



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, MARCH 9, 2026, 8:30 AM
REGULAR SESSION, TUESDAY, MARCH 10, 2026, 5:30 PM
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. Minutes For Approval

- a. Work Session - February 9, 2026 & Regular Session - February 10, 2026
Recommended Action: Approve
Documents:

5. Public Hearing

- a. REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St. (Clyattville), R-10 to C-G, County Water & Septic
Recommended Action: Board's Pleasure
Documents:
- b. REZ-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities
Recommended Action: Board's Pleasure
Documents:
- c. REZ-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities
Recommended Action: Board's Pleasure
Documents:

6. For Consideration

- a. Acceptance of Infrastructure for Cameron Lane/Longleaf South Commercial Park
Recommended Action: Option 1
Documents:
- b. Kinderlou-Clyattville Road Paving and Drainage Improvements, TIA-P.I. 0016278 Supplemental Agreement No. 1
Recommended Action: Option 1
Documents:
- c. Beer and Wine License - Manishkumar Patel of Kasumbal 2025 LLC, DBA Busy Food Mart, 6872 B Lake Park-Bellville Road, Lake Park, GA 31636
Recommended Action: Approve
Documents:
- d. Valdosta Housing Authority Request for Loan

Recommended Action: Board's Pleasure

Documents:

7. Bid

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

Recommended Action: Option 1

Documents:

8. Reports - County Manager

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

Recommended Action:

Documents:

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

10. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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

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

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

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

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

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

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Letter of Intent to Lowndes County Planning and Zoning

Jay Ma Khodiyar
5721 Bland Dairy Rd
Valdosta Ga, 31601

Date: 01/19/2026

Lowndes County Planning and Zoning Department
327 N Ashley St.
Valdosta Ga, 31602

Subject: Letter of Intent for Parcel 0095 022, 5507 Central St, Clyattville, GA

Dear Planning and Zoning Officials,

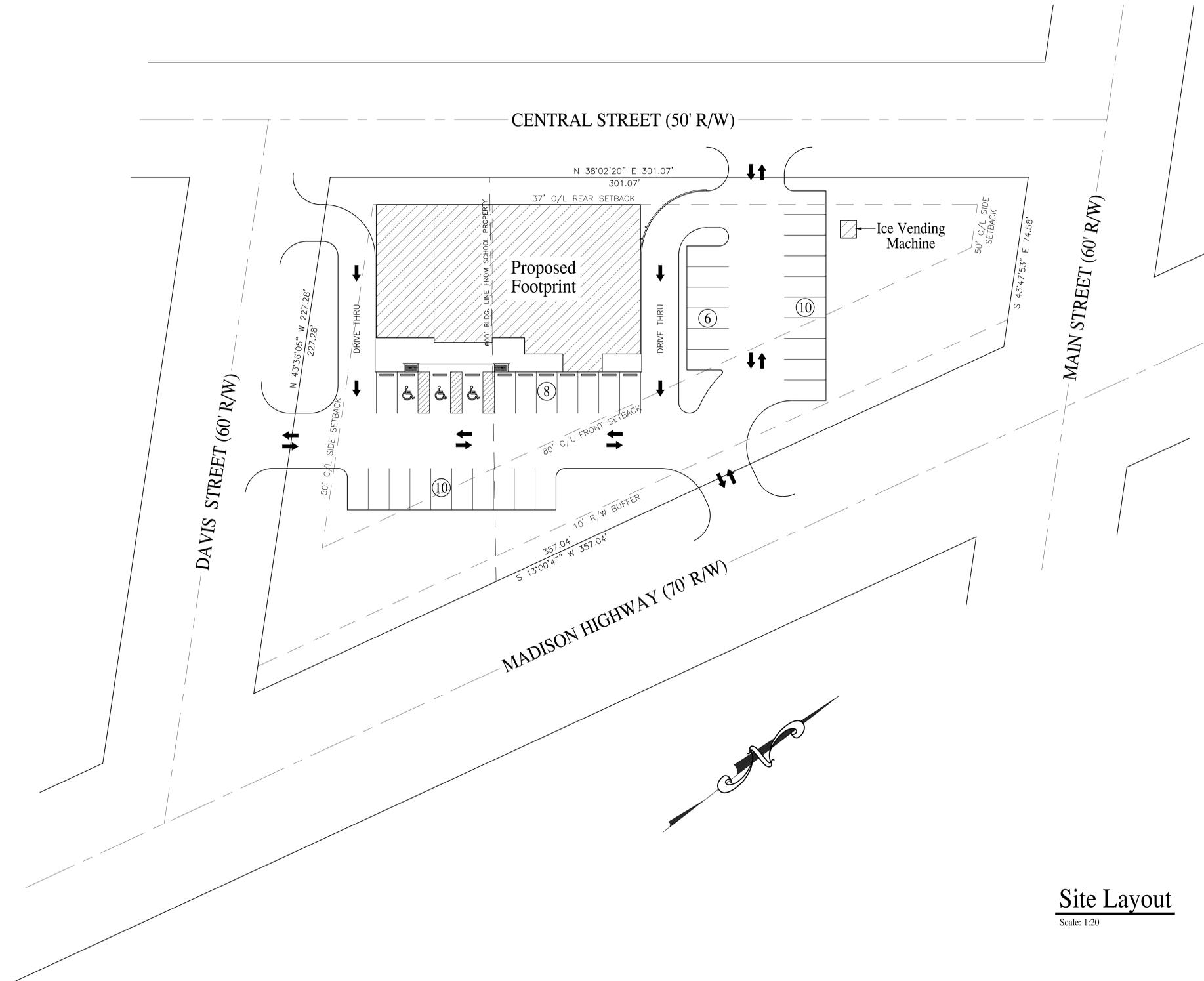
I am writing to formally express my intent to seek approval for rezoning my property at 5507 Central St in Clyattville, Parcel #0095 022. Due to the unique configuration of the parcel, being bounded on all sides by Public Right of Way and being at the intersection of two major roads, makes this parcel more suited for a commercial zoning (C-G) than a residential zoning (R-10). The C-G zoning is found both directly East and South of the subject property. The purpose of this rezoning is to permit develop of Commercial Spaces as shown on the attached Site Plan.

Please let me know if there are any additional forms, documentation, or meetings required as part of this application. I look forward to your guidance on the next steps and welcome the opportunity to provide further information or clarification as needed.

Thank you for your consideration of my request. I look forward to working with you to ensure a successful outcome for this project and for the community.

Sincerely,

Jay Ma Kodiya



Site Layout

Scale: 1:20

PARKING SPACES PROVIDED
 3 H/C Spaces
 34 Regular Spaces

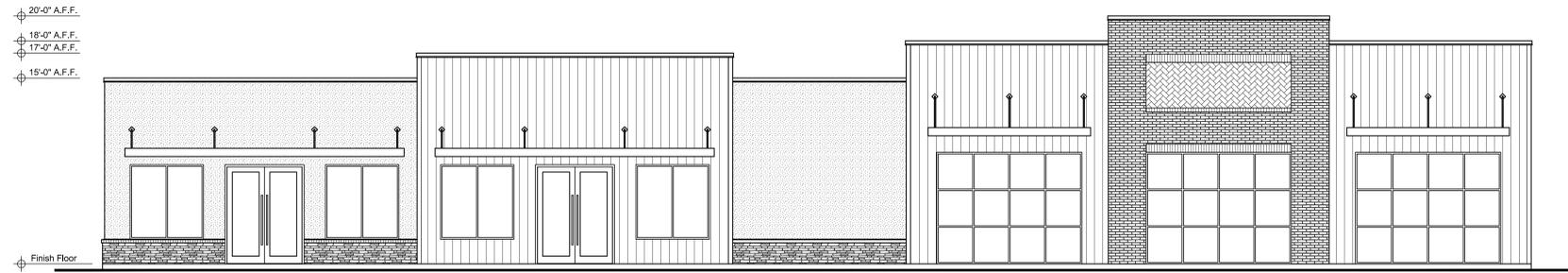
PARKING CALCULATIONS			
Office Space:	206 SF	1 space/ 300 SF	.68
Retail Space:	4,459 SF	1 space/ 200 SF	22.29
Kitchen Area:	825 SF	1 space/ 500 SF	1.65
Storage Area:	1,655 SF	1 space/ 1,000 SF	1.65
TOTAL REQUIRED			26.27

A New Liquor Store & Tenant Spaces
 For
 Jay Ma Khodiyar, LLC

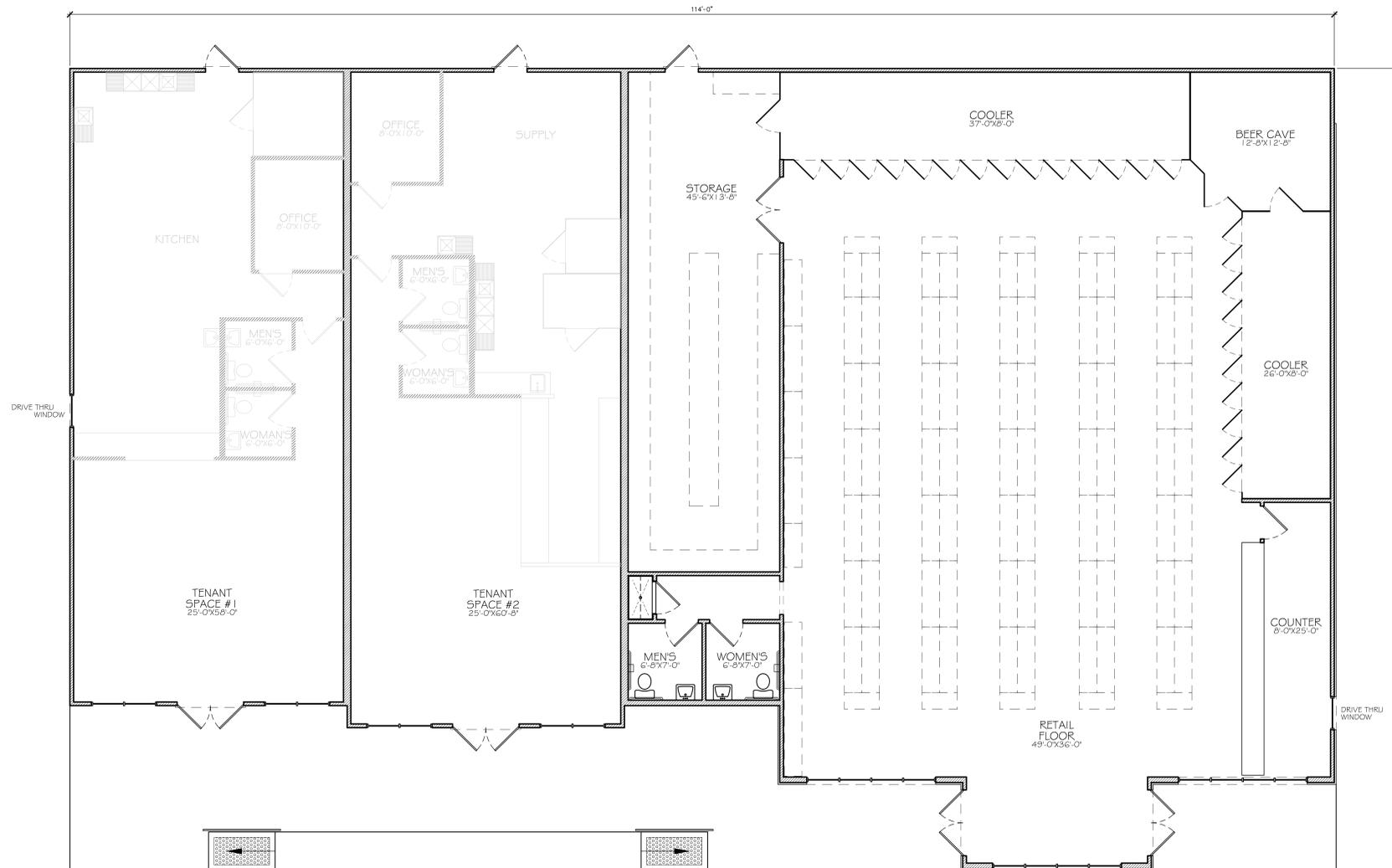


229-560-3062
 Email: jhewett@yellowpillardesigns.com
 Website: www.yellowpillardesigns.com

