

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: PI 0016280, Just Compensation, Twin Lakes Road Right of Way Parcel 3

DATE OF MEETING: January 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: \$12,400.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: PI 0016280, Just Compensation, Twin Lakes Road Right of Way Parcel 3

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HISTORY, FACTS AND ISSUES: For purposes of the Twin Lakes TSPLOST project, the County needs to acquire from the owners of Parcel 3 (i.e., tax parcel 0171 090) certain areas of fee simple ROW totaling 0.15 +/- acres in the aggregate, plus 0.07 +/- acres for a drainage easement. Parcel 3 is owned by Virginia G. Tyson, Charles F. Hobby, and Nancy G. Hobby. Staff has attempted to negotiate the purchase of the Right of Way and Drainage Easement from the owners, but no agreement has been reached. To avoid delays with the underlying project, staff has determined that acquisition by condemnation may be required.

An initial step in the condemnation process is the determination of just compensation for the property being acquired. Kristen Johnson with Kunes Real Estate & Appraisals has prepared an appraisal that values the proposed taking at \$12,400.00, consisting of \$1,200.00 for the ROW areas, \$280.00 for the drainage easement, \$2,851.00 for the loss of existing fencing within the ROW areas, and \$8,040.00 for installation of new fencing.

OPTIONS: 1. Adopt the attached resolution establishing \$12,400.00 as just compensation for the subject property and authorize a prompt offer of such amount to the owners of Parcel 3.  
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: