



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, FEBRUARY 9, 2026, 8:30 A.M.
REGULAR SESSION, TUESDAY, FEBRUARY 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 - January 26, 2026 & Regular Session - January 27, 2026
 - Recommended Action: Approve
 - Documents:

5. Public Hearing

- a. REZ-2026-01 Williams Howard Property, 5905 Staten Rd., ~6ac, E-A to R-A, Well & Septic
 - Recommended Action: Approve
 - Documents:
- b. REZ-2026-02 Bullard Property, 7270 Old Valdosta Rd., 1ac, E-A to R-1, Well & Septic
 - Recommended Action: Approve
 - Documents:
- c. REZ-2026-03 Villanueva Property, 6201 Union Rd, 6ac, E-A to C-G, Well & Septic
 - Recommended Action: Board's Pleasure
 - Option 2
 - Documents:

6. For Consideration

- a. Loch Laurel Road Termination of Unused Utility Easement
 - Recommended Action: Approve
 - Documents:

7. Bid

- a. PI #0016273, Transportation Investment Act (TIA) Orr Road Bids
 - Recommended Action: Option 1
 - Documents:
- b. Consideration of Bids for Installation of Emergency Backup Generators at Pruitt Health Facilities
 - Recommended Action: Option 1
 - Documents:

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: REZ-2026-01 Williams Howard Property, 5905 Staten Rd.,
~6ac, E-A to R-A, Well & Septic

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-01 Williams Howard Property, 5905 Staten Rd., ~6ac, E-A to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided through Family Ties standards.

The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Staten Road, a County maintained Collector. There is an existing residence and accessory structure centrally located on the property, and no wetlands or groundwater recharge areas that may impact well and septic viability.

The provided survey proposes to subdivide the existing residence and accessory structure onto a new 2.78-acre parcel, and under Family Ties, create a 3.0-acre parcel behind it, accessed via a sixty (60) foot easement, but requires rezoning in order to legally conform to ULDC 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 viability of well and septic systems, the potential environmental impacts, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-A zoning.

At the Planning Commission meeting, the applicant spoke in favor of the request while no one spoke against it, leading to a unanimous recommendation of Approval (8-0).

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:

To whom it may concern:

I propose to rezone that property shown as Land Parcel 103/0066A so that it can be divided and deeded to me for the purposes of having a home on the property. The property is currently zoned E-A and the proposed zoning will be R-A zoning to allow for the property to be divided and 3.00 acres to be deeded to me.

Sincerely,

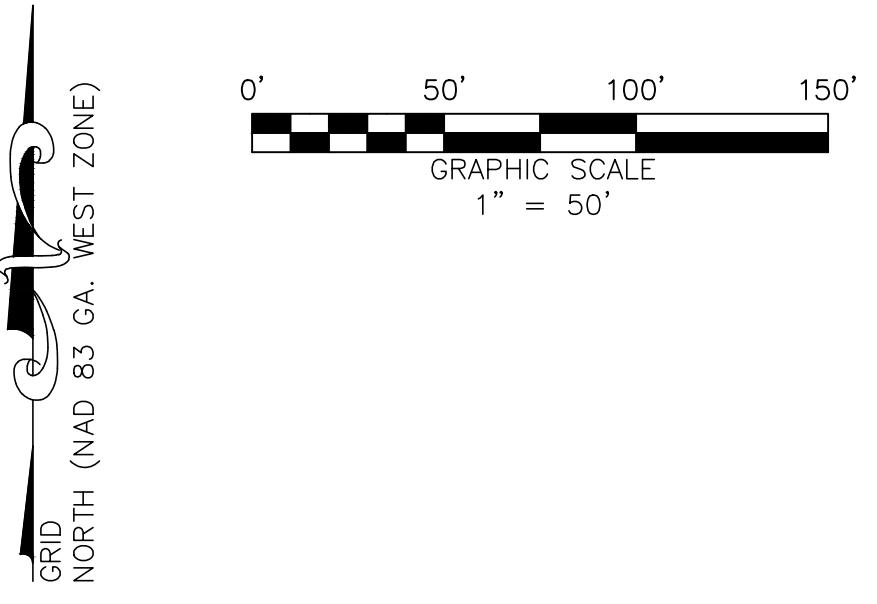
Bryttanee Howard

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

RODNEY GENE TENERY, JR., RLS/RP DATE

RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.



LEGEND
 I.P.P. = IRON PIN FOUND
 (5/8" REBAR) W/ CAP #3015
 C.M. = CONCRETE MONUMENT FOUND
 G.P. = GALVANIZED PIPE FOUND
 R.W.M. = RIGHT OF WAY MARKER FOUND
 P.O.R. = POINT OF REFERENCE
 B.L. = BROKEN LINE NOT TO SCALE
 C.L. = CENTER LINE
 R/W = RIGHT OF WAY
 B.M. = BENCHMARK
 N.M. = NEW UNMARKED POINT
 R.R. = RAIL ROAD
 N/F = NOW OR FORMERLY
 G.S. = GROUND SLOPE

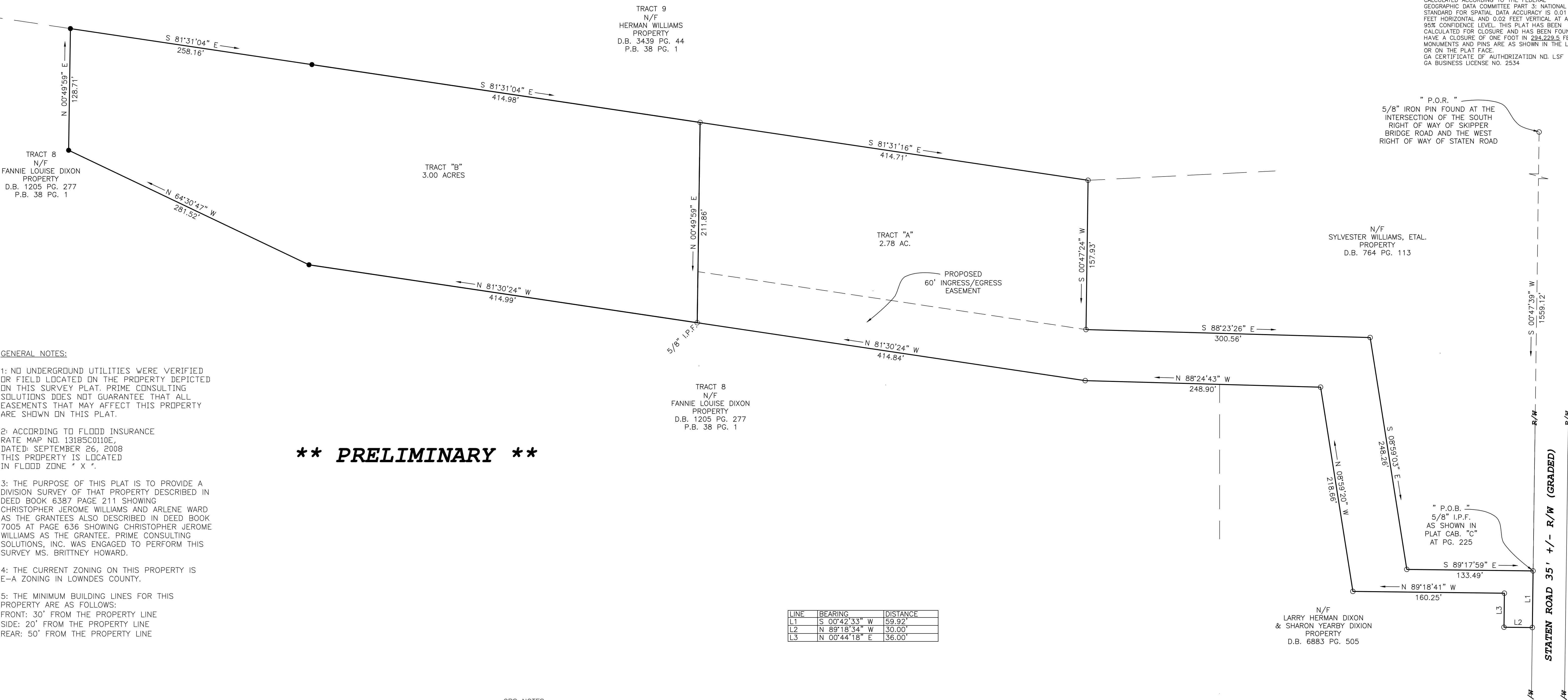
SURVEY EQUIPMENT USED
 LEICA 1203 TOTAL STATION 3 SEC.
 GEOMAX ZOOM 90 TOTAL 2" STATION
 300SW TOPCON TOTAL STATION 5 SEC.
 200' STEEL MESH TAPE
 CST, AUTO LEVEL
 TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
 CARLSON CE 2 SOFTWARE
 CARLSON SURVEYOR II COLLECTOR W/ SURVEY PRO SOFTWARE
 CHAMPION PRO GNSS RECEIVER
 SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
 RLS/RP DATE
 EROSION & SEDIMENT CONTROL
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 RODNEY GENE TENERY, JR. CERTIFICATION #5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR GLOBAL AND HAS BEEN FOUND TO HAVE A LOSS OF ONE FOOT IN 294,229.8 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE. GA CERTIFICATE OF AUTHORIZATION NO. LSF 926 GA BUSINESS LICENSE NO. 2534

** PRELIMINARY **



GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

SURVEY FOR:
 BRYTTANEE HOWARD

LOCATED IN LAND LOT 43
 OF THE 11TH LAND DISTRICT
 OF LOWNES COUNTY, GEORGIA.

