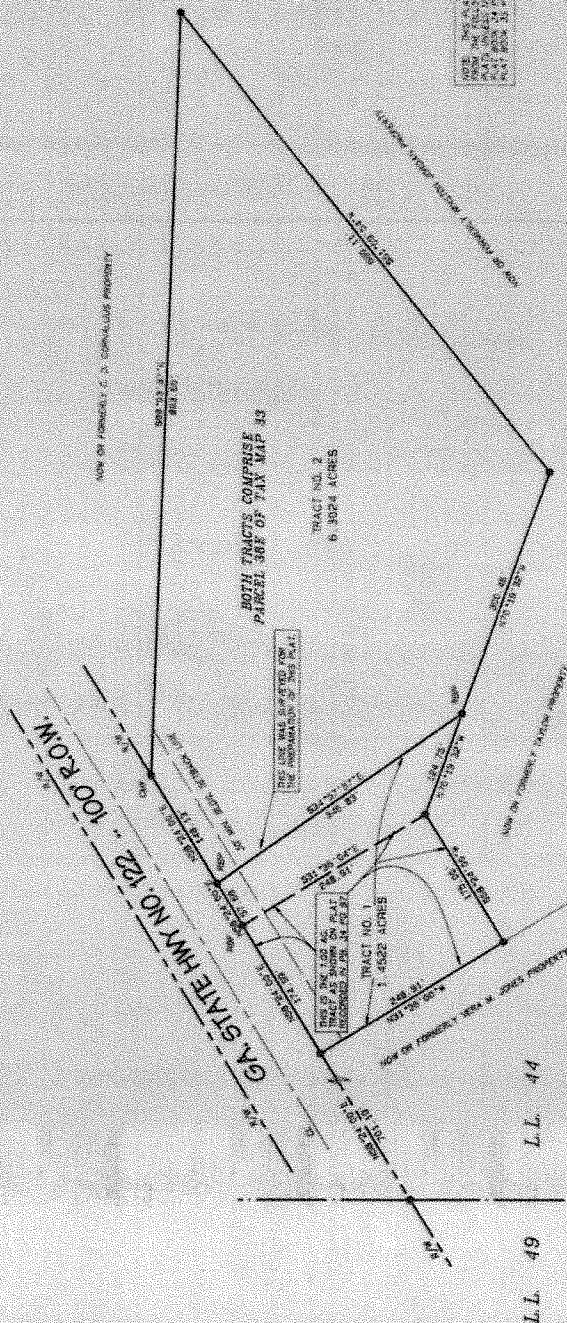
OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



49

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347 407 GNY

LEGGEND

200 - 2000 POUNDS
 250 - 2500 POUNDS
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 400 - 4000 POUNDS
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ACCORDING TO THE FORD INSURANCE RATE MAP FOR TEXAS COUNTY
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27261 492A 2 7 15 86 AGENCY

2-12-41 11/41

POISON SURVEYING CO.

ESTAN FOLSON, RLS 912-244-2920
11206 HASTINGS DRIVE VALDOSTA, GA

MIKE BASS PROPERTY

LAND LOT 44, 12th LAND DISTRICT

LOWNDES COUNTY, GEORGIA

DATE: NOVEMBER 1, 1994
SCALE: 1" = 100'