DRAWN JDH
 CHECKED JDH
 JOB NUMBER 24-87
 DATE Sept 16, 2024
 REVISIONS
 THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR REUSED WITHOUT PERMISSION AND CREDIT.
 DRAWING NUMBER
C-1.1
 SHEET 1 OF 2
 © COPYRIGHT YELLOW PILLAR DESIGN LLC



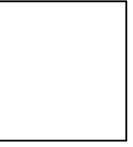
Front Elevation
Scale: 3/16" = 1'-0"



Preliminary Floor Plan

Scale: 3/16" = 1'-0"

SQUARE FOOTAGE CALCULATIONS	
LIQUOR STORE	4,195 SF
TENANT SPACE #1	1,450 SF
TENANT SPACE #2	1,500 SF
TOTAL	7,145 SF



229-560-3062
Email: jhebert@yellowpillardesigns.com
Website: www.yellowpillardesigns.com



A New Liquor Store & Tenant Spaces
For
Jay Ma Khodiyar, LLC

DRAWN	JHM
CHECKED	JHM
JOB NUMBER	25-87
DATE	Sept 14, 2025
REVISIONS	
<small>THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED OR USED WITHOUT PERMISSION AND CREDIT</small>	
DRAWING NUMBER	A-1.1
SHEET	2 OF 2
<small>© COPYRIGHT YELLOW PILLAR DESIGN, LLC</small>	

Section 4-3. Disqualifications from Licensure.

(a) No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of alcoholic beverages in any area prohibited by law or by zoning ordinance.

(b) No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of alcoholic beverages which establishment is within three hundred (300) feet of any church building. No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of wine or malt beverages within 100 yards, or of distilled spirits within 200 yards, of any school building, educational building, school grounds, or college campus. For purposes of measuring said distances, said distance shall be measured from the door of the establishment involving the distribution, sale, or consumption of the respective alcoholic beverage to the nearest street, thence along said street to the nearest point of such church building, school building, educational building, school grounds, or college campus, as the case may be.

(c) No license shall be granted under this Ordinance to any person for the operation of an establishment involving the distribution, sale, or consumption of alcoholic beverages who has been convicted of a felony; nor to any person with whom any other person listed in Section 4-4(b) as associated with such person has been convicted of a felony; nor to any person employing any individual in the operation of an establishment for the distribution, sale or consumption of alcoholic beverages which individual has been convicted of a felony.

(d) No license shall be granted under this Ordinance: (i) to any person for the operation of an establishment involving the distribution, sale, or consumption of alcoholic beverages who has been convicted within the last five (5) years of a misdemeanor or other violation involving any of the following: gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules or regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude; (ii) to any person with whom any other person listed in Section 4-4(b) as associated with such person has been convicted within the last five (5) years of a misdemeanor or other violation involving any of the following: gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules and regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude; (iii) or to any person employing any

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	H-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	H-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	IO	C-C	C-G	H-C
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	IO	C-C	C-G	H-C
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	H-C
(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	H-C
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	H-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	H-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	H-C
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	H-C
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	G-C	H-C
Warehouse, Not Including Mini- Storage with total cumulative building sqft. over 30,000 sqft.				
Wholesale Establishments with total cumulative				P

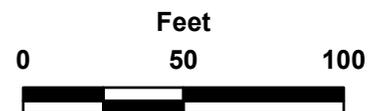
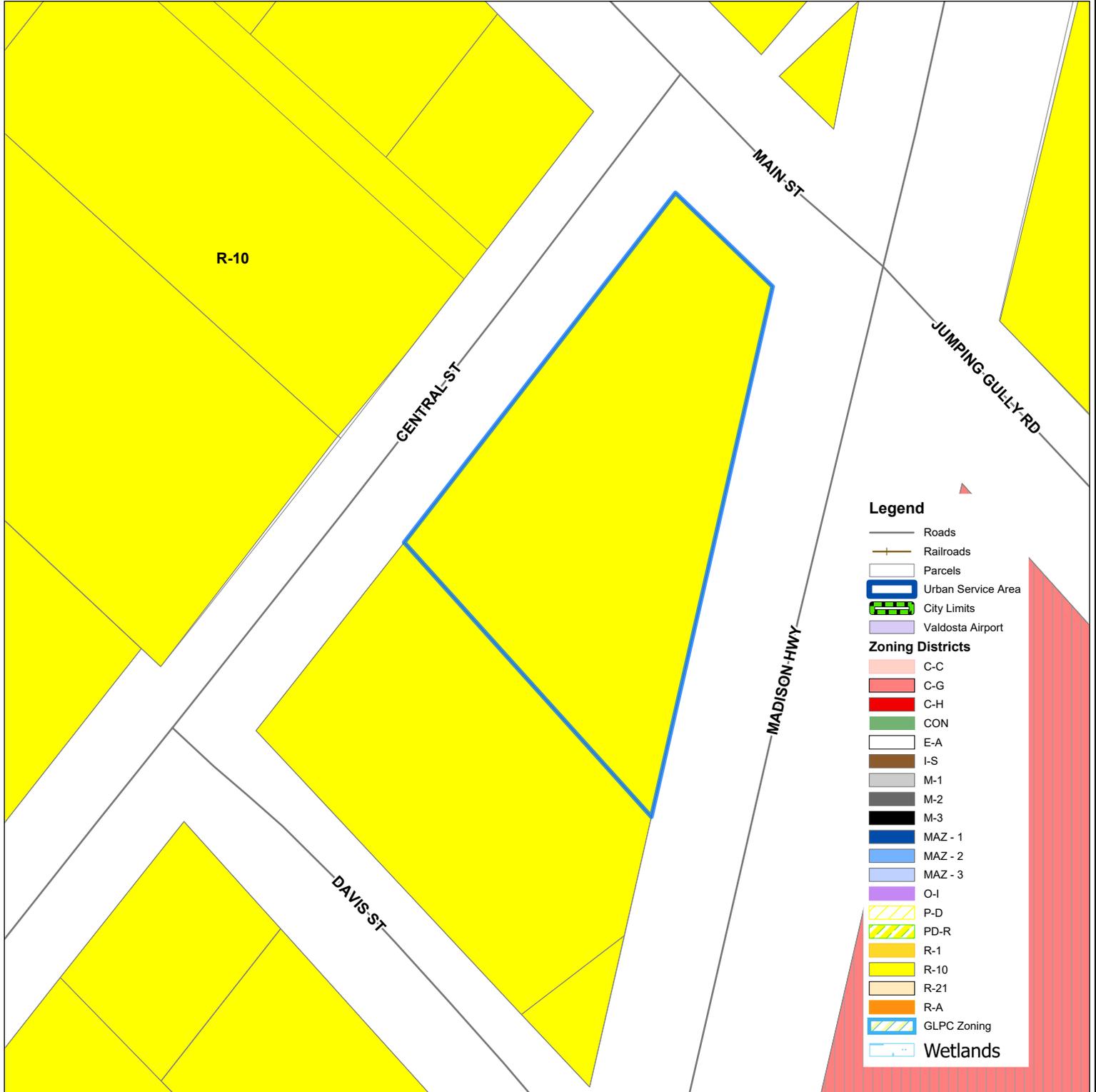
	Commercial, Office, and Institutional Zoning Districts			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	G-C	H-C
building sqft. under 30,000 sqft.				
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.				