THIS IS A SURVEY OF
 LAND PARCEL 066A
 ON TAX MAP 103

DATE OF FIELD SURVEY:
 11 / 02 / 2022
 DATE OF PLAT:
 ?? / ?? / 2026
 E.MAIL: harri613@bellsouth.net



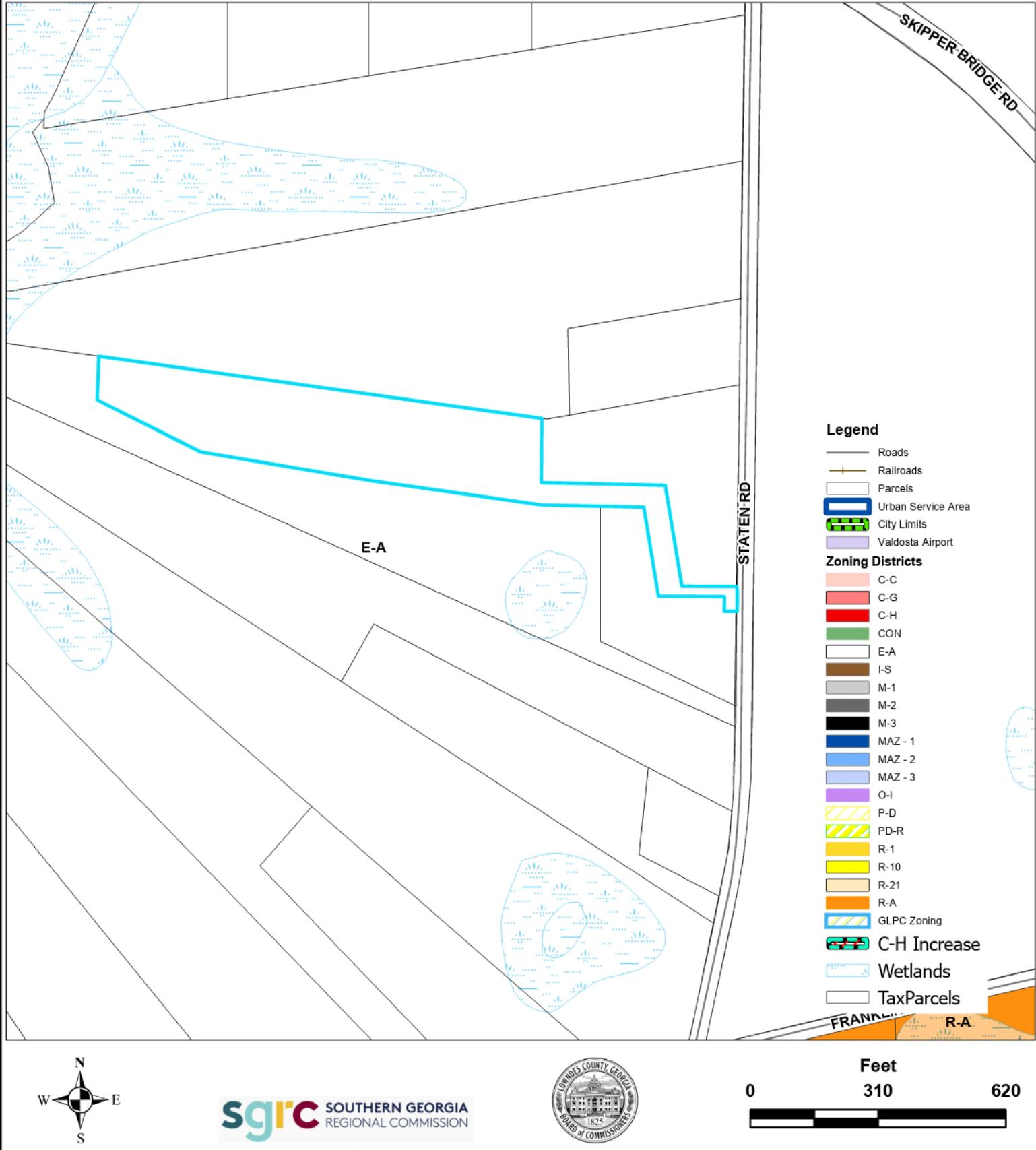
JOB ID: J-14855

REZ-2026-01

Zoning Location Map

**Bryttanee Howard
Rezoning Request**

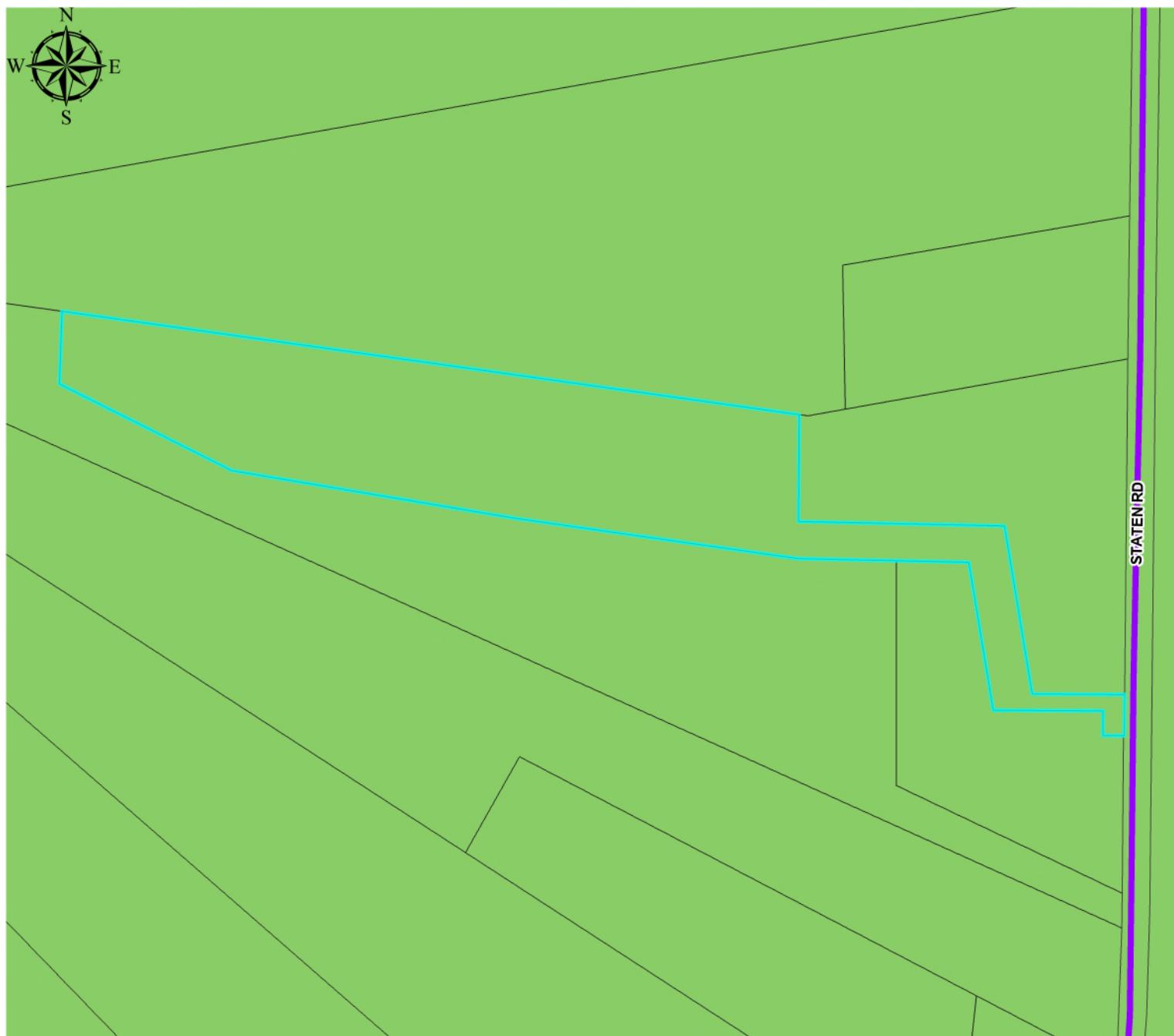
**CURRENT ZONING: E-A
PROPOSED ZONING: R-A**