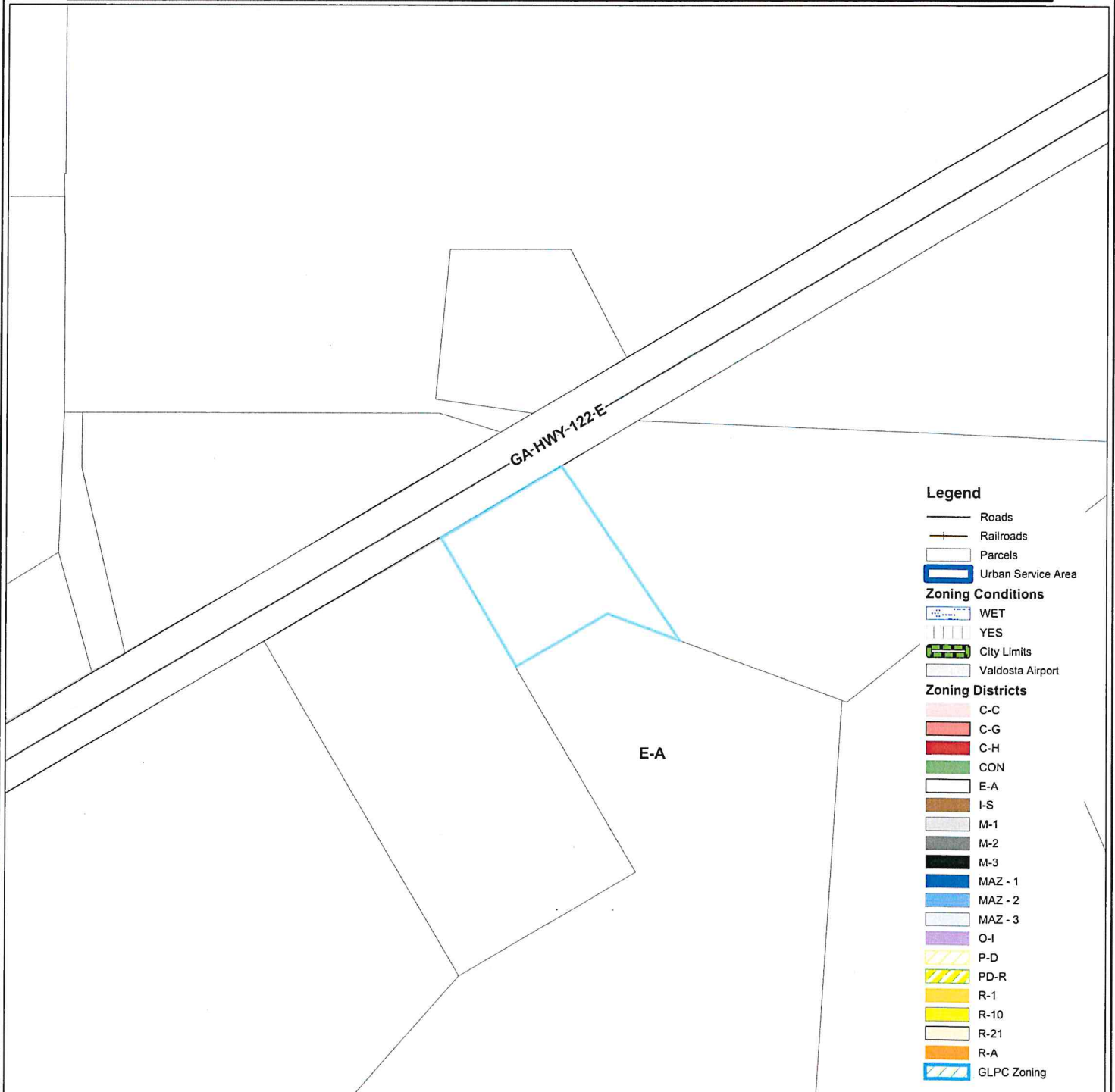


REZ-2025-12

Zoning Location Map

Adair Estates
Rezoning Request

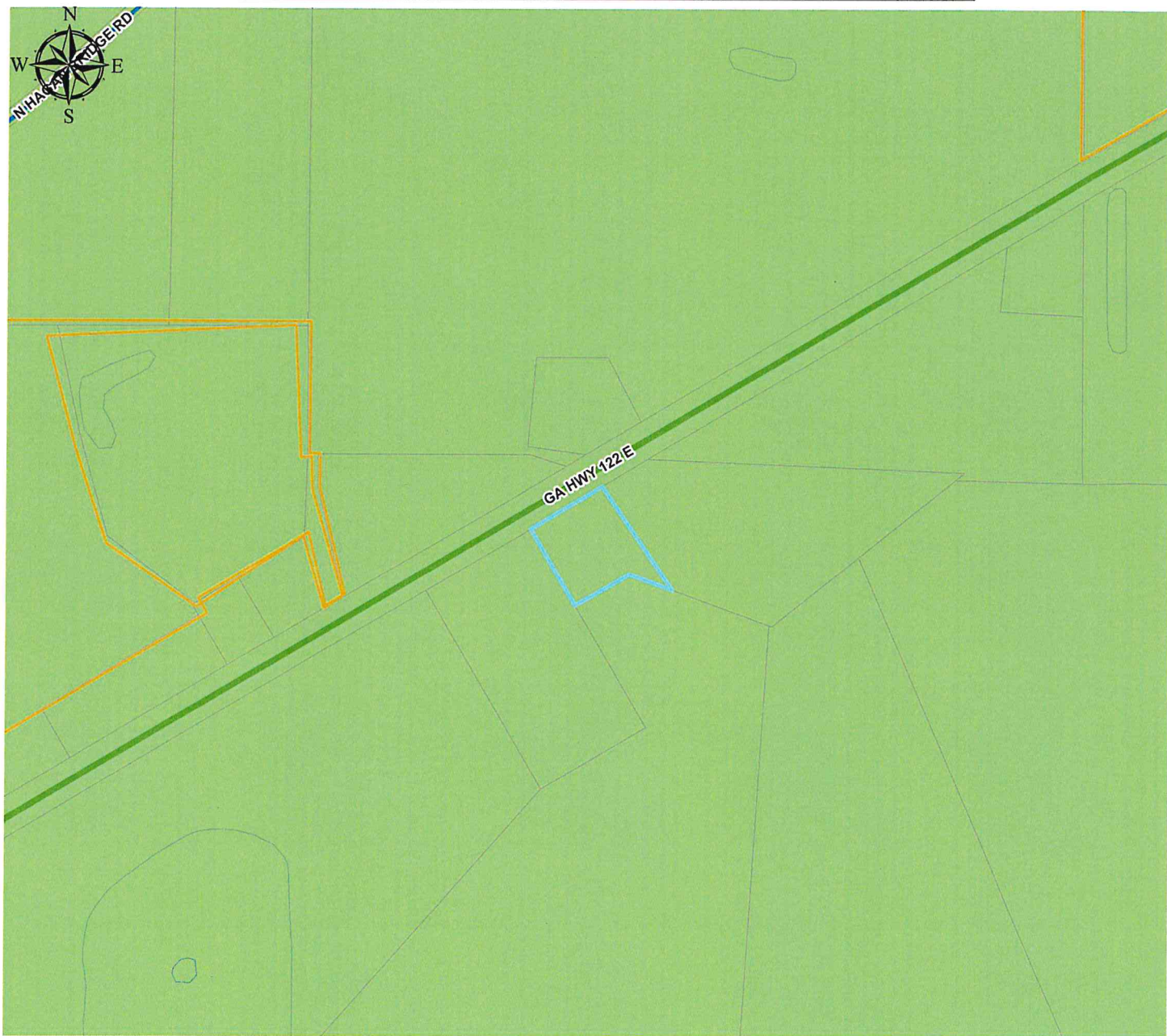
CURRENT ZONING: E - A
PROPOSED ZONING: R - 1



REZ-2025-12

Future Development Map

Adair Estates Rezoning Request



0 200 400 800

Feet

Roads

Functional Classification

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

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

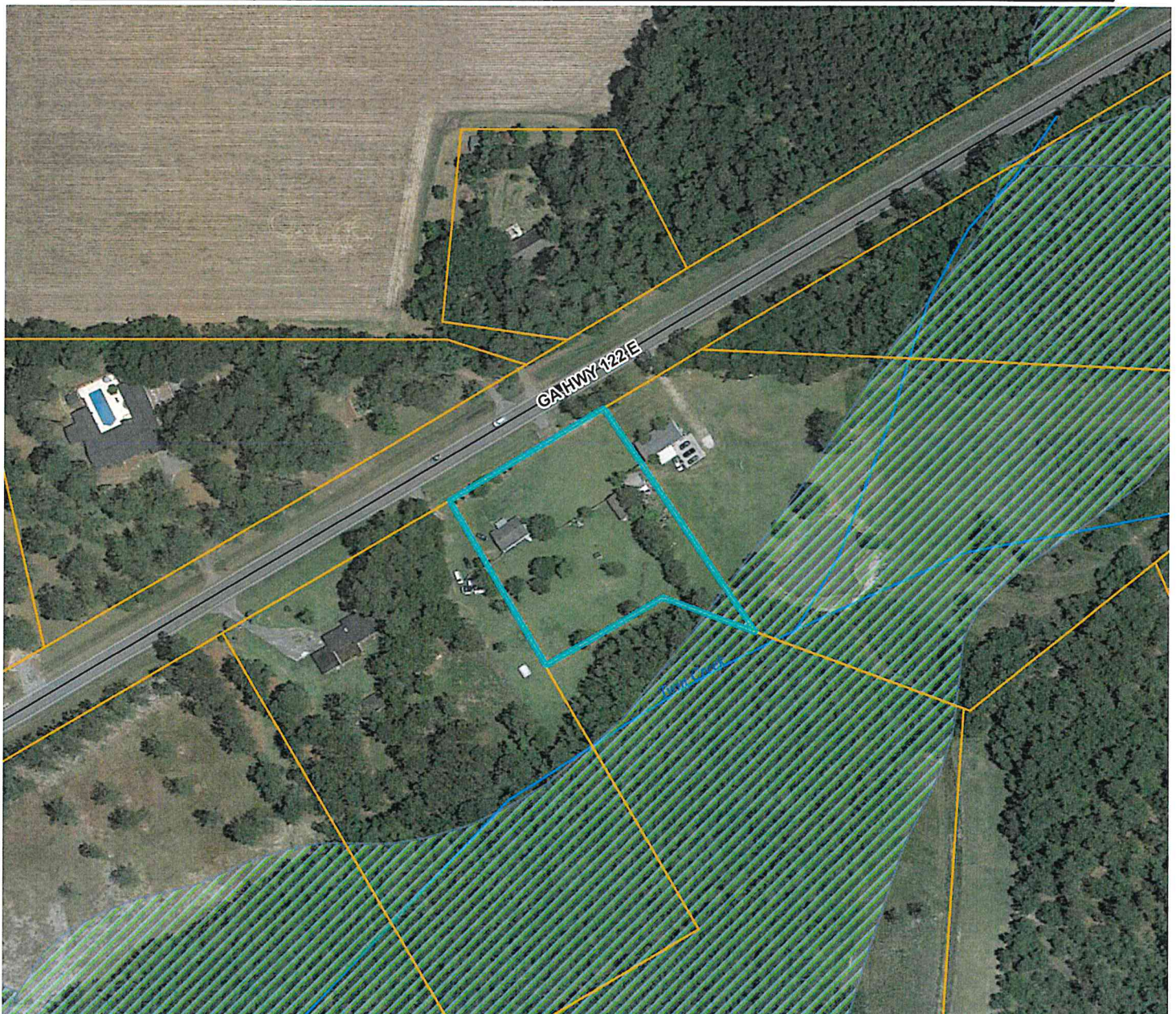
REZ-2025-12

WRPDO Site Map

Adair Estates Rezoning Request

Legend

— Roads	Open Water	Parcels
— Railroads	Valdosta Airport	
Park	Wetlands	
City Limits	100 Yr Flood	
Crashzone	Hydrology	
Crashzone West	Drastic	
Urban Service Area	Recharge Areas	



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-13 ENCC, LLC, 9353 GA HWY 135 & October Ln,
~1ac, E-A to C-C, Well & Septic

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-20215-13 ENCC, LLC, 9353 GA HWY 135 & October Ln, ~1ac, E-A to C-C, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order to bring the property into compliance for commercial use. The subject property was previously a part of 9369 HWY 135, and was created by deed in 2017, but has historically been used for various commercial purposes for many years under different owners.

The subject property possesses road frontage on GA HWY 135 and October Lane, a State Major Collector Road and a County maintained local road respectively, is within the Rural Service Area and Agricultural Forestry Character Area, which recommend C-C zoning.