REZ-2026-04

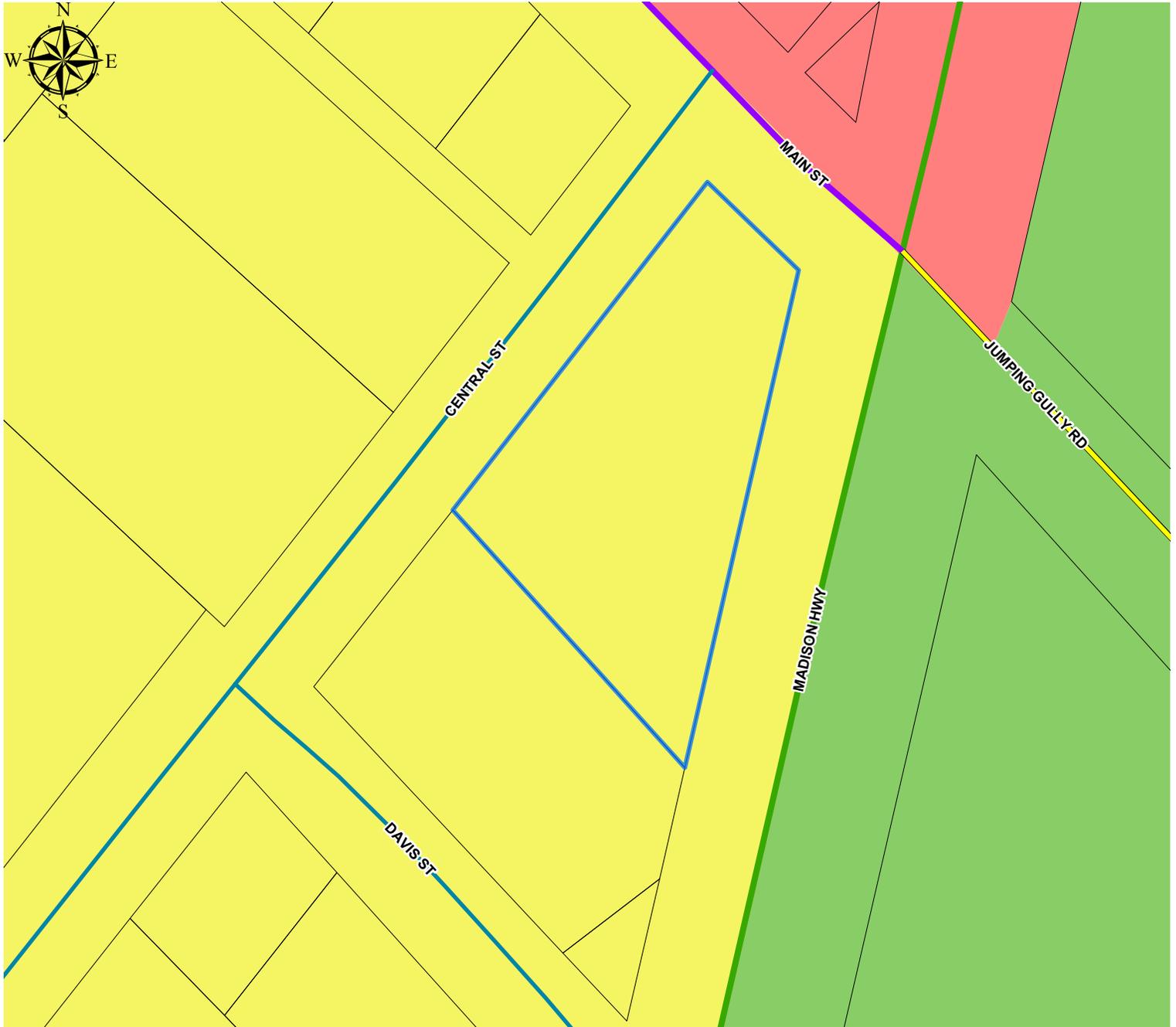
Zoning Location Map

VII7B
Rezoning Request

CURRENT ZONING: R - 10
PROPOSED ZONING: C - G



VII7B Rezoning Request



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

VII7B 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-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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

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

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

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

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

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

INNOVATE!

Engineering & Surveying

January 29, 2026

RE: Letter of Intent
Planned Development Overlay
84 Business Park

Acquisition South, LLC intends to develop a multi-tenant commercial site on their property located along US Highway 84 West. The +21.78-acre property is identified as Map 0059, Parcel 090. It is currently zoned C-H. They intend to rezone with a P-D overlay.

The property has limited road frontage along US 84 and is bordered on the south end by railroad tracks. Because of the unique configuration of the lot, the proposed P-D overlay will allow Acquisition South the flexibility of developing individual commercial and warehousing buildings based on market needs. The development will conform with Section 4.06.00 requirements.

Acquisition South understands they must bring the entire site into full compliance with the standards identified on the concept plan enclosed once the development has been completed.

Please accept and approve this P-D application.

Respectfully submitted,



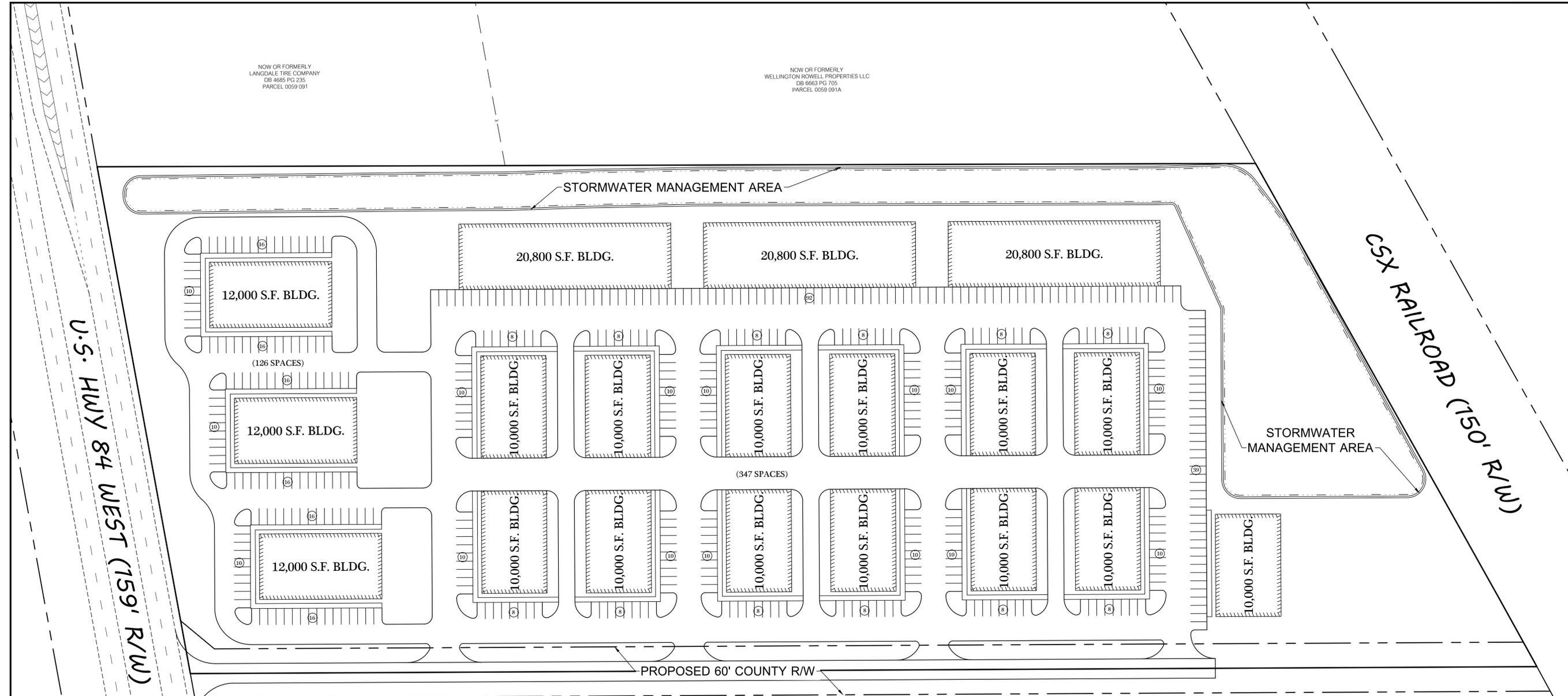
William D. Kent, PE

Enclosures

NOW OR FORMERLY
LANGDALE TIRE COMPANY
DB 4685 PG 235
PARCEL 0059 091

NOW OR FORMERLY
WELLINGTON ROWELL PROPERTIES LLC
DB 6663 PG 705
PARCEL 0059 091A

NOW OR FORMERLY
LINDER INDUSTRIAL MACHINERY COMPANY
DB 7047 PG 265
PARCEL 0059 090A



OWNER: AQUISITION SOUTH, LLC.

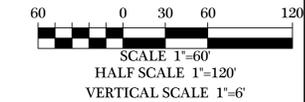
ZONING:
CURRENT: C-H
PROPOSED: P-D

PIN: MAP 0059 PARCEL 090

TOTAL ACREAGE: 21.77 AC.

OPEN SPACE: 6.47 AC. (281,833 S.F.) = 30%

- NOTES:**
- INDIVIDUAL BUILDINGS MAY BE SUBDIVIDED INTO SINGLE PARCELS. LOT CONFIGURATION WILL BE DETERMINED BASED ON ACTUAL BUILDING FOOTPRINT CONSTRUCTED.
 - AT THE TIME THIS DEVELOPMENT IS COMPLETED, AND ALL LOTS HAVE BEEN DEVELOPED, ANY PORTIONS OF LOTS THAT HAVE NOT BEEN DEVELOPED WILL BE CONVERTED TO COMMON AREA.
 - EACH BUILDING SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
 - ALL INTERNAL DRIVE AISLES SHALL INCLUDE A 24' ACCESS EASEMENT.
 - 473 PARKING SPACES ARE DEPICTED. ALL PARKING SHALL BE SHARED. AT THE COMPLETION OF DEVELOPMENT, ADEQUATE PARKING SHALL BE CONSTRUCTED BASED ON THE INDIVIDUAL BUILDING USES AND IN CONFORMITY WITH SECTION 6.01.03.
 - DEVELOPMENT SHALL CONFORM WITH SECTION 4.06.00.
 - SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
 - MAXIMUM TOTAL BUILDING SQUARE FOOTAGE SHALL BE 350,000 S.F. WITH NO SINGLE BUILDING EXCEEDING 100,000 S.F.
 - MAXIMUM BUILDING HEIGHT SHALL BE 60 FEET FOR ALL BUILDINGS LOCATED WITHIN 120 FEET FROM HIGHWAY 84 AND SHALL BE 45 FEET MAXIMUM FOR ALL OTHER BUILDINGS.
 - IF AN INDIVIDUAL USER REQUIRES OUTDOOR STORAGE, IT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
 - THE DEVELOPMENT SHALL HAVE A BUFFER CONSISTENT WITH 4.07.06 ADJACENT TO THE ASHWOOD MOBILE HOME PARK.
 - THE DEVELOPMENT SHALL HAVE A 24' INGRESS/EGRESS EASEMENT TO THE EAST FOR FUTURE DEVELOPMENT.



CONCEPTUAL LAYOUT

DATE	REVISIONS	DESCRIPTION

PLANNED DEVELOPMENT FOR
84 BUSINESS PARK
LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 - www.innovatecs.com
2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

DATE: 09/16/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 OF 1

PROJECT NUMBER 1925

I:\Projects\1925-Cole Davis Warehouses US 84\Civil\1925 Planned Development concept.dwg - 2/20/2026 3:05 PM

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWNDES COUNTY & GDOT STANDARDS AND SPECIFICATIONS

PRIOR TO PROJECT BIDDING, THE CONTRACTOR SHALL CLARIFY WITH THE OWNER ANY DISCREPANCY THAT EXISTS BETWEEN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND/OR PROJECT SPECIFICATIONS, REGARDLESS OF ANY LANGUAGE IN THE CONTRACT DOCUMENTS, DRAWINGS, AND/OR PROJECT SPECIFICATIONS THAT SUGGESTS ONE SUPERCEDES THE OTHER(S).

TREE REPLACEMENT PLANS

FOR

COLE DAVIS WAREHOUSES

LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.

DATE: 12/03/2025

Sheet List Table	
Sheet Number	Sheet Title
--	COVER
1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS



LOCATION MAP
N.T.S.

PREPARED BY:

INNOVATE!