REZ-2026-01

Future Development Map

Bryttanee Howard Rezoning Request



0 125 250

500 Roads

Road Functional Classification

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



SGRC SOUTHERN GEORGIA
REGIONAL COMMISSION

Legend

Character Areas

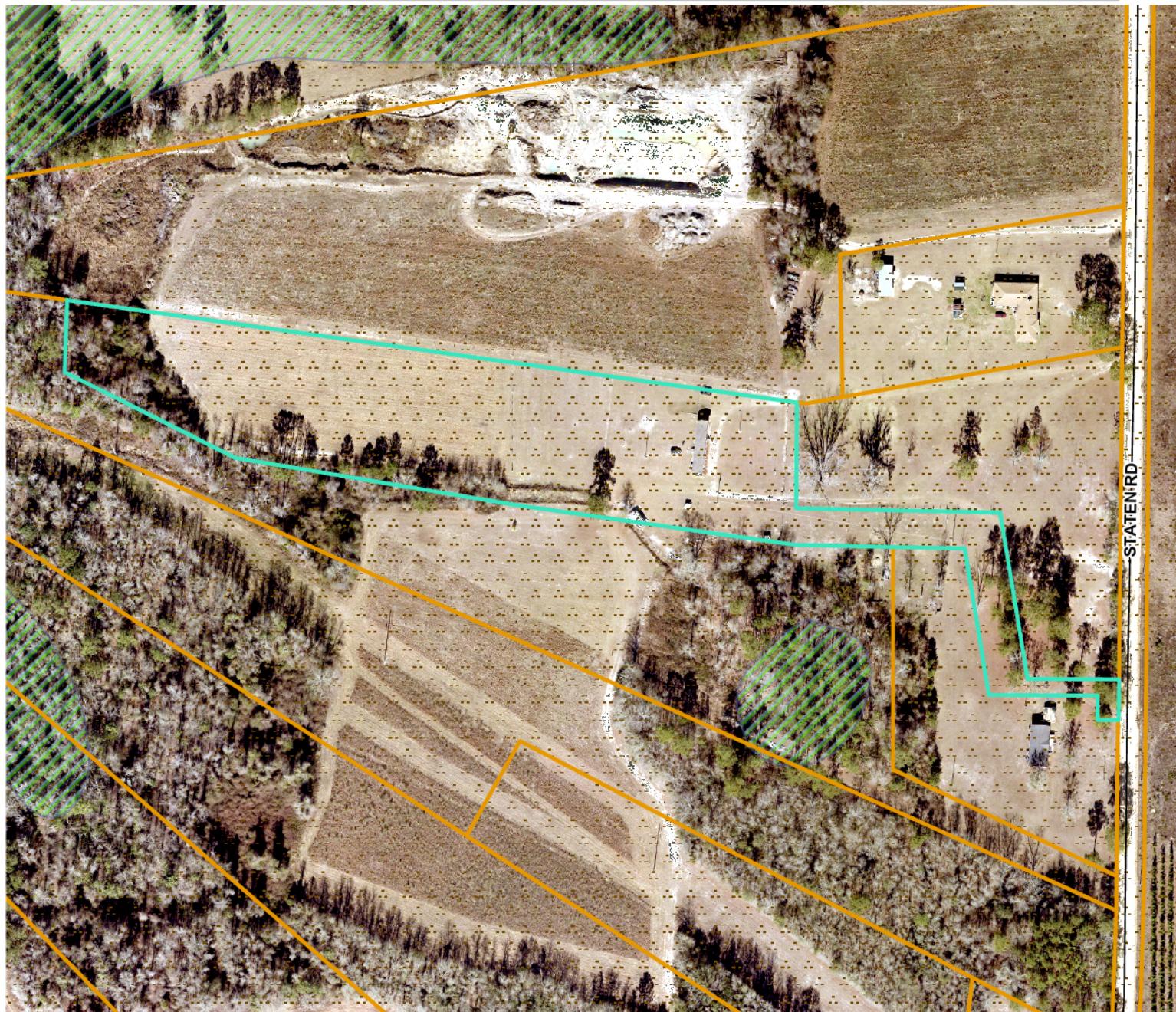
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

- 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

Bryttanee Howard Rezoning Request

Legend

— Roads	Open Water	— TaxParcels
— 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-2026-02 Bullard Property, 7270 Old Valdosta Rd., 1ac,
E-A to R-1, Well & Septic

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-02 Bullard Property, 7270 Old Valdosta Rd., 1ac, 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 Old Valdosta Road, a County maintained Local Road, and is within the Rural 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 woodland and farmland interspersed with residential parcels of various sizes.

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.

At the Planning Commission meeting, the applicant spoke in favor of the request, providing a more detailed history of the property, while no one spoke in opposition. The Planning Commission therefore recommended unanimous Approval (8-0).

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:

Christie Bullard

4862 Val Del Rd

Adel, GA 31620

229-316-0624

To whom this may concern:

My name is Christie Bullard and I own the property on 7270 Old Valdosta Rd Hahira, GA, and I am seeking to get this property rezoned so that I may improve this property. It is currently zoned for 5 acre lots and I wish to rezone to 1 acre lot. The current home located on the property needs excessive remodel and it would just take too much to get this house fixed. This is Rural Residential area. This property was giving to me by my grandfather Grady Stalvey in 2009, It was my uncles until the day he died and he died on August 18, 2025, so now I'm looking to clean up and maybe add a mobile home, but I only have one acre of land and to develop this land I was told that I need 5 acres to develop or apply to get the property rezoned. Thank you so much for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Christie Bullard". The signature is fluid and cursive, with "Christie" on the top line and "Bullard" on the bottom line.