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 viability of a Well & Septic system, the historic and proposed use, and therefore recommends approval of the request for C-C zoning with the following conditions:

1. Alcohol Package Stores, Cemeteries, Funeral Homes, Mini-storage, Kennels with Outdoor Runs, and Vehicle Sales shall not be allowed.
2. Any vehicular ingress/egress off of October Lane shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will 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.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence.

The GLPC heard the request and from the applicant's representation, and hearing no objections, unanimously (9-0) recommended Approval with the Conditions.

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

RECOMMENDED ACTION: Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

COMMERCIAL, OFFICE, AND INSTITUTIONAL ZONING DISTRICTS

The following commercial, office, and institutional **zoning districts** are established:

- A. OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings used** principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.
- B. C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.
- C. C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.
- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	S	P
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S
Correctional Facility (For an “S” See Also Section 4.03.28)				
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)		S		S
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S
Stables and Livestock (For an “S” See Also Section 4.03.02)				
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IOI	C-C	C-G	C-H
Adult Entertainment (See Also Adult Entertainment Ordinance)				S
Alcohol Package Store		P	P	P
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S
Bait and Tackle		P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)			S	S
Bulk Storage Yards				

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IOI	C-C	C-G	C-H
Business Services such as Copying, Mailing, or Printing	P	P	P	P
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S
Club, Lodge, Meeting or Event Facility			P	P
Child Care Learning Center (For an “S” See Also Section 4.03.08)	P	P	P	P
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P	P	P
Detail Shop / Car Wash		P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P
Farmers Market and Outdoor Sales		S	S	S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
(For an “S” See Also Section 4.03.09)				
Financial Institutions, Banks and Credit Unions	P	P	P	P
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.				
Funeral Home		P	P	P
Gasoline Station, with or without a Convenience Store		P	P	P
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S
Government and Civic Buildings, including Library,	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Museum, and Cultural Facilities				
Grocery Store		P	P	P
Home Sales Lot, Manufactured or Site Built Display				P
Hotels and Motels			P	P
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)				
Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)				
Laundry, Self- Service		P	P	P
Lounge, Bar, and Nightclub				P
Light Industry with total cumulative building sqft. under 30,000 sqft.				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Light Industry with total cumulative building sqft. over 30,000 sqft.				
Heavy Industry				
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)				
Medical and Dental Clinics, Laboratories	P	P	P	P
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S
Parking lots and Parking Garages		P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P
Professional Offices	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S
Research and Experimental Laboratories				P
Restaurant		P	P	P
Retail Stores		P	P	P
Business, Commercial Schools		P	P	P
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P
Trade, Industrial Schools		P		P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P
Terminals for Freight by Rail or Truck with total cumulative				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
building sqft. under 30,000 sqft.				
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.				
Theaters, Movie or Performing Arts (Indoor Only)			P	P
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P
Truck Stops				P
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S
Warehouse, Not Including Mini- Storage with total cumulative building sqft. under 30,000 sqft.				P

	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
Warehouse, Not Including Mini- Storage with total cumulative building sqft. over 30,000 sqft.				
Wholesale Establishments with total cumulative				P

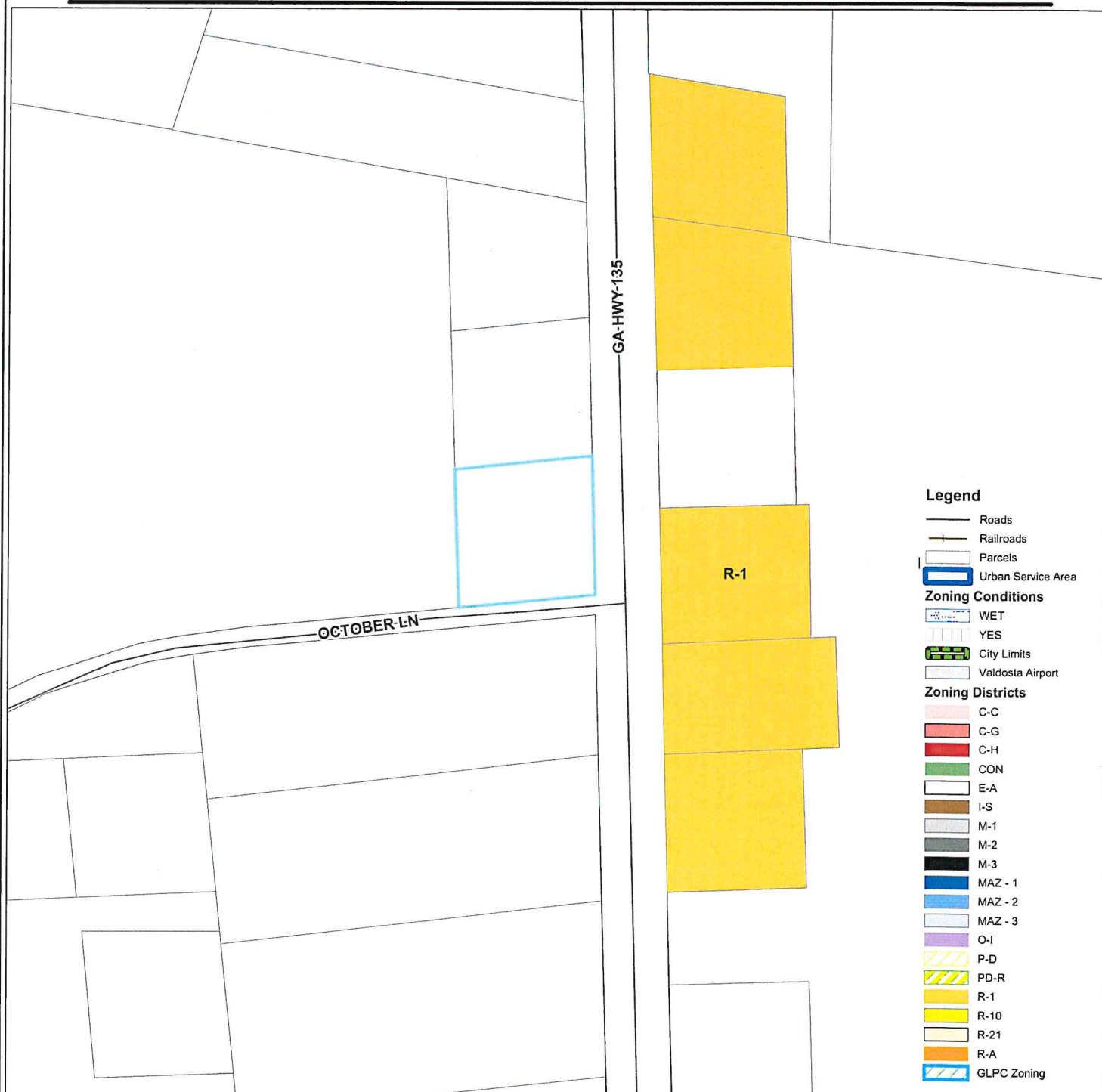
	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	C-H
building sqft. under 30,000 sqft.				
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.				