Engineering & Surveying

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

GENERAL CONSTRUCTION NOTES:

- UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND APPURTENANCES ONLY. UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO DESCRIPTION, LOCATION, OR ELEVATION. UTILITY FACILITIES, SUCH AS SERVICE LINES OR UNKNOWN FACILITIES, NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY UNDER TITLE 25, CHAPTER 9, OFFICIAL CODE OF GEORGIA ANNOTATED. VERIFY THE ELEVATIONS OF EXISTING PIPING, UTILITIES, AND ANY TYPE OF UNDERGROUND OR ENCASED OBSTRUCTION, NOT SPECIFICALLY INDICATED TO BE REMOVED, AS INDICATED OR DISCOVERED IN LOCATIONS TO BE TRAVERSED BY PIPING, DUCTS, AND OTHER WORK TO BE CONDUCTED OR INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES REGARDING LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WHILE UTILITIES ARE BEING RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES RESULTING FROM WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO MINIMIZE ANY INTERRUPTION OF UTILITY SERVICE TO THE SURROUNDING RESIDENTS. CALL TOLL-FREE 1-800-282-7411, 72 HOURS PRIOR TO THE START OF WORK SO THAT EXISTING UNDERGROUND UTILITIES MAY BE LOCATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LAND OR PROPERTY BEYOND THE PROJECT CONSTRUCTION AREA, WHICH MAY BE SUBJECT TO ANY EFFECTS OR BY-PRODUCTS OF HIS CONSTRUCTION EFFORTS.
- DEMOLITION SHOWN IS A MINIMUM REQUIREMENT. ADDITIONAL DEMOLITION MAY BE REQUIRED TO ACCOMMODATE CONSTRUCTION. THE CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED AND DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS, OR BETTER, INCLUDING ALL PAVING, STABILIZED EARTH, SOIL, DRIVEWAYS, TREES, SIDEWALKS, CURBS, STORM SEWERS, ETC. WHERE APPLICABLE, THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE USED. IN AREAS OF SIDEWALK AND CURB REMOVAL, REMOVE TO NEAREST JOINT. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, CODES, ETC. CONTRACTOR MUST DISPOSE OF MATERIALS AT A DESTINATION APPROVED BY THE CONTRACTING OFFICER. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL APPLICABLE PERMITS AND REQUIRED EASEMENTS HAVE BEEN OBTAINED.
- CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILTS IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, SUPERVISING AND MAINTAINING ALL SAFETY PROGRAMS THROUGHOUT THE DURATION OF CONSTRUCTION. ALL BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION. TRAFFIC CONTROL METHODS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- SAFE TRENCH CONSTRUCTION IS MANDATORY. ALL SLOPES SHALL BE LAID BACK OR SHORED AS NECESSARY.
- THE CONTRACTOR SHALL KEEP RECORDS OF WORK PERFORMED ON A DAILY BASIS. THE CONTRACTOR SHALL PROVIDE ADEQUATE OVERSIGHT AND MANAGEMENT FOR HIS CONSTRUCTION EFFORTS.
- COOPERATION AND COORDINATION BETWEEN ALL CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS ENGAGED IN THE WORK WITHIN AND ADJACENT TO THE CONSTRUCTION IS IMPORTANT FOR THE COMPLETION OF THIS PROJECT IN A TIMELY MANNER. IN THE CASE OF INTERFERENCE BETWEEN THE OPERATIONS OF THE DIFFERENT CONTRACTORS, UTILITY COMPANIES AND SUBCONTRACTORS, THE OWNER WILL BE THE SOLE JUDGE OF THE RIGHTS OF EACH AND THE SEQUENCE OF THE WORK NECESSARY TO EXPEDITE THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, AND LAWS OF LOCAL, MUNICIPAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT. ALL PERMITS REQUIRED FOR CONSTRUCTION OPERATIONS SHALL BE OBTAINED BY THE CONTRACTOR. ALL ENVIRONMENTAL PERMITS WILL BE HANDLED BY THE DEVELOPER.
- THE CONTRACTOR SHALL SAW CUT EXISTING ASPHALT PAVEMENT AS REQUIRED TO PRODUCE A SMOOTH JOINT WITH NEW PAVEMENT.
- CONTRACTOR SHALL ENSURE A MINIMUM HORIZONTAL DISTANCE OF 5' BETWEEN NEW UNDERGROUND UTILITIES AND SIGNIFICANT ABOVE GROUND APPURTENANCES; E.G. BUILDINGS, POWER / UTILITY POLES, TREES, ETC. ALL TEES AND BENDS FOR WATER MAIN CONSTRUCTION SHALL BE DUCTILE IRON.
- THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES AND SHRUBS DEEMED NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL USE CARE TO MINIMIZE DAMAGE TO THE ROOT SYSTEM OF ANY TREES AND SHRUBS NEAR THE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY PROVIDERS AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION THAT MAY AFFECT THEM.
- THE CONTRACTOR SHALL MAINTAIN, AT ALL TIMES, ADEQUATE AND SAFE ACCESS FOR ALL RESIDENTS AND/OR ADJOINING PROPERTY OWNERS DURING CONSTRUCTION.
- ALL CONCRETE WASHOUT SHALL BE COLLECTED ONSITE AT A DESIGNATED AREA BY THE OWNER FOR OFFSITE DISPOSAL. WASHOUT SHALL BE MAINTAINED EITHER BY BERM OR BY WASHOUT PIT.
- ALL HAZARDOUS MATERIALS / WASTE SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- SANITARY WASTE GENERATED FROM PORTABLE UNITS SHALL BE EMPTIED AS REQUIRED TO PROVIDE SANITARY CONDITIONS. ALL SANITARY WASTE DISPOSAL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS.
- CONTRACTOR SHALL REVIEW, PLAN AND SEQUENCE SITE GRADING AND THE INSTALLATION OF UNDERGROUND UTILITIES TO ENSURE PROPER INSTALLATION AND ELIMINATE POTENTIAL CONFLICTS.

CONTACT INFORMATION

LOWNDES COUNTY
ENGINEERING DEPARTMENT
MIKE FLETCHER, PE
229-671-2424

LOWNDES COUNTY
UTILITIES DEPARTMENT
STEVE STALVEY
229-671-2500

INNOVATE ENGINEERING & SURVEYING, LLC
PROJECT ENGINEER
WILLIAM KENT, PE
229-249-9113

LOWNDES COUNTY GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE COUNTY UTILITY DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWNDES COUNTY UTILITY SYSTEM.
- ALL EXTENSIONS AND ADDITIONS TO THE COUNTY UTILITY SYSTEM SHALL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR.
- A MINIMUM OF 18" OF VERTICAL AND 10" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES.
- ANY CROSS CONNECTION TO THE LOWNDES COUNTY WATER SYSTEM IS PROHIBITED.
- ALL TEES AND BENDS SHALL BE DUCTILE IRON.



PROJECT NUMBER
1925

U.S. HWY 84 WEST (150' R/W)

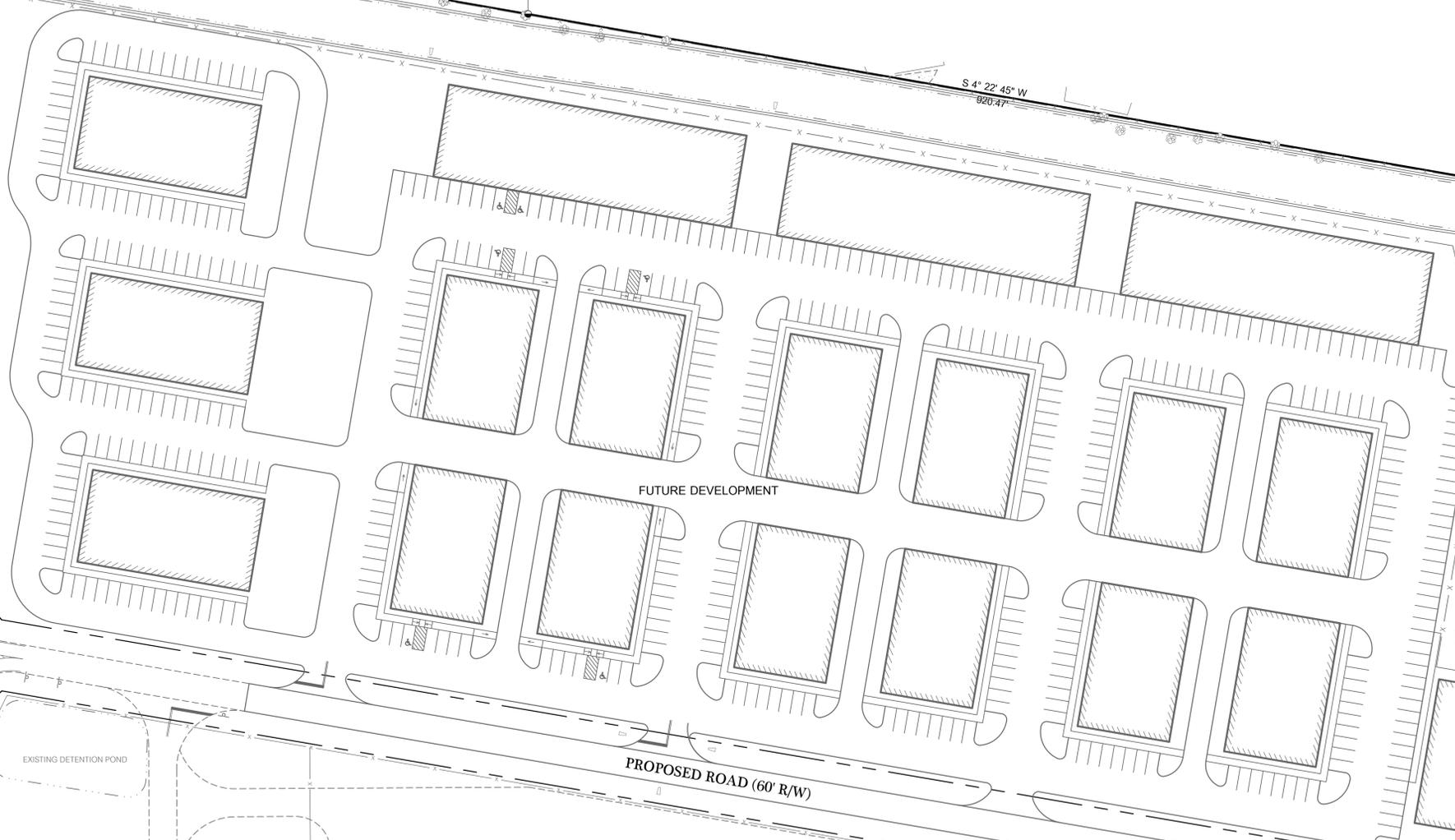
N 84° 04' 33" E
629.15'

S 4° 22' 45" W
500.16'

S 4° 22' 45" W
920.47'

S 65° 01' 15" N
62.66'

CSX RAILROAD (150' R/W)



FUTURE DETENTION POND

100-SP

PROPOSED ROAD (60' R/W)

LINDER TRACTOR
(UNDER CONSTRUCTION BY OTHERS)