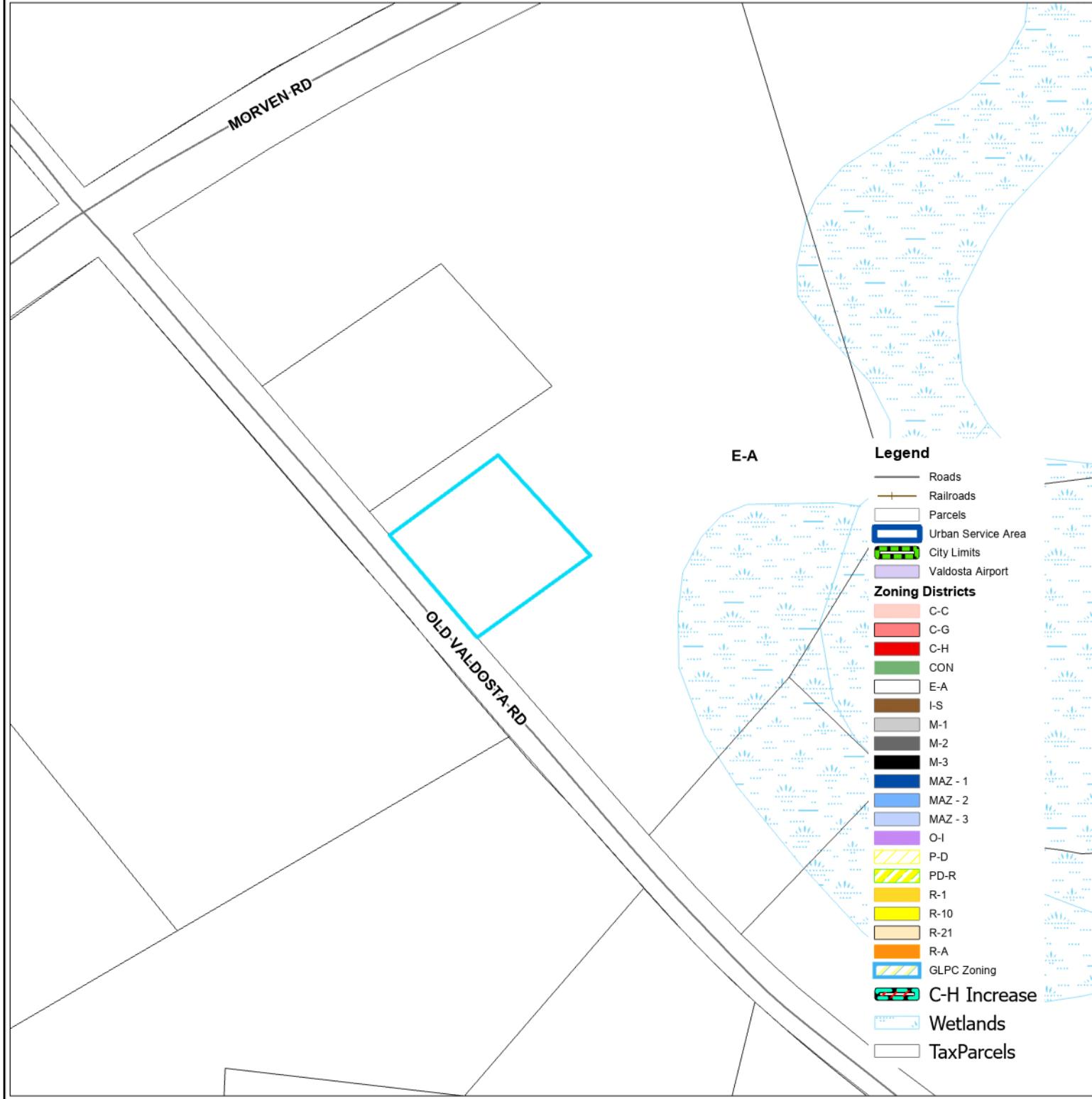
Christie Bullard

REZ-2026-02

Zoning Location Map

Bullard Property Rezoning Request

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



REZ-2026-02

Future Development Map

Bullard Property 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



SGRC SOUTHERN GEORGIA
REGIONAL COMMISSION

Legend

Character Areas

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

- 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

Bullard Property Rezoning Request

Legend

— Roads	Open Water	— TaxParcels
— 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-2026-03 Villanueva Property, 6201 Union Rd, 6ac, E-A
to C-G, Well & Septic

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-03 Villanueva Property, 6201 Union Rd, 6ac, E-A to C-G, Well & Septic

HISTORY, FACTS AND ISSUES: This case represents a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, over top of a natural gas pipeline and a County Sewer Force main. The subject property possesses road frontage on Union Road, a County Maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

At the Planning Commission meeting, no one spoke in support or opposition of the request. The Planning Commission then mainly discussed Condition 1 in its relation to the surrounding area, and ultimately recommended unanimous approval of the request, with a modification to the proposed condition as follows:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. The existing fence along the western property line abutting I-75, shall be consistent with the color, materials, and design of buildings in the surrounding area. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00)
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

OPTIONS:

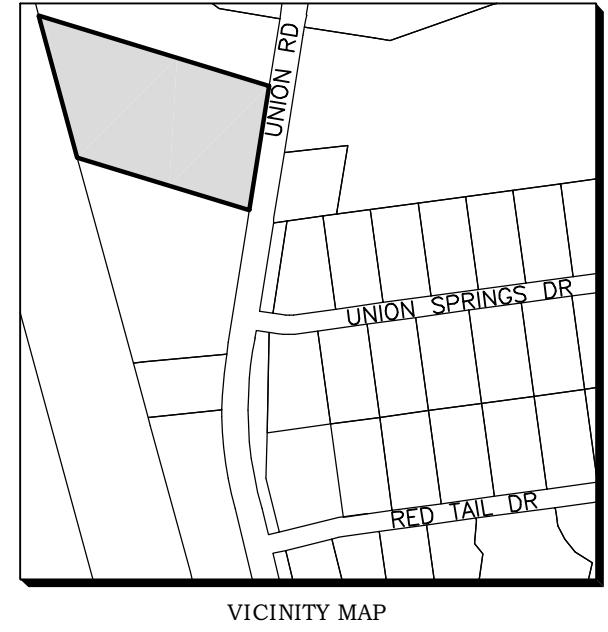
- 1) Approve
- 2) Approve with Conditions
- 3) Table
- 4) Deny

RECOMMENDED ACTION: Board's Pleasure
Option 2

DEPARTMENT: Planning/Zoning

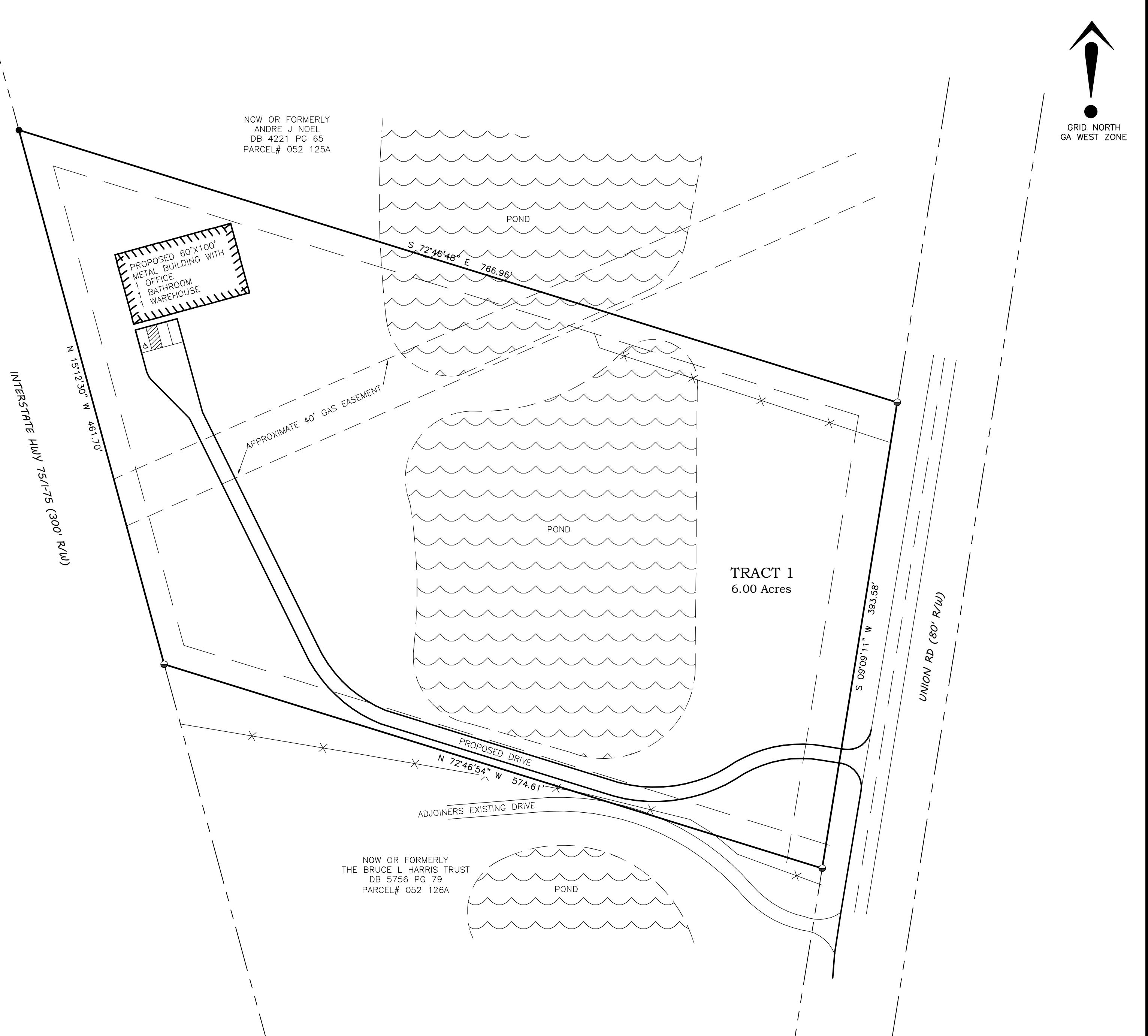
DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



VICINITY MAP

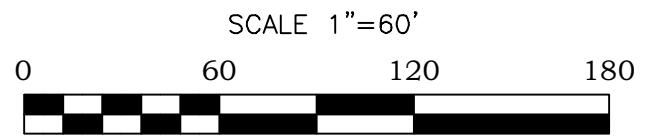
- THE PURPOSE OF THIS PLAT IS A CONCEPTUAL SITE PLAN FOR A OFFICE/STORAGE BUILDING
- PROPOSED ZONING IS C-C
- SETBACKS:
 - FRONT:70' (RESIDENTIAL RD)
 - SIDE:20'
 - REAR:12'
- THIS PARCEL IS IN THE RURAL RESIDENTIAL CHARACTER AREA.
- THIS PARCEL IS NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE WETLANDS PRESENT ON THIS PARCEL PER NATIONAL WETLAND INVENTORY, AS SHOWN HEREON.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0085E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



INNOVATE !
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

**CONCEPTUAL SITE PLAN FOR:
ANGELICA VILLANUEVA**



LOCATED IN
LAND LOT 97
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 12/17/2025
FIELD SURVEY DATE:
12/10/2025

FIELD CLOSURE: 1' IN 40,968'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 660,898'
METHOD OF ADJUSTMENT: NONE
SURVEYED BY: BT
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