REZ-2025-13

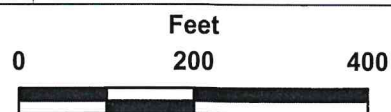
Zoning Location Map

Encc, LLC
Rezoning Request

CURRENT ZONING: E - A
PROPOSED ZONING: C - C



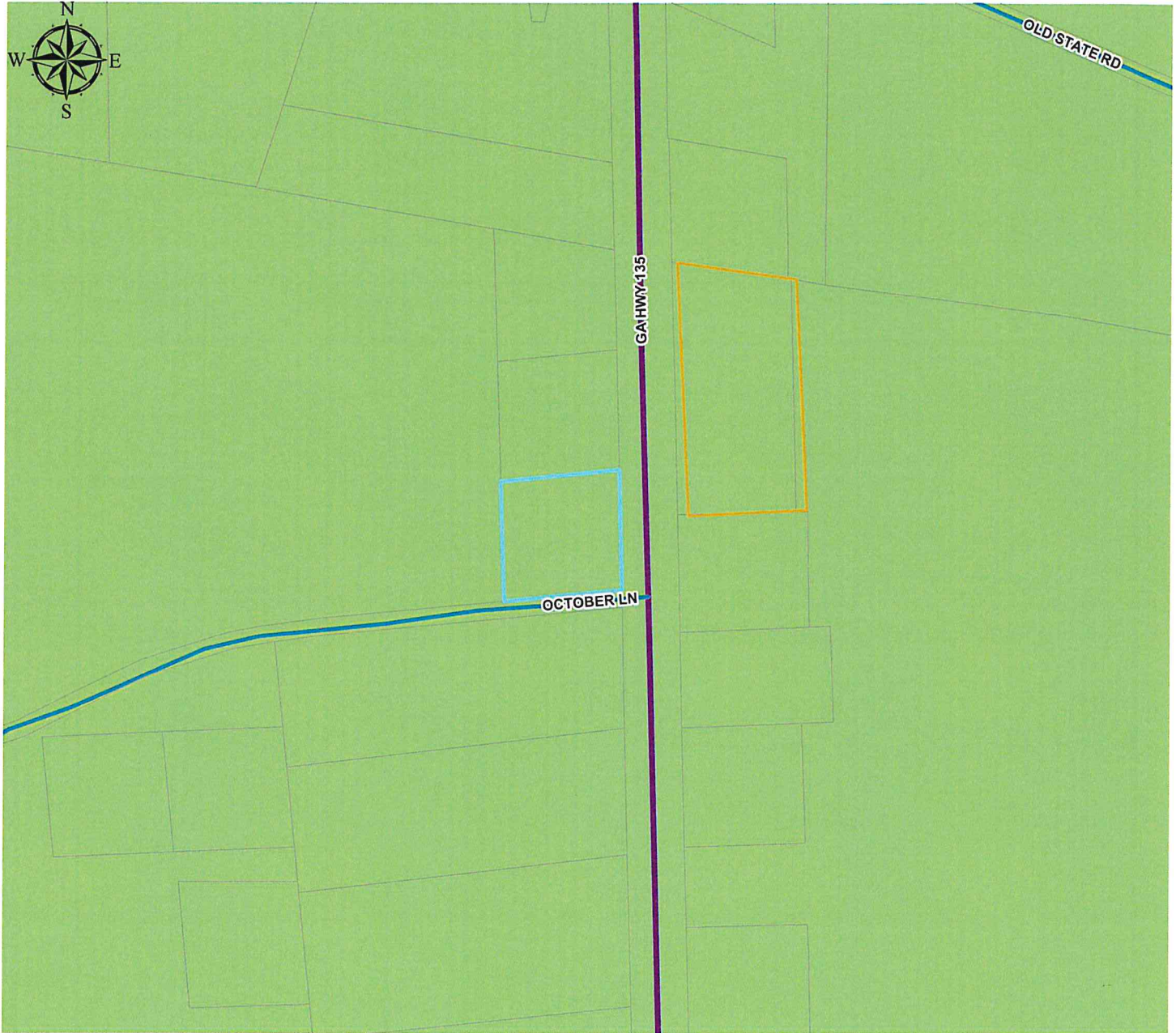
sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION



REZ-2025-13

Future Development Map

Encc, LLC Rezoning Request



0 125 250 500

Feet

Roads

Functional Classification

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



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

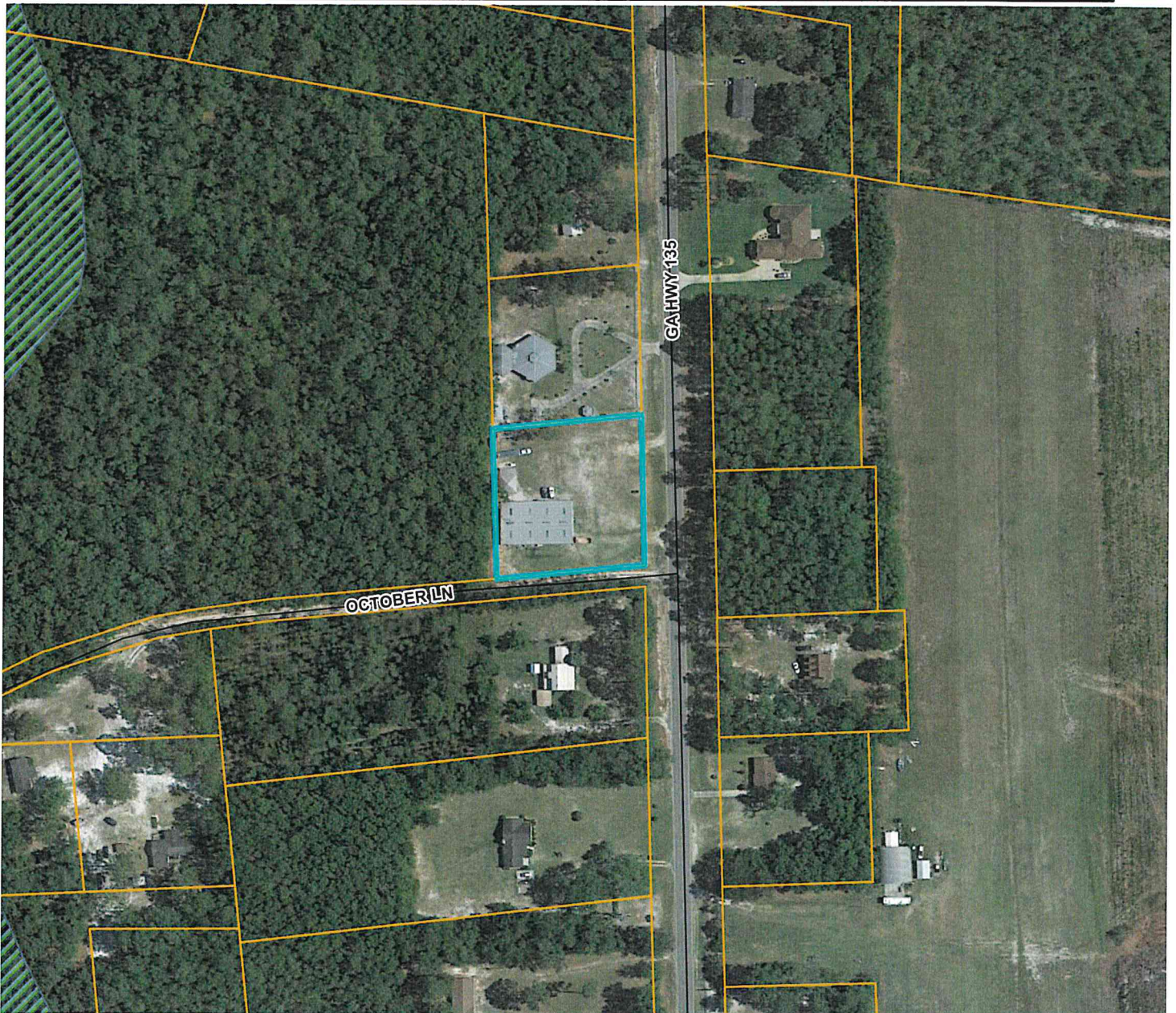
REZ-2025-13

WRPDO Site Map

Encc, LLC
Rezoning Request

Legend

— Roads	Open Water	Parcels
— Railroads	Valdosta Airport	
Park	Wetlands	
City Limits	100 Yr Flood	
Crashzone	Hydrology	
Crashzone West	Drastic	
Urban Service Area	Recharge Areas	



sgrc SOUTHERN GEORGIA
REGIONAL COMMISSION



0 250 500
Feet

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: 2026 Comprehensive Plan Kickoff

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2026 Comprehensive Plan Kickoff

HISTORY, FACTS AND ISSUES: This is the First Required Public Hearing under the Georgia Department of Community Affairs Chapter 110-12-1-.04, Minimum Standards and Procedures for Local Comprehensive Planning.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in the development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan.