EXISTING DETENTION POND

EXISTING DETENTION POND

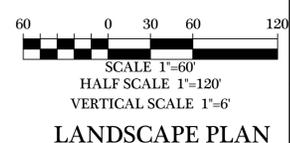
R: 11603.15'
A: 95.20'
B: S 65° 29' 06" W
C: 95.20'

SYMBOL LEGEND

- BENCHMARK
- 5/8" REBAR FOUND
- 1/2" REBAR FOUND
- 1.5" OPEN TOP PIPE FOUND
- CONCRETE MARKER FOUND
- DEED BOOK
- PAGE NUMBER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- WELL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- SANITARY CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- MONITORING WELL
- AIR CONDITIONER UNIT
- DRAINAGE MANHOLE
- DROP INLET
- FLARED END SECTION
- MAIL BOX
- FIBER OPTIC PEDESTAL
- CABLE TELEVISION PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGN
- FENCE LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE

Tag	Trunk (inches)	Type
1	38	OAK
2	20	OAK
3	18	OAK
4	22	OAK
5	20	OAK
6	18	BLACKGUM
7	58	OAK
8	20	OAK
9	36	OAK
10	11	OAK
11	18	OAK
12	24	OAK
13	51	OAK
14	31	OAK
15	60	OAK
16	37	OAK
17	23	OAK
18	22	OAK
19	28	OAK
20	27	OAK
21	39	OAK
23	16	OAK

Tag	Trunk (inches)	Type
24	25	OAK
25	23	OAK
26	18	OAK
27	11	OAK
28	12	OAK
29	10	OAK
30	10	OAK
31	20	OAK
32	23	OAK
33	21	OAK
34	18	OAK
35	14	OAK
36	13	OAK
37	13	OAK
38	15	OAK
39	19	OAK
40	17	OAK
41	22	OAK
42	16	OAK
43	17	OAK
44	13	OAK
45	16	OAK



DATE	REVISIONS	DESCRIPTION

COLE DAVIS WAREHOUSES
LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 - www.innovatecs.com
2214 N. Patterson Street, Valdosta, GA 31602



LEVEL II CERT. 8141
DATE: 12/03/2025
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET
1 of 2
PROJECT NUMBER
1925

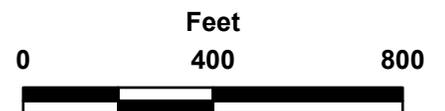
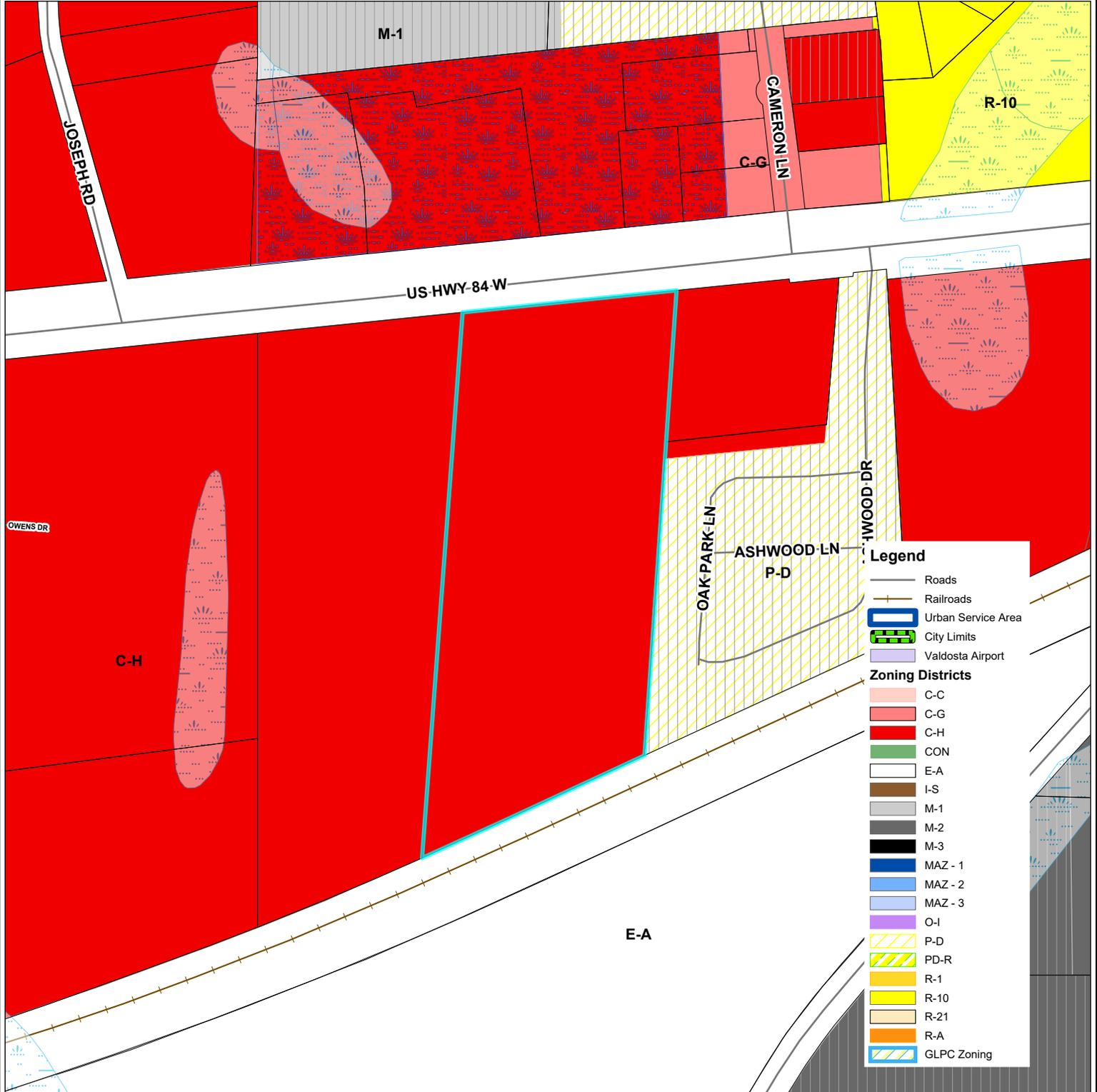
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REZ-2026-05