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:	OI	C-C	C-G	C-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
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
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
(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:	OI	C-C	C-G	C-H
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
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:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
Warehouse, Not Including Mini- Storage with total cumulative building sqft. over 30,000 sqft.				
Wholesale Establishments with total cumulative				P

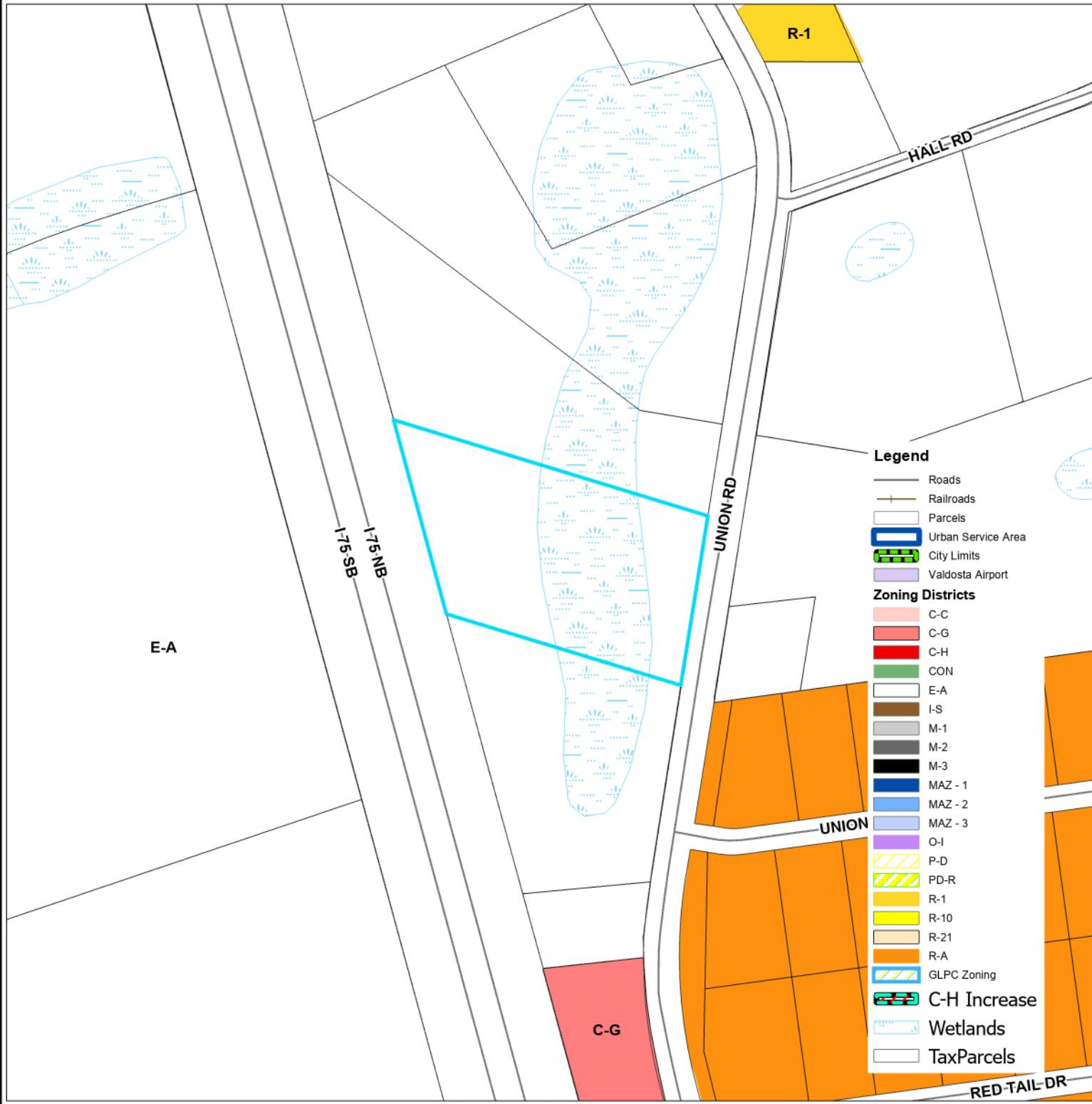
	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:	OI	C-C	C-G	C-H
P – Permissible				
S – Permissible Subject to Supplemental Standards				
Blank – Prohibited				
building sqft. under 30,000 sqft.				
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.				

REZ-2026-03

Zoning Location Map

**Jose and Angelica Villanueva
Rezoning Request**

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



REZ-2026-03

Future Development Map

Jose and Angelica Villanueva Rezoning Request



0 125 250

500 Roads

Functional Classification

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



SGRC SOUTHERN GEORGIA
REGIONAL COMMISSION

Legend

Character Areas

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

- 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-2026-03

WRPDO Site Map

Jose and Angelica Villanueva Rezoning Request

Legend

— Roads	Open Water	— TaxParcels
— 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: Loch Laurel Road Termination of Unused Utility Easement

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approve Loch Laurel Road Termination of the Unused Utility Easement and authorize the Chairman to sign the resolution.

HISTORY, FACTS AND ISSUES: The County has been asked to release and terminate a utility easement located adjacent to Loch Laurel Road that the County is no longer using and that it does not have a known need to use in the future. There was formerly a booster station at the site, but it was removed in 2019. The present owner of the property encumbered by the utility easement is Tim Blanton, and the affected property is designed as tax parcel 0168 006 by the Lowndes County Tax Assessor.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Prepared by and return to:

Elliott Blackburn PC
3016 North Patterson St.
Valdosta, GA 31602

Cross Reference:

Deed Book 6098, Pages 59, et seq.
Lowndes County, Georgia deed records

RELEASE, CONVEYANCE, AND TERMINATION OF EASEMENT

THIS RELEASE, CONVEYANCE, AND TERMINATION OF EASEMENT is made and entered into effective as of the ____ day of _____, 2026, by and among **LOWNDES COUNTY, GEORGIA** (the “County”), as party of the first part, and **TIM BLANTON**, an individual resident of Lowndes County, Georgia (“Owner”), as party of the second part.

RECITALS

Pursuant to that certain Permanent Utility Easement Agreement dated December 13, 2016, recorded at Deed Book 6098, Pages 59-64, in the records of the Clerk of Superior Court of Lowndes County, Georgia (the “Easement Agreement”), the County was granted an easement for utility purposes (the “Easement”) in the Utility Easement Area (as such term is defined in the Easement Agreement).

The Easement Agreement also conveys to the County certain rights of ingress, egress, and recess over, through, and upon the lands of the Grantors of the Easement adjacent to the Utility Easement Area.

On or about June 7, 2019, pursuant to that certain Limited Warranty Deed recorded at Deed Book 6587, Page 820, Lowndes County, Georgia deed records, and that certain Executor’s Deed recorded at Deed Book 6587, Page 823, Lowndes County, Georgia deed records (collectively, the “Vesting Deeds”), Owner acquired fee simple title to the Utility Easement Area and all property abutting the Utility Easement Area.

The County has not made use of the Easement for a period of years, and the Easement does not provide any benefit to the public.

Owner has asked the County to release and convey the Easement to Owner and to terminate the Easement Agreement.

Owner, in consideration of the County's release and conveyance of the Easement to Owner and termination of the Easement Agreement, agrees to release the County from any claim or claims Owner has or may have arising out of or related to the County's use of the Utility Easement Area, including, without limitation, the construction, installation, use, or maintenance of any facilities upon the Utility Easement Area.

The foregoing Recitals are incorporated into and made a substantive part of this instrument.

NOW, THEREFORE, for and in consideration of the agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. DEFINITIONS. All capitalized terms used in this instrument, unless defined within this instrument, shall have the meaning ascribed to such terms in the Easement Agreement.

2. RELEASE, CONVEYANCE, AND TERMINATION OF EASEMENT AND EASEMENT AGREEMENT. The County hereby releases and conveys the Easement to Owner and terminates and all rights granted to the County pursuant to the Easement Agreement so that, effective as of this date, the Easement Agreement is terminated and of no further force and effect.

3. REPRESENTATIONS OF OWNER. Owner represents and warrants that, by virtue of the Vesting Deeds, he is the present owner of the underlying fee interest in the Utility Easement Area and all property abutting the Utility Easement Area, and no other person or entity has any right of ownership or possession in the Utility Easement Area or any property abutting the Utility Easement Area.

4. RELEASE OF CLAIMS BY OWNER. Owner releases the County from any claim or claims, liabilities, demands, actions, or causes of action of any kind, whether absolute or contingent, due or to become due, disputed or undisputed, liquidated or unliquidated, at law or in equity, or known or unknown, which Owner has or may have against the County and/or any of the County's employees, agents, or representatives arising out of or that relate to the Easement and the Easement Agreement, including, without limitation, the use of the Utility Easement Area by the County, the construction, installation, use, or maintenance of any facilities upon the Utility Easement Area, including facilities remaining on the Utility Easement Area and the past or present condition of the Utility Easement Area.