Lowndes County has engaged the Southern Georgia Regional Commission to assist with these activities in the development of the 2026 Comprehensive Plan.

OPTIONS:

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: Georgia Department of Transportation (GDOT) permanent easement at 503 W. Main St. Hahira, GA 31632

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$2,600.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: GDOT Permanent Easement

HISTORY, FACTS AND ISSUES: The Georgia Department of Transportation (GDOT) has a project in Hahira that is labeled SR 7/SR 122 from SR 7 to CS 38/Union Road in Hahira Sidewalks Lowndes. GDOT is requesting a permanent easement from Lowndes County for sidewalk construction and to maintain slopes on a parcel that Lowndes County owns, which is the Parrott Health Clinic at 503 W. Main Street, Hahira, GA 31632. The easement consists of 733.73 square feet. GDOT has had the easement appraised and has offered Lowndes County \$2,600.00 for the easement. Staff has reviewed the easement drawing and does not see any negative impact.

OPTIONS: 1. Approve the offer of \$2,600.00 from GDOT and authorize the Chairman to sign the Right-of-Way Acknowledgment form.
2. Redirect.

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Right of Way Acknowledgement Form

Date

PI# 0016636 COUNTY Lowndes PARCEL 12

OWNER NAME/BUSINESS: Lowndes County
PROPERTY ADDRESS: 503 W. Main Street, Hahira, GA 31632

MAILING ADDRESS: PO Box 1349
Valdosta, GA 31603

I, the above named, do hereby certify that I have this date received a copy of GDOT offer package containing the following:

☐ I, the above named, do hereby certify that I have this date received a copy of the State of Georgia's Brochure "What Happens When Your Property is Needed for a Transportation Facility".

☐ Right of Way Plans/Cross-sections and Driveway Profile detailed below:

Right of Way plans, dated: June 20, 2023, Last revised: N/A

Roadway cross-section plans dated, _

(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

Driveway profiles (if applicable) dated:

(Negotiator to initial and date bottom right corner of plans on date given to property owner.)

- ☐ GDOT Official Offer Letter
- ☐ Summary Statement Basis for Just and Adequate Compensation
- ☐ Market Data Information
- ☐ Availability of Incidental Payments: Claim Form
- ☐ Option for Right of Way with Plans attached

I (We) also acknowledge that the Right of Way Specialist, representing the Department, has satisfactorily explained the above documents to me (us).

(SIGNATURE)

GDOT REPRESENTATIVE: Josh Sheffield PHONE #: 229-520-2886 EMAIL: joshfield@dot.ga.gov

Date: May 18, 2022



Russell R. McMurry,
P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

DATE: May 14, 2025

OWNER NAME/ MAILING Lowndes County
ADDRESS : PO Box 1349
 Valdosta, GA 31603

RE: PROJECT: COUNTY: Lowndes
PARCEL: 12 P.I. #: 0016636

Dear Lowndes County:

The Department is in the process of purchasing property to improve the roadway designated above. In order to make this project possible, 0 acres of your property in fee, and 733.73 square feet of permanent easement for sidewalk construction and maintenance of slopes will be needed. This is more particularly shown on the plat attached to the option provided with this letter.

Your property has been valued by qualified appraisers who, after careful consideration, have found the Fair Market Value of the property and/or rights to be purchased, and damages to the remainder, if any, to be \$ 2,600.00. The attached form, entitled "Summary Statement Basis for Just and Adequate Compensation", separates certain elements comprising the above listed value.

Our Right of Way Specialist, Josh Sheffield located at 710 W. 2nd Street Tifton, GA 31794 Email: joshesheffield@dot.ga.gov Phone: 229-520-2886 representing the Department, is authorized to explain this and discuss the full effect of the purchase and your rights as provided by law. They will also provide you with a brochure, which comprehensively outlines the procedures used in purchasing rights of way.

If you will agree to the terms expressed herein by signing the enclosed "Option for Right Of Way" and returning it to the Right of Way Specialist, it will be promptly submitted for closing and payment.

Sincerely,

Scott Chambers *JS*

District Engineer

BY: Scott Chambers

Brian Gardner *BG*

District Right of Way Team Manager

BY: Brian Gardner

Attachment(s)

cc:

DATE: 07/10/2025
BY: 021072025

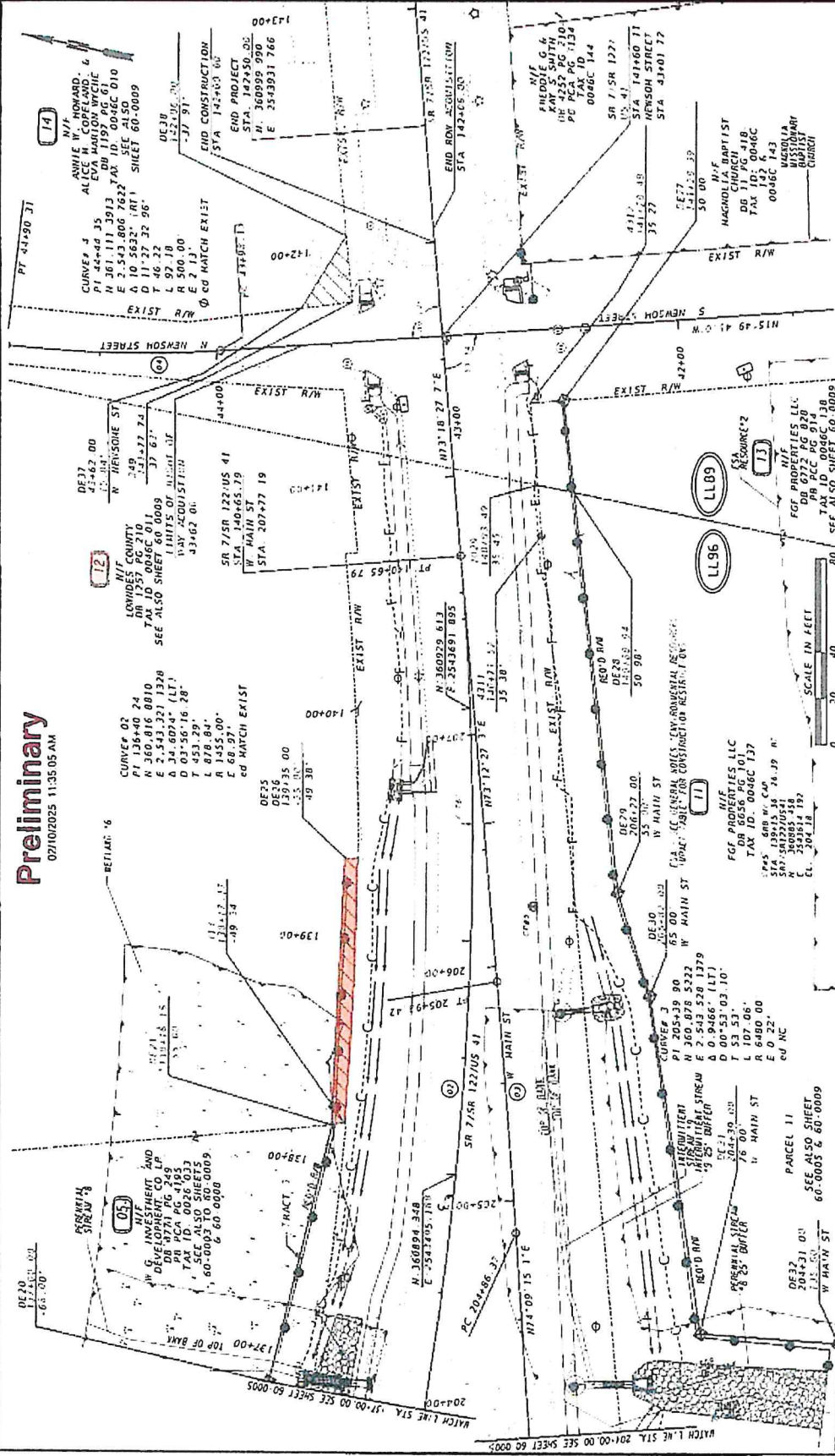
PROJECT NO.: 41
STATE ROUTE NO.: 7122
P.I. NO.: 0016636

CONVENTIONAL SIGNS

NO.	NAME	SYMBOL
1	STOP	8
2	YIELD	14
3	NO LEFT TURN	15
4	ONE WAY	16
5	TRUCKS NO LEFT TURN	17
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Preliminary

02/10/2025 11:35:05 AM

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13

N/F
 FGF PROPERTIES LLC
 DB 6772 PG 820
 PB PCC PG 914
 TAX ID 0046C 138
 SEE ALSO SHEET 60-00006

[illegible]

14

14
NIT
ANNIE W HOWARD
ALICE M COPELAND G
EVA MARION WYCHE
OR 1197 PG 61
TAX ID: 0046C 010
SEE ALSO SHEET 60-0006

PARTICLE ID	DENS	FMT	OFFSET	STATION/ BEARING	ALIGNMENT
		349	37.63 L	141177.74	SHT SR122-US41
		DCJ3	15.85 R	569725.00 72°W	N Newton St
		DCJ3	16.58 L	569725.00 00°E	SHT SR122-US41
		DCJ3	36.26 L	569725.00 72°W	SHT SR122-US41
		349	37.63 L	141177.74	SHT SR122-US41
REC'D EAST	- 0.007 ACRES				
TOTAL LOT SIZE	= 3.2 ACRES				

DATE	REVISIONS	DATE	REVISIONS
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STATE OF GEORGIA	PROJECT NO. 0016636	DATE 06/07/2023	SHEET 9 OF 9
DEPARTMENT OF TRANSPORTATION	COUNTY LOUNGS		
RIGHT OF WAY MAP	LAND LOT NO. 49.96		
	LAND DISTRICT 9		
	GPS 181		
	60-0009		

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: FY2026 Joint Funding Agreement with USGS

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$29,750.00

FUNDING SOURCE:

- ☒ Annual - \$29,750.00
- ☐ Capital
- ☐ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: Approval of FY2026 Joint Funding Agreement with USGS

HISTORY, FACTS AND ISSUES: In 2009, Lowndes County entered into an agreement with the U.S. Geological Survey (USGS) to install and maintain a stream gauge on the Little River, located at the Highway 122 bridge just west of Hahira. While the USGS provided the equipment and covered installation costs, the County agreed to fund the ongoing maintenance to ensure continued operation. From 2009 to 2019, Lowndes County was responsible for maintaining this single gauge only.

In 2019, the City of Valdosta informed the USGS that it could no longer fund the stream gauge on the Withlacoochee River at Skipper Bridge. To maintain this critical monitoring site, Lowndes County agreed to contribute funding in collaboration with the USGS and the Suwannee River Water Management District.

Under the proposed renewal agreement, Lowndes County's total contribution will be \$29,750.00, comprising \$18,300.00 for the Little River site and \$11,450.00 for the Withlacoochee River site. This reflects an increase of \$1,900.00 from the previous year. One change that took effect last year was that the USGS now includes the cost of maintaining the precipitation gauges associated with each stream gauge separately from the cost of the actual stream monitoring equipment. However, these rain gauges are vital to the accuracy of stream monitoring, as precipitation data directly supports more reliable river level forecasting; therefore, the benefit provides justification for the additional cost.

OPTIONS: 1. Authorize the Chairman to sign the Joint Funding Agreement with the USGS for \$29,750 to continue operation of the stream gauges on the Little River and the Withlacoochee River at Skipper Bridge.

2. Board's Pleasure.

RECOMMENDED ACTION: Approve

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
South Atlantic Water Science Center
1770 Corporate Drive, Suite 500
Norcross, GA 30093

July 11, 2025

Mr. Ashely Tye
Director
Lowndes County Board of Commissioners
PO Box 1349
Valdosta, GA 31603

Dear Mr. Tye:

Attached is our standard joint-funding agreement 26MPJFAG0000013 between the U.S. Geological Survey South Atlantic Water Science Center and Lowndes County Board of Commissioners for negotiated deliverables (see attached), during the period October 1, 2025 through September 30, 2026 in the amount of \$29,750.00 from your agency. U.S. Geological Survey contributions for this agreement are \$1,800.00 for a combined total of \$31,550.00. Please sign and return one fully-executed original to TiAuni Murphy at sawscbudgethelp@usgs.gov or mail to the address above.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2025**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact Robert Sobczak at (470) 734-1524 or email rsobczak@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed annually via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact TiAuni Murphy at phone number (803) 603-4783 or sawscbudgethelp@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

JOHN
JOINER
Digitally signed
by JOHN JOINER
Date:
2025.07.16
18:02:09 -04'00'

John K. Joiner
Acting Director, South Atlantic Water Science Center

Attachment
26MPJFAG0000013

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of October 1, 2025, by the U.S. GEOLOGICAL SURVEY, South Atlantic Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the Lowndes County Board of Commissioners party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation for negotiated deliverables (see attached), herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00.

- (a) \$1,800.00 by the party of the first part during the period
October 1, 2025 to September 30, 2026
- (b) \$29,750.00 by the party of the second part during the period
October 1, 2025 to September 30, 2026
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0.00.
- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/office-of-science-quality-and-integrity/fundamental-science-practices>).

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

9. Billing for this agreement will be rendered annually. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: Robert Sobczak
Assistant Director for Data- Georgia
Address: 1770 Corporate Drive Suite 500
Norcross, GA 30093
Telephone: (470) 734-1524
Fax: (678) 924-6710
Email: rsobczak@usgs.gov

Customer Technical Point of Contact

Name: Ashely Tye
Director
Address: PO Box 1349
Valdosta, GA 31603
Telephone: (229) 671-2790
Fax:
Email: ashley.tye@lowndescounty.com

USGS Billing Point of Contact

Name: TiAuni Murphy
Budget Analyst
Address: 720 Gracern Road
Columbia, SC 29210
Telephone: (803) 603-4783
Fax:
Email: sawscbudgethelp@usgs.gov

Customer Billing Point of Contact

Name: Ashely Tye
Director
Address: PO Box 1349
Valdosta, GA 31603
Telephone: (229) 671-2790
Fax:
Email: ashley.tye@lowndescounty.com

U.S. Geological Survey
United States
Department of Interior

Lowndes County Board of Commissioners

Signature

By JOHN JOINER
Digitally signed by JOHN JOINER
Date: 2025.07.16 18:02:51
+04'00'

Name: John K. Joiner
Title: Acting Director,
South Atlantic Water Science Center

Signatures

By _____ Date: _____

Name:
Title:

By _____ Date: _____

Name:
Title:

By _____ Date: _____

Name:
Title:

Lowndes County Board of Commissioners: 26MPJFAG0000013					
10/1/2025 to 9/30/2026					
Site Name	Site Number	Collection Code	USGS CMF	Cooperator	Total Cost
LITTLE RIVER AT GA 122, NEAR HAHIRA, GA	02318380	QCONT	\$ 900	\$ 16,200	\$ 17,100
WITHLACOOCHEE R AT SKIPPER BRIDGE RD,NR BEMISS, GA	023177483	QCONT	\$ 900	\$ 9,350	\$ 10,250
LITTLE RIVER AT GA 122, NEAR HAHIRA, GA	02318380	PRECIP-CONT	\$ -	\$ 2,100	\$ 2,100
WITHLACOOCHEE R AT SKIPPER BRIDGE RD,NR BEMISS, GA	023177483	PRECIP-CONT		\$ 2,100	\$ 2,100
Grand Total			\$ 1,800	\$ 29,750	\$ 31,550

MONITORING CATEGORY	USGS FUNDS	CUSTOMER CASH	TOTAL COST
SURFACE WATER (SW)	\$ 1,800	\$ 25,550	\$ 27,350
GROUND WATER (GW)	\$ -	\$ -	\$ -
CLIMATE (CLIM)	\$ -	\$ 4,200	\$ 4,200
WATER QUALITY (WQ)	\$ -	\$ -	\$ -
	\$ 1,800	\$ 29,750	\$ 31,550