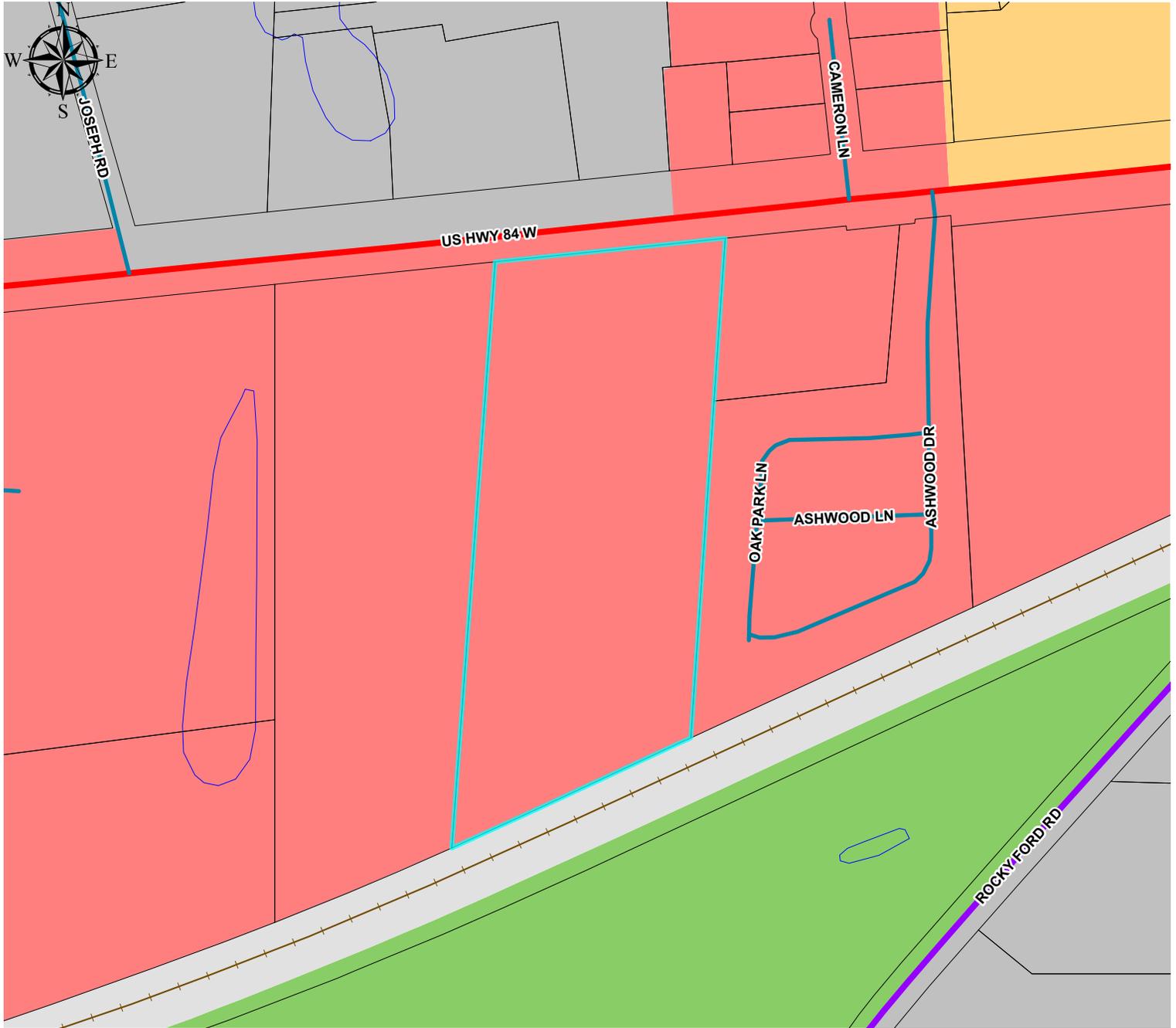
Zoning Location Map

1925 Davis/84
Rezoning Request

CURRENT ZONING: C - H
PROPOSED ZONING: P - D



1925 Davis/84 Rezoning Request



0 150 300 600
Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

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

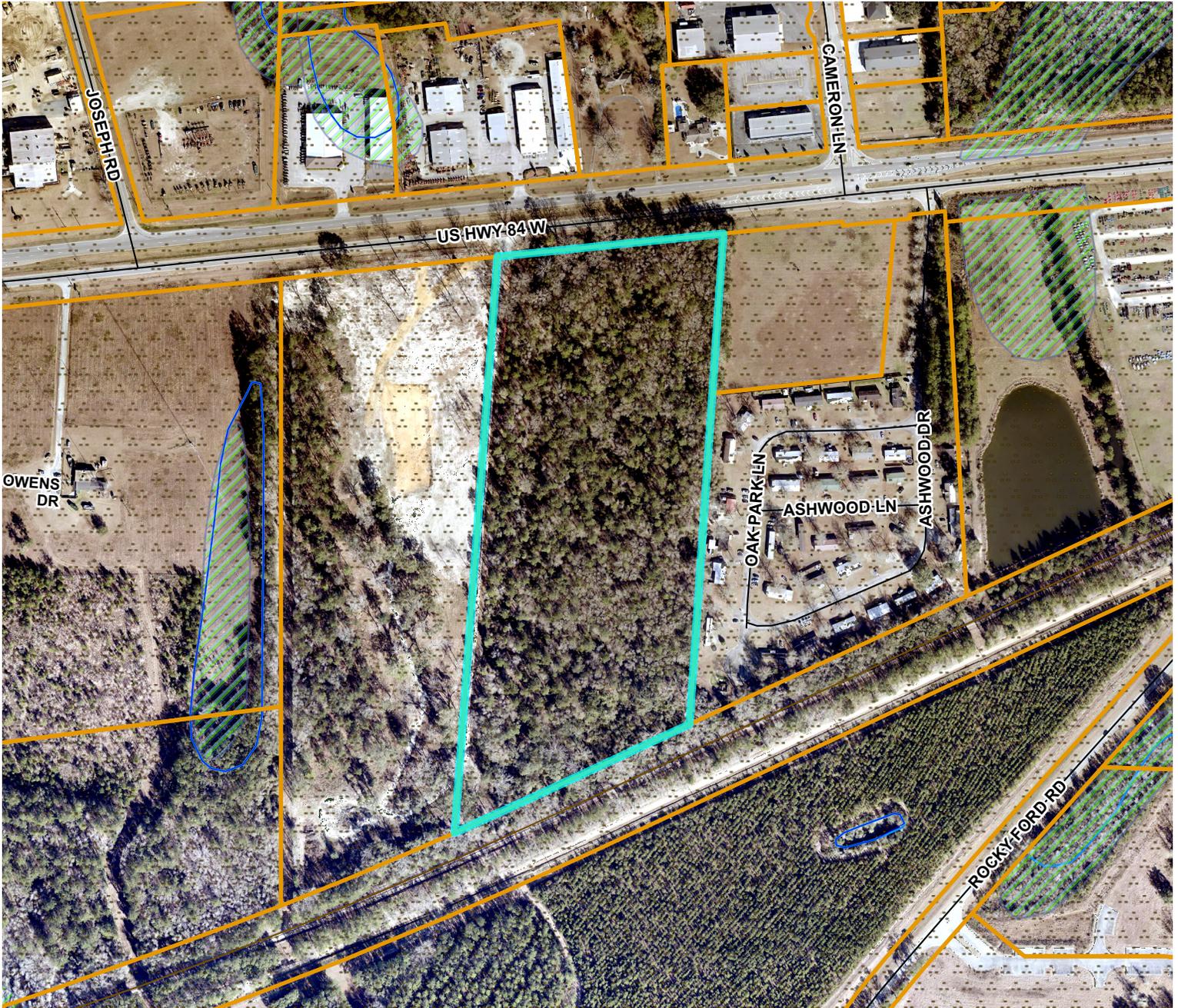
REZ-2026-05

WRPDO Site Map

1925 Davis/84 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-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

INNOVATE!

Engineering & Surveying

January 29, 2026

RE: Letter of Intent
Planned Development Overlay
Val-Del Mobile Home Community

APS Valdel, LLC intends to redevelop their mobile home community site on their property located along Val Del Road. The ± 33.79 -acre property is identified as Map 0071, Parcel 040. It is currently mixed zoning of R-A and P-D. They intend to rezone the entire property to P-D.

A master plan of a portion of the property was developed in 1998. That plan did not address the existing mobile home park facing Val Del Road. Since that time, individual parcels have been combined into the single parcel, but with mixed zoning. It is intended to bring the entire parcel under the P-D zoning, and to master plan the ultimate build-out of the project.

The property is bisected with a drainage feature and wetlands. Also, since 1998, Lowndes County water and sewer facilities are readily available for connection. It is our understanding Val Del Road is to be widened and improved soon allowing the homeowners better access in and out of the development. The parcel currently has 4 drives onto Val Del Road. For security purposes, APS Valdel desires to limit entry and exit to 2 drives.

Because of the unique configuration of the lot, the proposed P-D overlay will allow APS Valdel the flexibility of developing individual homesites based on market needs. The development will conform with Section 4.03.26 and 4.06.00 requirements.

APS Valdel understands they must bring the entire site into full compliance with the standards identified on the concept plan enclosed once the development has been completed.

Please accept and approve this P-D application.

Respectfully submitted,



William D. Kent, PE

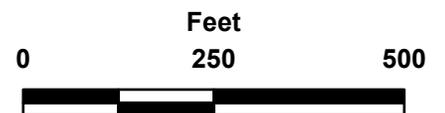
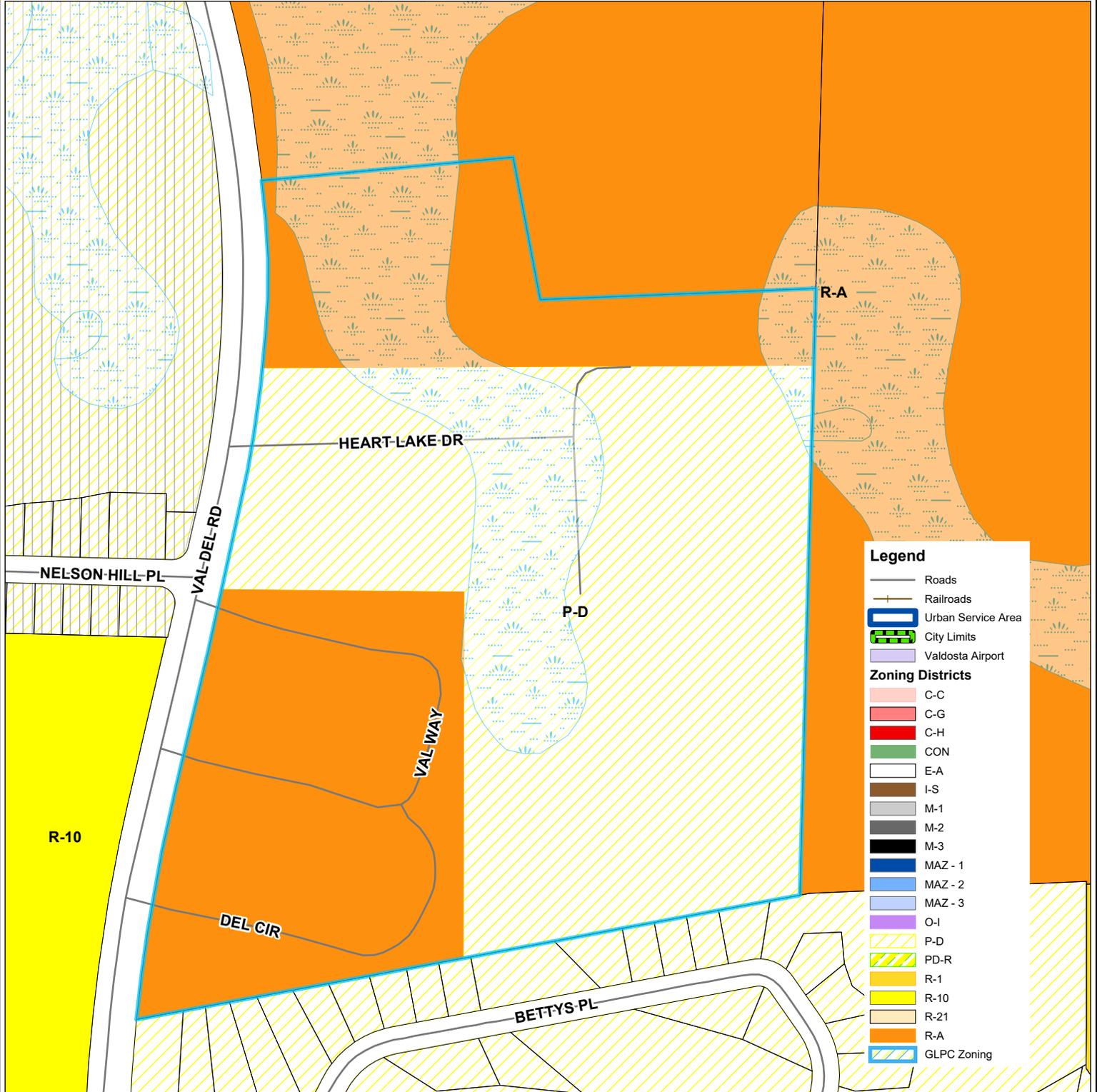
Enclosures

REZ-2026-06

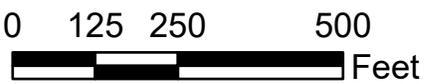
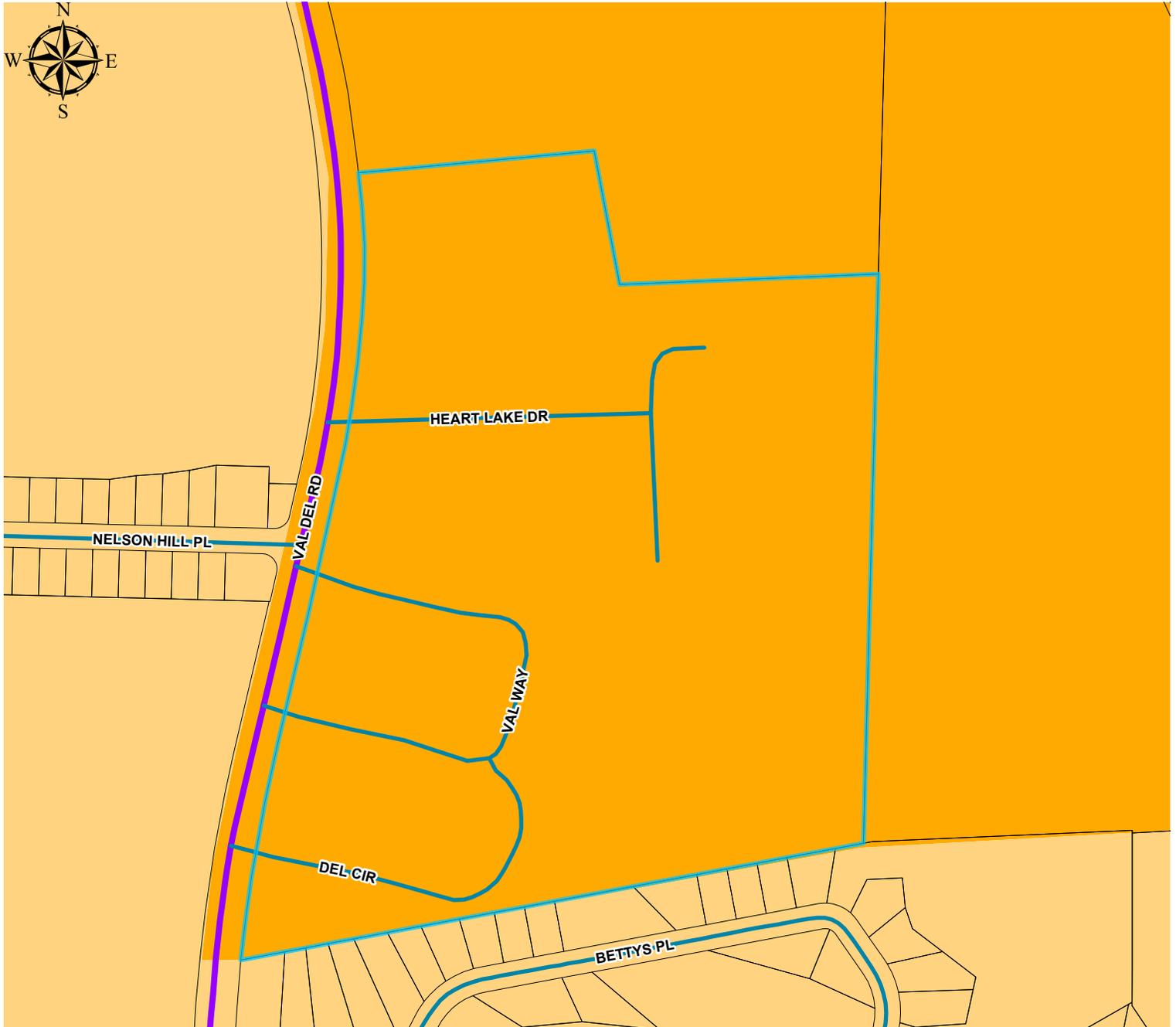
Zoning Location Map