[signatures begin on following page]

IN WITNESS WHEREOF, the parties have executed this instrument effective as of the day first above written.

LOWNDES COUNTY

By: _____ (SEAL)
Bill Slaughter, Chairman

Attest: _____
Belinda C. Lovern, County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

My Commission Expires: _____

[signatures continued on following page]

TIM BLANTON (SEAL)

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

My Commission Expires: _____

**A Resolution
of the Board of Commissioners of Lowndes County
Approving Release, Conveyance, and Termination of Easement and Easement Agreement**

WHEREAS, pursuant to that certain Permanent Utility Easement Agreement dated December 13, 2016, recorded at Deed Book 6098, Pages 59-64, in the records of the Clerk of Superior Court of Lowndes County, Georgia (the “Easement Agreement”), the County was granted an easement for utility purposes (the “Easement”) in the Utility Easement Area (as such term is defined in the Easement Agreement);

WHEREAS, the Easement Agreement also conveys to the County certain rights of ingress, egress, and recess over, through, and upon the lands of the Grantors of the Easement adjacent to the Utility Easement Area;

WHEREAS, on or about June 7, 2019, Tim Blanton, an individual resident of Lowndes County (“Owner”), acquired fee simple title to the Utility Easement Area and all property abutting the Utility Easement Area and is thus the successor in interest to the Grantors of the Easement;

WHEREAS, the County has not made use of the Easement for a period of years, and the Easement no longer provides any benefit to the public.

WHEREAS, Owner has asked the County to release and convey the Easement to Owner and to terminate the Easement Agreement;

WHEREAS, the Easement Agreement provides that in the event the County shall cease to use the Easement Area for a continuous period of six (6) months for utility purposes, and the County determines by Resolution that the County no longer needs the Easement for utility purposes, the Easement and other rights granted in the Easement Agreement shall terminate and the County’s interest in the Utility Easement Area shall revert to the Grantors under and as defined in the Easement Agreement or their successors in interest and the County will execute such instruments reasonably requested to reflect the termination of the County’s interest in the Utility Easement Area;

WHEREAS, the County is authorized by OCGA § 36-9-3(h) to convey its interest in the Utility Easement Area to Owner without first submitting the conveyance to the process of auction or solicitation of bids;

WHEREAS, Owner, in consideration of the County’s release and conveyance of the Easement to Owner and termination of the Easement Agreement, has agreed to release the County from any claim or claims Owner has or may have arising out of or related to the County’s use of the Utility Easement Area, including, without limitation, the construction, installation, use, or maintenance of any facilities upon the Utility Easement Area;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of Lowndes County, and the Board of Commissioners of Lowndes County does hereby resolve to approve and to authorize the Chairman of the Board of Commissioners to sign the attached Release, Conveyance, and Termination of Easement.

Any Ordinance or Resolution of the Board of Commissioners of Lowndes County, or any portion thereof, in conflict with this Resolution is hereby repealed.

This Resolution shall take effect immediately.

SO RESOLVED, this _____ day of _____, 2026.

By: _____ (SEAL)
Bill Slaughter, Chairman

Attest: _____
Belinda C. Lovern, County Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: PI #0016273, Transportation Investment Act (TIA) Orr Road
Bids

DATE OF MEETING: February 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$477,896.15

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Orr Road Bids, PI #0016273

HISTORY, FACTS AND ISSUES: Orr Road is a TIA 1 approved project that is 1.65 miles long. The project begins at Staten Road and ends at Skipper Bridge Road. The project consists of resurfacing, striping, raised pavement markers, eight (8) concrete headwalls, new signage, and grassing. The contract time is 60 calendar days after notice to proceed. Bids were opened on January 22, 2026, and two (2) bids were received.

- Reames & Son Construction = \$477,896.15
- The Scruggs Company = \$491,292.34

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

TIA-12: Orr Road Resurfacing

Bid Opening

January 22, 2026

Tabulations

Bidder	Bid Bond	Bid Amount
Reames and Son Construction	✓	477,896.15
The Scruggs Company	✓	491,292.34
Odom Asphalt	○	No Bid

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Consideration of Bids for Installation of Emergency Backup Generators at Pruitt Health Facilities

BUDGET IMPACT: \$1,470,216.00 — to be reimbursed 100%, resulting in no net fiscal impact

FUNDING SOURCE:

- (X) HMGP Funding - \$1,088,903.00
- (X) GEMA Funding - \$217,781.00
- (X) Pruitt Health - \$233,126.00
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: Consider and take action on bids received for the installation of emergency backup generators at five Pruitt Health nursing facilities.

HISTORY, FACTS AND ISSUES:

In July 2019, the Lowndes County Board of Commissioners approved the submittal of a Hazard Mitigation Grant Program (HMGP) application on behalf of Pruitt Health Corporation to fund the installation of emergency backup generators at five skilled nursing facilities located within Lowndes County. These facilities provide critical care to vulnerable populations, making continuity of power during emergencies a key resiliency priority.

In January 2025, Lowndes County was notified that the HMGP application had been awarded. As part of the grant structure, Lowndes County will administer the project and pay the selected contractor, with eligible costs reimbursed through a combination of Federal Emergency Management Agency (FEMA) and Georgia Emergency Management Agency (GEMA) funding. Any costs not reimbursed through FEMA or GEMA will be the responsibility of Pruitt Health. As a result, Lowndes County will receive 100 percent reimbursement for the project through the combined participation of FEMA, GEMA, and Pruitt Health, with no net financial impact to the County.

Following the award, Pruitt Health retained a licensed Electrical Engineer to develop site-specific designs, technical requirements, and detailed electrical drawings for each facility. These specifications served as the basis for the competitive procurement.

In December 2025, Lowndes County formally solicited bids from qualified vendors for the installation of generators at all five locations. The County provided complete design documents and conducted a pre-bid conference to ensure vendors had a clear understanding of the scope and requirements. Bids were opened on January 16, 2026.

Proposals were evaluated by a review committee consisting of Lowndes County staff, Pruitt Health staff, and the project engineer. Evaluations were based on responsiveness to specifications, completeness, pricing, warranty coverage, service capabilities, and project timeline. Four vendors submitted a total of five proposals.

Two proposals were deemed non-responsive for failure to meet mandatory specifications outlined in the bid documents.

The responsive proposals received were:

Current Edge Solutions (Savannah, GA) – \$1,420,148.00 (Winco Generators), 156 days

Current Edge Solutions (Savannah, GA) – \$1,470,216.00 (CAT Generators), 275 days

Cowart Electric (Valdosta, GA) – \$1,845,280.00 (Cummins Generators), 232 days

After careful review, the committee recommends awarding the bid to Current Edge Solutions utilizing CAT generators. While this proposal is \$50,068.00 higher than the lowest responsive bid, the recommendation is based on overall best value rather than price alone. CAT offers a five-year warranty, compared to Winco's two-year warranty, providing significantly greater long-term protection for this critical infrastructure investment. Additionally, CAT maintains a substantially larger local service footprint and provides after-hours emergency service support. Under the Winco proposal, service would be limited to normal business hours, and Current Edge Solutions would be the only local service provider.

Given the life-safety function of these generators and the importance of rapid response during emergencies, the enhanced warranty coverage and superior service availability associated with the CAT proposal present a materially lower operational risk and stronger long-term value for Lowndes County and the participating nursing facilities.

OPTIONS: 1. Award bid to Current Edge Solutions for CAT Generators in the amount of \$1,470,216.00
2. Board's Pleasure

RECOMMENDED ACTION: Option 1

DEPARTMENT: Emergency Management

DEPARTMENT HEAD: Ashley Tye

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Attachment B

Pricing Proposal

Company: Cowart Electric Inc

Address: 4309 N Valdosta RD Valdosta, GA 31602

Contact Name & Title: Thomas Ley Vice President

Phone / Email: 229-563-0405 / tley@cowart-inc.net

Lump Sum Pricing by Facility

Facility	Bid Price (\$)
PruittHealth – Crestwood	<u>\$ 303,427.90</u>
PruittHealth – Holly Hill	<u>\$ 316,914.00</u>
PruittHealth – Lakehaven	<u>\$ 457,769.00</u>
PruittHealth – Parkwood	<u>\$ 423,866.00</u>
PruittHealth – Valdosta	<u>\$ 343,304.00</u>
TOTAL BID AMOUNT	<u>\$ 1,845,280.00</u>

Completion Timeframe (Calendar Days): 92 days

Additive Alternate for Valdosta Site \$20.50 a Foot

Authorized Signature:

Date: 1-13-26

PROPOSAL

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC
 PO BOX 2345
 VALDOSTA, GA 31604
 229-241-1685/ FAX: 229-245-8438

SUBMITTED TO:	DATE:
Pruitt Health	1-16-26
ADDRESS:	PHONE/FAX
327 North Ashley Street	
CITY, STATE, ZIP:	ATTENTION:
Valdosta, GA 31601	Amy Woods

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC IS PLEASED TO PROPOSE THE FOLLOWING:
 Pruitt Health Crestwood

Supply, Install, and Start Up (1) new Cummins, Diesel Powered Generator with the following features and options.

- 250kw, Standby Rated, 120/208 volt, 3 phase, Diesel Generator
- Sound Attenuated Level 2, Weather Protective Enclosure, Cummins Sandstone
- 100% rated generator breaker, LSI Breaker, 1200 amp
- Crane to concrete pad included
- Battery (Lead Acid)
- 5 year Cummins warranty on Generator
- Battery Charger 6 amp
- Start up/ with 4 Hour Load Bank
- Exciter/Regulator-PMG
- Coolant Heater
- Cummins PowerCommand 2.3 Controller
- Remote E-Stop
- Cummins 800 amp, 120/208 volt, SE Rated, Nema 3R, 3 Pole Automatic Transfer Switch
- Concrete pad for generator.

*96 hour at 75% load diesel belly tank

Notes:

- *Any cost associated with utility companies not included.
- *Not responsible for damaged unmarked utilities, water piping, or conduits.
- *Removal of landscape hedges and flower beds for generator/ATS not included
- *Remote annunciator not included.
- *Removal of existing concrete encased conduits.

Estimated Lead Times= Generator - 20 Weeks / Transfer Switch - 13 Weeks
 Add 3% if paying with a credit card

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	\$ 303,427.00
PAYMENT TO BE MADE AS FOLLOWS:	
Per stored materials and monthly job progress	
All material is guaranteed to be as specified. All work is to be completely in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written change order only and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.	AUTHORIZED SIGNATURE:  PROPOSAL VALID FOR: 30 DAYS AUTHORIZED SIGNATURE:
Acceptance of Proposal:	DATE AUTHORIZED:
The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.	

PROPOSAL

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC
PO BOX 2345
VALDOSTA, GA 31604
229-241-1685/ FAX: 229-245-8438

SUBMITTED TO:	DATE:
Pruitt Health	1-16-26
ADDRESS:	PHONE/FAX
327 North Ashley Street	
CITY, STATE, ZIP:	ATTENTION:
Valdosta, GA 31601	Amy Woods

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC IS PLEASED TO PROPOSE THE FOLLOWING:
Pruitt Health Holly Hill

Supply, Install, and Start Up (1) new Cummins, Diesel Powered Generator with the following features and options.

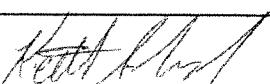
- 250kw, Standby Rated, 120/208 volt, 3 phase, Diesel Generator
- Sound Attenuated Level 2, Weather Protective Enclosure, Cummins Sandstone
- 100% rated generator breaker, LSI Breaker, 1200 amp
- Crane to concrete pad included
- Battery (Lead Acid)
- 5 year Cummins warranty on Generator
- Battery Charger 6 amp
- Start up/ with 4 Hour Load Bank
- Exciter/Regulator-PMG
- Coolant Heater
- Cummins PowerCommand 2.3 Controller
- Remote E-Stop
- Cummins 800 amp, 120/208 volt, SE Rated, Nema 3R, 3 Pole Automatic Transfer Switch
- Concrete pad for generator.

*96 hour at 75% load diesel belly tank

Notes:

- *Any cost associated with utility companies not included.
- *Not responsible for damaged unmarked utilities, water piping, or conduits.
- *Removal of landscape hedges and flower beds for generator/ATS not included
- *Remote annunciator not included.
- *Removal of existing concrete encased conduits.

Estimated Lead Times= Generator - 20 Weeks / Transfer Switch - 13 Weeks
Add 3% if paying with a credit card

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	\$ 316,914.00
PAYMENT TO BE MADE AS FOLLOWS:	
Per stored materials and monthly job progress	
All material is guaranteed to be as specified. All work is to be completely in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written change order only and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.	AUTHORIZED SIGNATURE: 
	PROPOSAL VALID FOR: 30 DAYS
	AUTHORIZED SIGNATURE:
Acceptance of Proposal:	
The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.	DATE AUTHORIZED:

PROPOSAL

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC
PO BOX 2345
VALDOSTA, GA 31604
229-241-1685/ FAX: 229-245-8438

SUBMITTED TO:	DATE:
Pruitt Health	1-16-26
ADDRESS: 327 North Ashley Street	PHONE/FAX
CITY, STATE, ZIP: Valdosta, GA 31601	ATTENTION: Amy Woods

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC IS PLEASED TO PROPOSE THE FOLLOWING:
Pruitt Health Lake Haven

Supply ,Install ,and Start Up (1) new Cummins, Diesel Powered Generator with the following features and options.

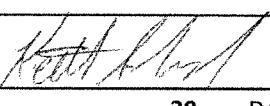
- 250kw, Standby Rated, 120/208 volt, 3 phase, Diesel Generator
- Sound Attenuated Level 2, Weather Protective Enclosure, Cummins Sandstone
- 100% rated generator breaker, LSI Breaker, 1200 amp
- Crane to concrete pad included
- Battery (Lead Acid)
- 5 year Cummins warranty on Generator
- Battery Charger 6 amp
- Start up/ with 4 Hour Load Bank
- Exciter/Regulator-PMG
- Coolant Heater
- Cummins PowerCommand 2.3 Controller
- Remote E-Stop
- Cummins 800 amp, 120/208 volt, SE Rated, Nema 3R, 3 Pole Automatic Transfer Switch
- Concrete pad for generator.

*96 hour at 75% load diesel belly tank

Notes:

- *Any cost associated with utility companies not included.
- *Not responsible for damaged unmarked utilities ,water piping ,or conduits.
- *Removal of landscape hedges and flower beds for generator/ATS not included
- *Remote annunciator not included.
- *Removal of existing concrete encased conduits.

Estimated Lead Times= Generator - 20 Weeks / Transfer Switch - 13 Weeks
Add 3% if paying with a credit card

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	\$ 457,769.00
PAYMENT TO BE MADE AS FOLLOWS:	
Per stored materials and monthly job progress	
All material is guaranteed to be as specified. All work is to be completely in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written change order only and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.	<p>AUTHORIZED SIGNATURE: </p> <p>PROPOSAL VALID FOR: 30 DAYS</p> <p>AUTHORIZED SIGNATURE:</p>
Acceptance of Proposal:	
The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.	DATE AUTHORIZED:

PROPOSAL

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC
PO BOX 2345
VALDOSTA, GA 31604
229-241-1685/ FAX: 229-245-8438

SUBMITTED TO:	DATE:
Pruitt Health	1-16-26
ADDRESS:	PHONE/FAX
327 North Ashley Street	
CITY, STATE, ZIP:	ATTENTION:
Valdosta, GA 31601	Amy Woods

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC IS PLEASED TO PROPOSE THE FOLLOWING:
Pruitt Health Parkwood

Supply, Install, and Start Up (1) new Cummins, Diesel Powered Generator with the following features and options.

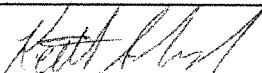
- 450kw, Standby Rated, 120/208 volt, 3 phase, Diesel Generator
- Sound Attenuated Level 2, Weather Protective Enclosure, Cummins Sandstone
- 100% rated generator breaker, LSI Breaker, 1200 amp
- Crane to concrete pad included
- Battery (Lead Acid)
- 5 year Cummins warranty on Generator
- Battery Charger 6 amp
- Start up/ with 4 Hour Load Bank
- Exciter/Regulator-PMG
- Coolant Heater
- Cummins PowerCommand 2.3 Controller
- Remote E-Stop
- Cummins 1200 amp, 120/208 volt, SE Rated, Nema 3R, 3 Pole Automatic Transfer Switch
- Concrete pad for generator.

*96 hour at 75% load diesel belly tank

Notes:

- *Any cost associated with utility companies not included.
- *Not responsible for damaged unmarked utilities, water piping, or conduits.
- *Removal of landscape hedges and flower beds for generator/ATS not included
- *Remote annunciator not included.
- *Removal of existing concrete encased conduits.

Estimated Lead Times= Generator - 20 Weeks / Transfer Switch - 15 Weeks
Add 3% if paying with a credit card

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	\$ 423,866.00
PAYMENT TO BE MADE AS FOLLOWS:	
Per stored materials and monthly job progress	
All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written change order only and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.	<p>AUTHORIZED SIGNATURE: </p> <p>PROPOSAL VALID FOR: 30 DAYS</p> <p>AUTHORIZED SIGNATURE:</p>
Acceptance of Proposal:	DATE AUTHORIZED:
The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.	