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Moody AFB Emergency Water Connection Easement
Supplemental Agreement

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$0.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Supplemental Agreement No. 1 to Easement No. USAF-ACC-QSEU-23-2-0186

HISTORY, FACTS AND ISSUES: Easement No. USAF-ACC-QSEU-23-2-0186 was granted by the Air Force in 2023 for the emergency backup water connection from Lowndes County to Moody AFB. Due to unforeseen conflicts after construction began, it was agreed upon by all parties to slightly shift the path to avoid conflicts with the railroad and electric duct bank. This easement is located on Moody Air Force Base just south of Florida Road near the water plant. The Air Force has provided Supplemental Agreement No.1 for acceptance and signature, adjusting the easement to include the final location of the water main. Staff recommends approval and authorize the Chairman to sign Supplemental Agreement No.1.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

SUPPLEMENTAL AGREEMENT NO. 1

to

EASEMENT NO. USAF-ACC-QSEU-23-2-0186

between

THE DEPARTMENT OF THE AIR FORCE

and

LOWNDES COUNTY

WITNESSETH:

WHEREAS, The Department of the Air Force granted to Lowndes County an easement commencing October 01, 2023 and ending September 30, 2048 to construct a waterline and tie into an existing 12" waterline on Moody AFB proper as described in Exhibit A and depicted on Exhibit B (the "Easement Area")

WHEREAS, The location where the waterline entered Moody AFB must be substituted.

NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said (easement) in the following respects only:

Specifically, when the contractor commenced installing concrete casing for the waterline, the contractor faced multiple elevation concerns due to the existence of the railroad tracks, a street and the utilities in the area. The contractor determined by relocating to this alternative location, the waterline could efficiently enter Moody AFB without damaging property and causing outages. Updated Exhibit A and Exhibit B depict the final location of the waterline on Moody AFB and are now included in easement

All other terms and conditions of the aforesaid (easement) are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of Lowndes County this _____ day of _____, 20____.

SUPPLEMENTAL AGREEMENT NO. 1
to
EASEMENT NO. USAF-ACC-QSEU-23-2-0186

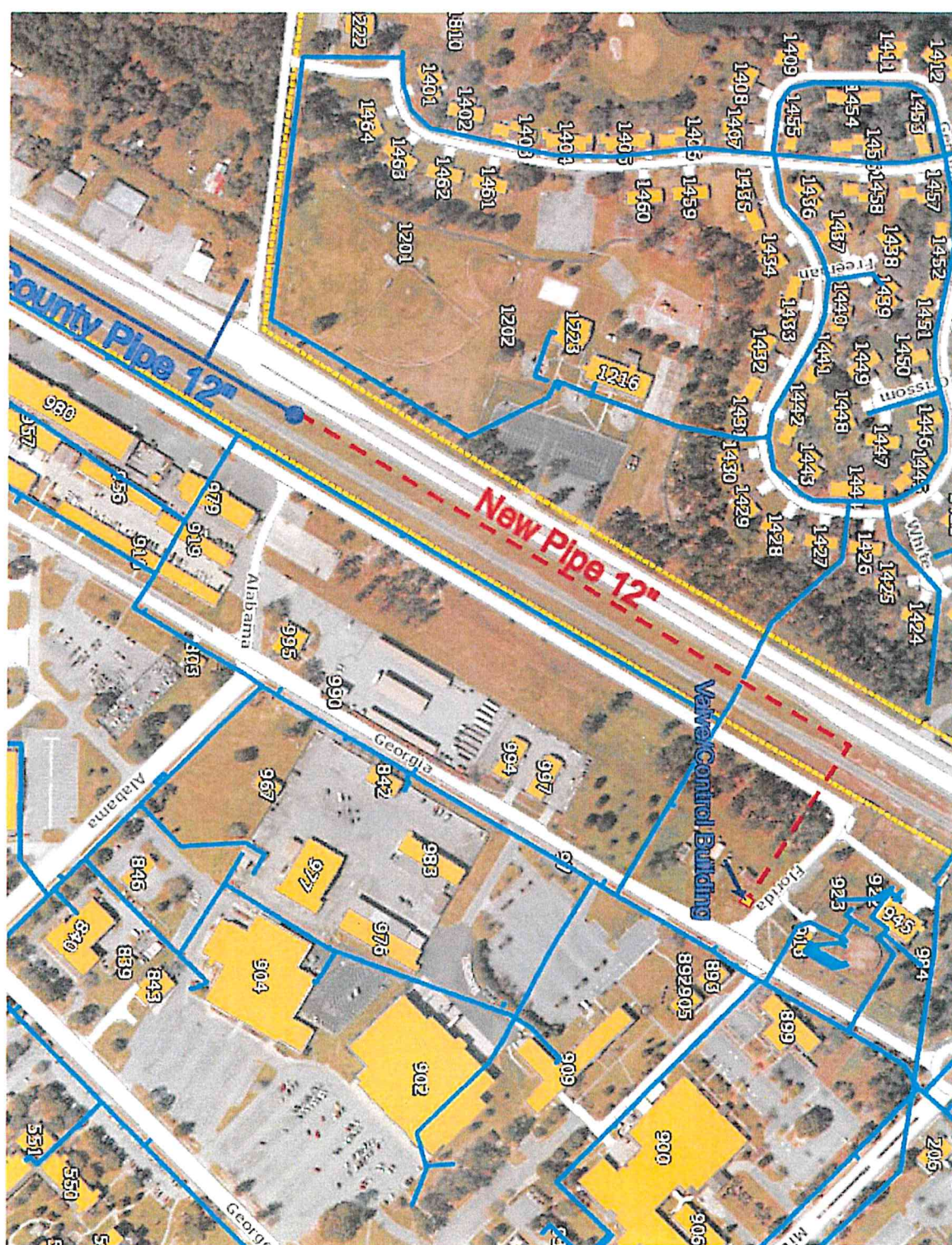
Lowndes County

BILL SLAUGHTER
Chairman, Board of Commissioner
Lowndes County

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government
under the authority of the Secretary of the Air Force this _____ day of
_____, 20____.

UNITED STATES OF AMERICA

SEAN P. HALL, Colonel, USAF
Commander, 23 Wing





Legend

- Survey Point
- Railroad
- Water Line
- Installation Boundary

Moody AFB

County Water Tie In



0 50 100 150 200
Ft

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Shiloh Road Resurfacing and Bridge Replacement, P.I.
0016272 Supplemental Agreement No. 1

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$1,600,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Shiloh Road Resurfacing and Bridge Replacement SA
No. 1

HISTORY, FACTS AND ISSUES: The original agreement dated 03/10/2021 with the Georgia Department of Transportation has a "not to exceed amount" of \$5,600,000.00 for the Shiloh Road Resurfacing and Bridge Replacement. Staff asked the Transportation Investment Act (TIA) office for an additional funding request to cover the difference between the actual cost of the project and the agreement amount, of which is \$1,600,000.00. After reviewing the initial TIA budget, bid amount, and projected tax collections for TIA, the TIA office has agreed to provide additional funds of \$1,600,000.00 to cover the total cost of the project.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



SUPPLEMENTAL AGREEMENT NO. 1

By and Between

THE GEORGIA DEPARTMENT OF TRANSPORTATION

and

LOWNDES COUNTY

CONTRACT ID: IGTIA2101053

This Agreement, made and entered into as of _____, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter referred to as the "DEPARTMENT", and LOWNDES COUNTY, GEORGIA, acting by and through its Mayor and City Council or Board of Commissioners, as the case may be, hereinafter referred to as the "LOCAL GOVERNMENT".

WHEREAS, the DEPARTMENT and the LOCAL GOVERNMENT heretofore on March 10, 2021, entered into an Agreement, hereinafter called the "Original Contract", for the purpose of having the LOCAL GOVERNMENT provide all or part of the Construction, Maintenance, and Operation of the following projects:

1) Shiloh Road Resurfacing and Bridge Replacement, P.I. 0016272

hereinafter individually referred to as "PROJECT" and collectively referred to as "PROJECTS"; and

WHEREAS, the parties wish to amend said Agreement Amount due to a need for changing the funding of the PROJECTS; and

WHEREAS the DEPARTMENT and the LOCAL GOVERNMENT agree that the changes may be accomplished within the term of the original contract.