Val Del Mobile Home Rezoning Request

CURRENT ZONING: R - A and P - D
PROPOSED ZONING: P - D



Val Del Mobile Home Rezoning Request



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
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- Industrial Area

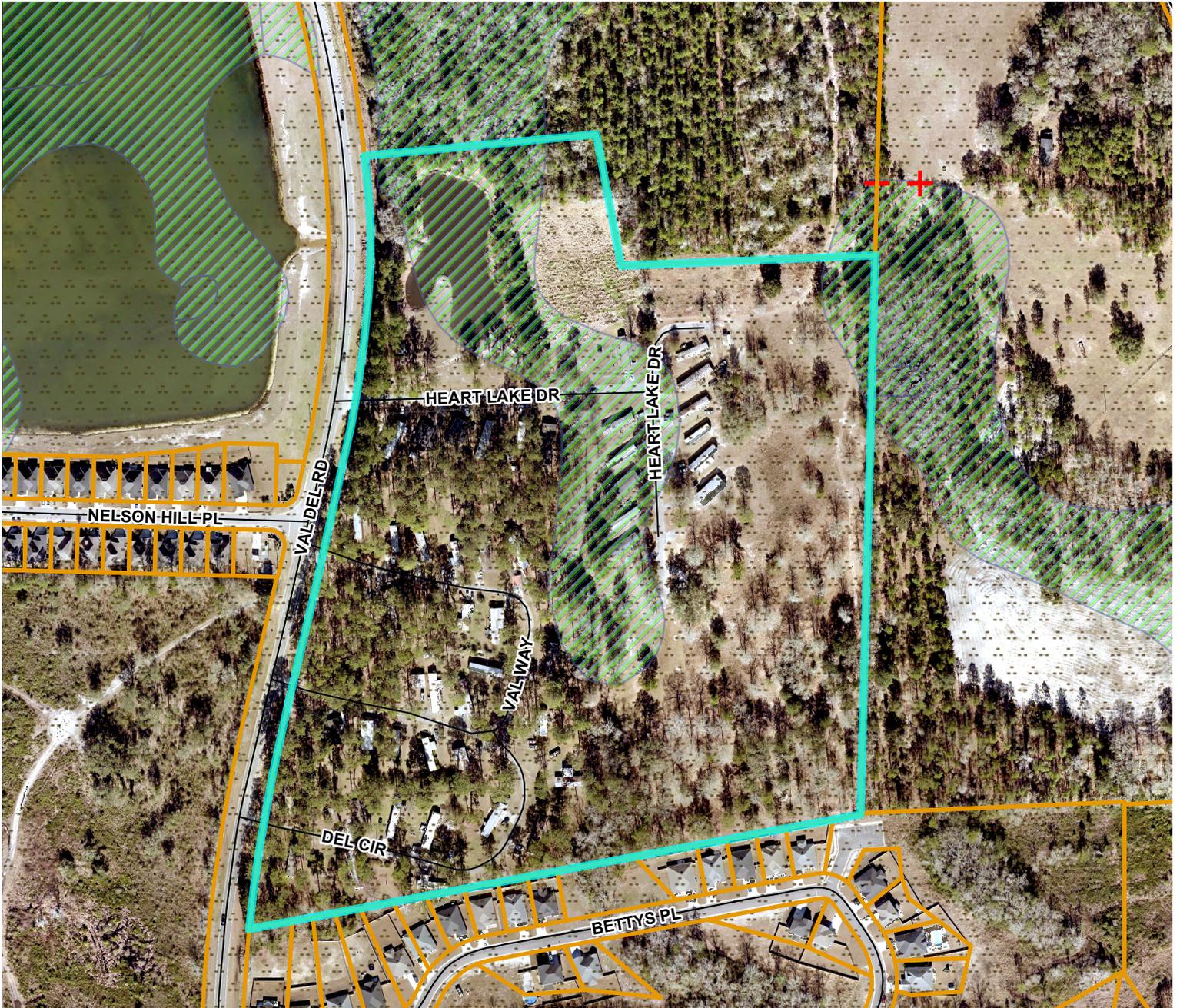
Legend

- 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

Val Del Mobile Home Rezoning Request

Legend

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



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

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

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

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



August 7, 2025

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

Subject: Infrastructure Acceptance for Cameron Lane/Longleaf South Commercial Park

Dear Mr. Fletcher:

On behalf of Longleaf Industrial Development, LLC, LEA respectfully requests Lowndes County accept the recently completed road, water, & sewer infrastructure shown on the construction documents for Longleaf South Commercial Park as public infrastructure.

Thank you for your consideration concerning this request. Please call should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clayton Milligan", is written over a light blue horizontal line.

Clayton Milligan, PE
Executive Vice President

RESOLUTION

WHEREAS, the developer, Longleaf Industrial Development, LLC, has completed improvements on Cameron Lane/Longleaf South Commercial Park; and

WHEREAS, Longleaf Industrial Development, LLC, has provided the necessary maintenance bond and certification that the improvements were built according to plans and specifications;

WHEREAS, Lowndes County has inspected the improvements;

WHEREAS, Longleaf Industrial Development, LLC, has provided a written request for Lowndes County to accept the road, water and sewer infrastructure in Longleaf South Commercial Park as Lowndes County maintained;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Lowndes County has agreed to accept Cameron Lane infrastructure as county maintained with a speed limit of 25 mph on this date as shown:

ATTEST: _____
County Clerk

DATE: _____

Copy: Rachel Strom, SGRC
Erika Jackson, Tax Assessor
Robin Cumbus, LCPW
Tonya Davis, E-911
Mindy Bates, Permitting & Inspections
Trinni Amiot, Zoning
Appropriate Post Office

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$1,100,000.00

FUNDING SOURCE:

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

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

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

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



SUPPLEMENTAL AGREEMENT NO. 1

By and Between

THE GEORGIA DEPARTMENT OF TRANSPORTATION

and

LOWNDES COUNTY

CONTRACT ID: IGTIA2201598

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 April 25, 2022, 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) Kinderlou Clyattville Road Paving and Drainage Improvements, P.I. 0016278

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 April 25, 2022, 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) Kinderlou Clyattville Road Paving and Drainage Improvements, P.I. 0016278:
FOUR MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS
(\$4,550,000.00)"**

2. All terms and conditions of the Original Contract, dated April 25, 2022, 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

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

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

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

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

OPTIONS: 1. Approval of the Beer and Wine License
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RECEIVED
FEB 12 2026

Alcoholic Beverage License Application
Lowndes County Board of Commissioners
Finance Department – Licensing Division

Before completing this application, you must verify that the proposed location of your establishment is located in unincorporated Lowndes County.

1. TYPE OF LICENSE(S) APPLIED FOR (check all that apply):

- Retail Dealer – Off Premises Consumption (Malt Beverages)
- Retail Dealer – Off Premises Consumption (Wine)
- Retail Dealer – Off Premises Consumption (Distilled Spirits)
- Retail Dealer – Off Premises Consumption (Sunday Sales)
- Retail Consumption Dealer – Consumption on Premises (Malt Beverages)
- Retail Consumption Dealer – Consumption on Premises (Wine)
- Retail Consumption Dealer – Consumption on Premises (Distilled Spirits)
- Retail Consumption Dealer – Consumption on Premises (Sunday Sales)
- Wholesaler – Malt Beverages with warehousing in Lowndes County
- Wholesaler – Malt Beverages without warehousing in Lowndes County
- Wholesaler – Wine with warehousing in Lowndes County
- Wholesaler – Wine without warehousing in Lowndes County
- Wholesaler – Distilled Spirits with warehousing in Lowndes County
- Wholesaler – Distilled Spirits without warehousing in Lowndes County
- Alcoholic Beverage Catering License

No retail dealer licensee shall hold any retail consumption dealer license for the same location, and vice versa; and no wholesale dealer licensee shall hold any retail dealer license or retail consumption dealer license for the same location.

2. Official Legal Name of Entity or Person seeking the License(s) (the "Applicant"):

KASUMBAL 2025 LLC

3. Applicant's Business or Trade Name (if different than official legal name):

BUSY FOOD MART

4. List any aliases, tradenames, or other names under which the Applicant is known or conducting business, or has been known or conducted business during the past three years:

5. If Applicant is an Entity, Full Name of the Individual Making this Application for the Applicant:

MANISHKUMAR PATEL

6. Street Address of establishment for which license is sought:

6872 B LAKE PARK BELLVILLE RD LAKE PARK GA 31636

7. Street Address of Applicant's Primary Place of Business, if different from question #6 above:

8. Describe the type of establishment to be operated pursuant to the license applied for and the category(ies) of alcoholic beverage related functions and activities to be conducted at such establishment. [Attach additional pages if more space is needed]

CONVENIENCE STORE WITH GAS

9. Lowndes County's alcohol ordinance prohibits the distribution, sale or consumption of alcoholic beverages within 300 feet of any church building. The ordinance also prohibits the distribution, sale or consumption of wine or malt beverages within 100 yards, or of distilled spirits within 200 yards, of any school building, educational building, school grounds or college campus. Those distances are measured from the door of the licensed establishment to the nearest street, thence along said street to the nearest point of any church building, school building, educational building, school grounds or college campus. List below the name and street address of the nearest church and the nearest educational facilities to the proposed establishment including the address.