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PO BOX 2345
VALDOSTA, GA 31604
229-241-1685/ FAX: 229-245-8438

SUBMITTED TO:	DATE:
Pruitt Health	1-16-26
ADDRESS:	PHONE/FAX
327 North Ashley Street	
CITY, STATE, ZIP:	ATTENTION:
Valdosta, GA 31601	Amy Woods

COWART ELECTRIC & INDUSTRIAL CONTRACTORS, INC IS PLEASED TO PROPOSE THE FOLLOWING:
Pruitt Health Valdosta Site

Supply ,Install ,and Start Up (1) new Cummins, Diesel Powered Generator with the following features and options.

- 200kw, Standby Rated, 120/208 volt, 3 phase, Diesel Generator
- Sound Attenuated Level 2, Weather Protective Enclosure, Cummins Green
- 100% rated generator breaker, LSI Breaker, 200-600 amp
- Crane to concrete pad included
- Battery (Lead Acid)
- 5 year Cummins warranty on Generator
- Battery Charger 6 amp
- Start up/ with 4 Hour Load Bank
- Exciter/Regulator-PMG
- Coolant Heater
- Cummins PowerCommand 2.3 Controller
- Remote E-Stop
- Cummins 800 amp, 120/208 volt, SE Rated, Nema 3R, 3 Pole Automatic Transfer Switch
- Concrete pad for generator.

*96 hour at 75% load diesel belly tank

Notes:

- *Any cost associated with utility companies not included.
- *Not responsible for damaged unmarked utilities ,water piping ,or conduits.
- *Removal of landscape hedges and flower beds for generator/ATS not included
- *Remote annunciator not included.
- *Removal of existing concrete encased conduits.

Alternate of the installation of new conduits to each panel
*\$20.50 a foot

Estimated Lead Times= Generator - 20 Weeks / Transfer Switch - 13 Weeks
Add 3% if paying with a credit card

WE HEREBY PROPOSE TO FURNISH MATERIAL AND LABOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS, FOR THE SUM OF:	\$ 343,304.00
PAYMENT TO BE MADE AS FOLLOWS:	
Per stored materials and monthly job progress	
All material is guaranteed to be as specified. All work is to be completely in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written change order only and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workers compensation insurance.	AUTHORIZED SIGNATURE:  PROPOSAL VALID FOR: 30 DAYS AUTHORIZED SIGNATURE:
Acceptance of Proposal:	DATE AUTHORIZED:
The above specifications, prices and conditions are acceptable. I hereby authorize all work as specified. Payment to be remitted as outlined above.	



STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. EN216832
Thomas Gregory Ley

4349 McMullen Drive
Valdosta GA 31606

Electrical Contractor- Non Restricted

EXP DATE - 06/30/2026 Status: Active
Issue Date: 12/03/2015

GA #EN002616
GA #LU000581
GA #MO05366
FL EC-13001599
VA#2710041324



ELECTRIC & INDUSTRIAL CONTRACTORS, INC.
P.O. Box 2345 – VALDOSTA GA. 31604
Phone: 229-241-1685 Fax: 229-245-8438
www.cowart-inc.com
email: cowartec@cowart-inc.net

AL #01180
SC #M-97404
TN #045271
N.C.#25258-U

REFERENCES

Southeastern Grocers
Contact: Lawrence Melvin
Ph 904-545-0755

Lowndes County Schools
Contact: Randy Hughes
Ph 229-300-3718

South Health District
Contact: Lauren Robinson
Ph 229-415-0019

Georgia Department of Transportation
Contact: Jody Baldree
Ph 229-309-0189

Colquitt EMC
Contact: Richard Bushatz
Ph 229-921-7269



1 Diamond Causeway #21-225
Savannah, Georgia 31406

January 15, 2026

Lowndes County
327 North Ashley Street, 3rd Floor
Valdosta, GA 31601

Re: Bid 25103 PruittHealth Engine-Generator Additions

Current Edge Solutions (CES) is pleased to offer our proposal to provide Electrical Contracting Services for the PruittHealth Generators Project. The scope of work generally consists of all labor, parts and materials, tools, equipment, travel, and supervision.

Scope of Work

Per *Section 4 – Scope of Work* of the Invitation to Bid, all labor, equipment, materials, tools, transportation, permits, and supervision required for the complete, functional, and code-compliant installation of an emergency power system at each facility:

- PruittHealth – Crestwood
- PruittHealth – Holly Hill
- PruittHealth – Lakehaven
- PruittHealth – Parkwood
- PruittHealth – Valdosta

Options & Fee

Location	Size	CAT option	Winco option
Crestwood	250KW - 800amp ATS	\$275,237.00	\$270,889.00
Holly Hill	250KW - 800amp ATS	\$275,237.00	\$270,889.00
Lakehaven	250KW - 800amp ATS	\$275,237.00	\$270,889.00
Parkwood	350KW - 1200amp ATS	\$356,606.00	\$300,120.00
Valdosta	200KW - 800amp ATS	\$287,899.00	\$307,361.00
		\$1,470,216.00	\$1,420,148.00
	Lead Time:	<i>Gens-30 weeks, ATS's 35 weeks</i>	<i>Gens-12 weeks, ATS's 18 weeks</i>

To ensure continuity of operations, a temporary power plan and coordination with appropriate entities will occur. An additional price of **\$9,000.00 (maximum)** will be added for temporary generator rental and will be invoiced based on actual usage.

Exceptions/Clarifications

1. Owner to provide free access to areas under construction in a timely manner, failure to do so would result in additional fees.
2. Proposal is based on project specifications and project electrical system sheets, any alterations to quantities and/or functions by the Owner, Architect, Engineer, Local and/or State Fire Marshal's Office shall incur a change in the quoted price.
3. Subcontractor to be used:
 - a. Brower Services, LLC dba Sam the Concrete Man Savannah
4. The quoted price **does not** include the following at this time.
 - a. Surveying.
 - b. Bid bond, performance or payment bond.
 - c. Overtime or accelerated schedule.
 - d. Spare parts.

Warranty

If applicable, we shall provide the manufacturer's standard warranty on all new equipment beginning at the time of acceptance. We shall also provide a one-year warranty covering material furnished by Current Edge Solutions, LLC excluding Acts of God, fire, theft, vandalism or tampering by unauthorized personnel. All warranty work shall be completed during normal working hours. If warranty work is requested for after hours or on holidays it will be billed based on our after hours and holiday work service rates.

Terms

If applicable, we will ship and install all items according to the commercial packaging recommendations no later than 275 calendar days (for CAT), or 156 calendar days (for Winco), after receipt of order. Current Edge Solutions, LLC shall have title to and the right to possession of the equipment as outlined above until receipt of total payment.

Due to current market volatility of material pricing and/or shortages, until further notice, Current Edge Solutions reserves the right to update quoted pricing and lead times at the time of order acceptance and/or at the time of equipment release to production. Any increase or decrease will be applied at that time. Please note that we will work hard to minimize any price increases or major changes in lead times during this time.

We appreciate the opportunity to work with your firm on this project. Please call if there are any questions.

Respectfully submitted,

Mike Joyner, P.E.
President
Current Edge Solutions, LLC
DUNS # 117017683


1/15/26





1 Diamond Causeway #21-225
Savannah, Georgia 31406

Generator Installation Experience

Evans Memorial Hospital, Candler County, GA

Date of Completion: 2021

Description of Work: Installation of (1) 150KW generator and automatic transfer switch.

Brands: Bluestar

Contact: Larry Bacon, 912-739-5243, lbacon@evansmemorialhospital.org

Savannah Yacht Club, Savannah, GA

Date of Completion: January 2023

Description of Work: Installation of (1) 300KW and (2) 40KW fixed generators and automatic transfer switches.

Brands: Bluestar

Contact: Michael Ryan, 770-656-4413, mryan@savannahyachtclub.org

Savannah State University, Savannah, GA

Date of Completion: January 2023

Description of Work: Installation of (1) 250KW fixed generator and automatic transfer switch.

Brands: Kohler

Contact: Randall Lowery, 912-358-4370, loweryr@savannahstate.edu

Housing Authority of Savannah - Stillwell Towers, Savannah, GA

Date of Completion: January 2024

Description of Work: Installation of (1) 200KW fixed generator and (3) automatic transfer switches

Brands: Bluestar

Contact: Carl Edwards, 912-235-5800 x 115, cedwards@savannahpha.com

Savannah-Chatham County Public School System for Georgia Power Company, Savannah, GA

Date of Completion: November 2025

Description of Work: Installation of (7) fixed generators and automatic transfer switches ranging in size from 30KW to 50KW, and (1) 1250KW generator and transfer switch

Brands: Winco and Caterpillar

Contact: Matt Otani, 404-330-4583, mmotani@southernco.com