NOW, THEREFORE, THE PARTIES HERETO mutually agree that for and in consideration of the mutual benefits to flow from each to the other, the Original Contract, dated March 10, 2021, is hereby modified as follows:

1. The item numbered 1)) following the second paragraph of Subsection C in ARTICLE VI, COMPENSATION AND PAYMENT is deleted in its entirety and the following is inserted in lieu thereof:

"1) Shiloh Road Resurfacing and Bridge Replacement, P.I. 0016272: SEVEN MILLION TWO HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$7,200,000.00)"

2. All terms and conditions of the Original Contract, dated March 10, 2021, shall remain in full force and effect, except as modified, changed, or amended by this Supplemental Agreement Number 1.

This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals the day and date herein above written.

DEPARTMENT OF TRANSPORTATION

LOWNDES COUNTY, GEORGIA

Commissioner

Signature

Date

[Seal]

Printed Name/Title

[Affix Seal Here]

ATTEST:

ATTEST:

I attest to the genuineness of the Seal, and I further attest that the above named officer is duly authorized to execute this document.

Treasurer

Signature

Date

Printed Name/Title

58-6000856

Federal Employer Identification Number

**CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

Title of Authorized Officer or Agent

Date

Form Date - May 10, 2024

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Shiloh Road Resurfacing and Bridge Replacement, P.I.
0016272 Bids

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$6,400,444.98

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Shiloh Road Bridge Replacement Bids

HISTORY, FACTS AND ISSUES: Shiloh Road Resurfacing and Bridge Replacement is a TSPLOST 1 approved project. The project consists of a detour bridge, removal of the existing bridge, construction of the new bridge, relocation of the existing pump station, grading, and resurfacing of 0.53 miles. The new bridge will be constructed at an elevation 11.6 feet higher than the existing bridge. Bids were opened on July 31, 2025 and two (2) bids were received.

- The Scruggs Company = \$6,400,444.98
- Reames and Son Construction = \$6,494,433.42

The TIA office has given Lowndes County a Construction Notice to Proceed based on their review of the bids. The original estimate for this project was \$5,600,000.00 which included engineering, surveying, environmental, right-of-way, and construction. With this bid, the total project cost will be \$7,200,000.00. TIA has approved to provide the additional funds to cover the difference. You will find the approval letter in your packet and a supplemental agreement will be forthcoming for the additional funds.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

TIA-06: Shiloh Road Resurfacing and Bridge Replacement

Bid Opening

July 31, 2025

Tabulations

Bidder	Bid Bond	Addendum	Bid Amount
Reames and Son Construction	✓	✓	6,494,433.42
The Scruggs Company	✓	✓	6,400,444.98



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

August 4, 2025

Mr. Michael Fletcher, County Engineer
Lowndes County
327 North Ashley Street
Valdosta, GA 31601

SUBJECT: PI# 0016272, Shiloh Road Resurfacing and Bridge Replacement
CID# IGTIA2101053
Construction Notice to Proceed

Mr. Fletcher:

This is a Notice to Proceed (NTP) for construction activities for the above noted project in Lowndes County. This NTP applies to the work associated with the TIA agreement executed between GDOT and Lowndes County dated March 10, 2021.

The Scruggs Company, Inc is the low bidder. The total construction (CST) budget for the project is limited to the funding as shown in the TIA Agreement. The County will be responsible for any project costs in excess of this amount. Items reimbursed by TIA will be limited to items needed to complete the scope of the TIA portion of the project.

Should you have any questions, or need additional information, please contact Brent Moseley at 912-530-4391 or by email at bmoseley@dot.ga.gov.

Sincerely,

A handwritten signature in blue ink that reads "Brent Moseley" followed by "FOR:" in a smaller, less legible script.

Kenneth Franks,
State TIA Administrator

KKF:BAM

Cc: Dan Bodycomb, TIA Program Manager
Tony Collins, TIA Construction Manager
Project File



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

August 5, 2025

Mr. Michael Fletcher, County Engineer
Lowndes County
327 North Ashley Street
Valdosta, GA 31601

SUBJECT: PI# 0016272, Shiloh Road Resurfacing and Bridge Replacement
CID# IGTIA2101053
Additional TIA Funds

Mr. Fletcher:

The Department is in response to your request for additional TIA funds for the above referenced project. After review of the projects initial TIA budget, bid amount, and projected tax collections for TIA, the TIA Office has agreed to provide additional TIA funds to the project which will result in the following TIA budget revisions:

PI #	Project	Original TIA Budget	Additional TIA Funds	Revised TIA Budget
0016272	Shiloh Road Resurfacing and Bridge Replacement	\$5,600,000.00	\$1,600,000.00	\$7,200,000.00

A Supplemental Agreement to revise the TIA funding will be submitted to the County for execution. Items reimbursed by TIA will be limited to items needed to complete the original project scope.

Should you have any questions, or need additional information, please contact Brent Moseley at 912-530-4391 or by email at bmoseley@dot.ga.gov.

Sincerely,

Kenneth Franks,
State TIA Administrator

KKF:BAM

Cc: Dan Bodycomb, TIA Program Manager
Christy Lovett, TIA Project Manager
Bobby Adams, TIA Procurement Administrator
Project File

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Lowndes County Civic Center-Hurricane Helene Repairs Bid

DATE OF MEETING: August 12, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$318,030.00

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☐ N/A
- ☐ SPLOST
- ☐ TSPLOST
- ☒ Insurance

COUNTY ACTION REQUESTED ON: Civic Center Hurricane Helene Repairs

HISTORY, FACTS AND ISSUES: The Lowndes County Civic Center sustained substantial damage during Hurricane Helene. Staff worked with Crews Engineering to inspect damage, review structural analysis, and complete and develop a plan and bid package. The bid includes removing the existing roof panels that remain, removing the wood purlins and installing metal purlins, installing a new metal roof, removing the drop ceiling that remains, installing insulation beneath the new roof, and repairing the damaged lights. The project was advertised for bids, a pre-bid was conducted on June 15, 2025, and bids were opened July 30, 2025. Staff received three (3) bids.

- Kellerman Construction = \$318,030.00
- 3D Construction Services = \$381,565.00
- Standard Contractors = \$440,481.00

OPTIONS: 1. Approve Kellerman Construction as the low bidder and authorize the Chairman to sign the contract.
2. Redirect.

RECOMMENDED ACTION:

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



July 31, 2025

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta, GA 31601

Attn: Terry McEntyre, Project Manager

Re: Lowndes County Civic Center Repairs
CE Project: 40.2501

Mr. McEntyre,

We have reviewed the bids received for the above referenced building repair project. All three bids received were bona fide bids with Kellerman Construction being the low bidder with a lump sum price of \$318,030 with an add cost of \$3,000 per condition if wall girt/ girt connection repairs beyond those included in the bid documents are required.

If the Board of Commissioners intent is to proceed with execution of the construction contract with the low bidder, please let us know and we will assist as needed towards getting this done, or reach out directly to Kellerman Construction to get the contract executed.

Please let us know if you have any questions or if there is anything we can do to assist.

Sincerely,
CREWS ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Randall S. Crews".

Randall S. Crews, PE, SE
President

Attachments: Bid Tabulation
Copy of Kellerman Bid Proposal with Bid Bond & Affidavit

BID TABULATION

PROJECT: Lowndes County Civic Center Repairs

CONTRACTOR	BASE BID	ACKNOWLEDGE ADDENDUMS				BID BOND
		1	2	3	4	
Kellerman Construction	\$318,030 (\$3,000)	Yes	N/A	N/A	N/A	% yes 5
Standard Contractors	\$440,481 (\$800)	Yes	N/A	N/A	N/A	% yes 5
3D Construction	\$381,565 (\$250)	Yes	N/A	N/A	N/A	% yes 5