Church: 910 Long Pond Rd, Lake Park, GA 31636

School, college or other educational facility or grounds: 5386 Madison Hwy, Valdosta, GA 31601

10. Has the Applicant, any person identified in question 11 below, or any employee of the establishment for which licensure is being sought ever been refused a license related to alcohol or had such license suspended or revoked (either by Lowndes County or another jurisdiction)? YES NO
If yes, state the month and year of such occurrence, the jurisdiction, and the circumstances. [Attach additional pages if more space needed]

11. Type of Legal Entity applying for license: Individual Partnership
 Joint Venture Corporation
 Firm Association
 Limited Liability Company (LLC)
 Other: _____

If the Applicant is a partnership, joint venture or firm, list the names and addresses of all owners of the partnership, joint venture or firm. [Attach additional pages if more space is needed]

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

If the Applicant is a corporation or association, list the names and addresses of its principal officers, directors and the three stockholders owning the largest amounts of stock. [Attach additional pages if more space is needed]

President

Address

Vice President

Address

Secretary

Address

Treasurer

Address

Director

Address

Stockholder

Address

Stockholder

Address

Stockholder

Address

If the Applicant is a limited liability company, list the names and addresses of the three (3) members owning the largest amounts of ownership interest and the names and addresses of any managers or principal officers. [Attach additional pages if more space is needed]

MANISHKUMAR PATEL

4742 FORREST OAK LN LAKE PARK GA 31636

Member Name

Address

Member Name

Address

Member Name

Address

Manager Name

Address

Manager Name

Address

Officer Name

Address

Officer Name

Address

If the Applicant is any other type of entity or non-natural person, list the names and addresses of all the members of its governing body, officers and others having management, control or dominion over such application.

Name

Address

Name

Address

Name

Address

Name

Address

12. Has the applicant, any person listed in question 11 above, or any employee of the applicant's establishment ever been convicted of a felony? [] YES NO

13. Has the applicant, any person listed in question 11 above, or any employee of the applicant's establishment been convicted within the last five (5) years of a misdemeanor or of any other violation involving gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules or regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude? [] YES NO

14. Has the applicant executed a consent statement to allow all necessary investigation reports to be obtained and furnished to the licensor for the applicant, any person identified in question 11 above, or any employees in the applicant's establishment? (see attachment A) YES NO
m.p

15. If the establishment for which a license being sought is or was licensed under the Lowndes County Alcoholic Beverage Ordinance (or any previous ordinances or resolutions pertaining to alcoholic beverages) during the past three (3) years, present details of how the applicant has or will acquire the establishment, including on what terms and conditions. Further, describe in detail any familial, business, investment, debtor/creditor, or other relationship the applicant may have or have had during the past three

(3) years with the current or former licensee or establishment owner, and in each case with any person identified in question 11 above. [Attach additional pages if more space is needed]

FAMILY MEMBERS name is HIMASUBHAI IS

UNCAL

16. Has the individual making this application provided a signed and sworn Affidavit (see attachment B) verifying the applicant's lawful presence in the United States as required by O.C.G.A. § 50-36-1(f)(1)(B)?
 YES [] NO

17. Has the individual making the application provided at least one "secure and verifiable document" as defined in OC.G.A. § 50-36-2(b)(3): driver's license issued by one of the states or territories of the U.S. or Canada; U.S. or foreign passport; picture I.D. issued by one of the states or territories of the U.S.; U.S. Certificate of Citizenship or Naturalization; or U.S. Permanent Resident Card or Alien Registration Receipt Card?
 YES [] NO

18. Has the individual making this application provided a signed and sworn Affidavit (see attachment C or D) verifying the applicant's registration with and utilization of the Federal Work Authorization Program and that the applicant is authorized to use such Federal Work Authorization Program (or evidence that it is not required) as defined in and required by OC.G.A. § 36-60-6?
 YES [] NO

19. Has the applicant provided a copy of a valid deed or a copy of a valid lease showing that the applicant has a leasehold interest sufficient for the applicant to operate a business or enterprise at the property on which the establishment is located?
 YES [] NO

NOTE: The Applicant may be required to submit further information or documentation as requested by the County.

CERTIFICATION REGARDING APPLICATION

Personally, appeared before the undersigned officer duly authorized to administer oaths, the undersigned affiant, who after first being duly sworn, hereby affirms, says and certifies that he/she is the OWNER of KASUMBAL 2025 LLC is authorized to make and execute this application on behalf of the Applicant, and further hereby affirms, says and certifies as to each of the following:

I have read and understand the Lowndes County Alcoholic Beverage Ordinance and will ensure that all employees of the establishment for which licensure is sought will be familiar with the provisions and regulations of that Ordinance.

I will ensure that the establishment for which licensure is sought complies at all times with all applicable laws, rules and regulations of the United States, the State of Georgia and Lowndes County, now in force or which may hereafter be enacted as relates to the sale, distribution, or consumption of alcoholic beverages.

I understand that any license issued is valid for a period of one year, beginning January 1st and expiring December 31st, that no license shall be assignable or transferrable either to a new licensee or for another location, and that no portion of the license fee shall be refunded should the license be revoked during the license year or should the establishment close.

The information, documents and statements made or contained in this Application, or submitted as a part thereof or supplementary thereto is in each case accurate and complete. I further understand that making false or fraudulent statements and/or representations in or with respect to this Application may subject me to criminal and/or civil penalties including a fine and/or imprisonment.

Submitted herewith is the sum of \$ _____ [must be cash, cashier's check, money order, or other certified funds] which includes the license fee for the year, or partial year, plus the administration fee. I understand that, should the application be denied, I will receive a refund for the license fee only and that the administration fee is non-refundable.

m. m. Patel

Signature of Individual Making this Application

Date: 2/11/26

Sworn to and subscribed before me
this 11th day of February, 2026.

Dawn M Elliott
Notary Public

My commission expires: 06/29/29



ATTACHMENT B

AFFIDAVIT PURSUANT TO O.C.G.A. § 50-36-1(f)(1)(B)
VERIFYING STATUS
FOR LOWNDES COUNTY PUBLIC BENEFIT APPLICATION

By executing this Affidavit under oath, as an applicant for a Lowndes County, Georgia Alcohol License, Occupation Tax Certificate (Business License), Fuel Pump Registration Permit, Special Event Permit, Letter of Authorization, or other "public benefit" as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to the application therefore.

- I am a citizen of the United States.
- I am a legal permanent resident of the United States.
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number is: _____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-2(b)(3), with this Affidavit.

The secure and verifiable document provided with this Affidavit can best be classified as:
PERMANENT RESIDENT CARD

In making the above representations under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement, or representation in an Affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Lake Park (city), Georgia (state).

m m Patel
Signature of Applicant

MANISHKUMAR PATEL
Printed Name of Applicant

Sworn to and subscribed before me this 11th day of February, 2016.

Dawn M Elliott
Notary Public

My commission expires: 06/29/29



ATTACHMENT C

PRIVATE EMPLOYER AFFIDAVIT PURSUANT TO O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees.¹

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on February 11, 2026 in Lake Park (city), GA (state).

m. m. Patel
Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 11th DAY OF February, 2026

Dawn M Elliott
NOTARY PUBLIC

My Commission Expires: 06/29/29



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.

Privacy Act Statement

This privacy act statement is located on the back of the FD-258 fingerprint card.

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI. Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket

Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

As of 02/04/2021

M.M. Patel

Signature

2.11.2026

Date

RECEIVED

FEB 16 2026

NON-CRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS

As an applicant who is the subject of a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing. These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulation (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared or retained.
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on the information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>. You may find information regarding how to obtain a copy of your Georgia criminal history record on the GBI website: <https://gbi.georgia.gov/services/obtaining-criminal-history-record-information-frequently-asked-questions>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.) If the disputed arrest occurred in the State of Georgia, you may send your challenge directly to the GCIC. Contact information for the GCIC can be found at <https://gbi.georgia.gov/services/obtaining-criminal-history-record-information-frequently-askedquestions>.
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for the authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

m.m. Patel

Signature

2.11.2026

Date

RECEIVED

FEB 16 2026

Distance Check

Date: 01/06/2026

Establishment: Kasumbal 2025

Address: 6872 Bellville Rd, Lake Park,

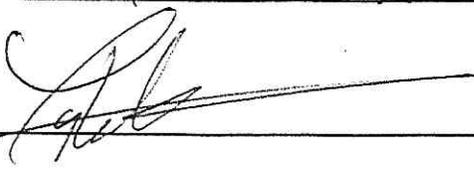
Nearest School: Lake Park Elementary

Address: 604 W Marion Ave Distance: 3.0 miles
Lake Park, GA 31636

Nearest Church: Hosanna Baptist church

Address: 7505 Zeigler Rd Distance: 1.4 mile
Lake Park, GA 31636

Officer Assigned: Taha A. Al Qatari

Signature: 

Comments:

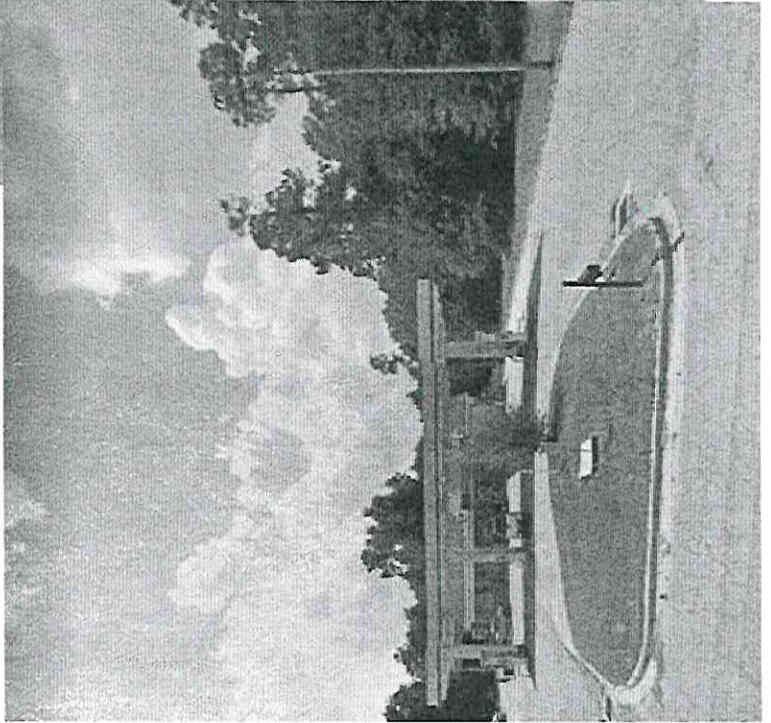
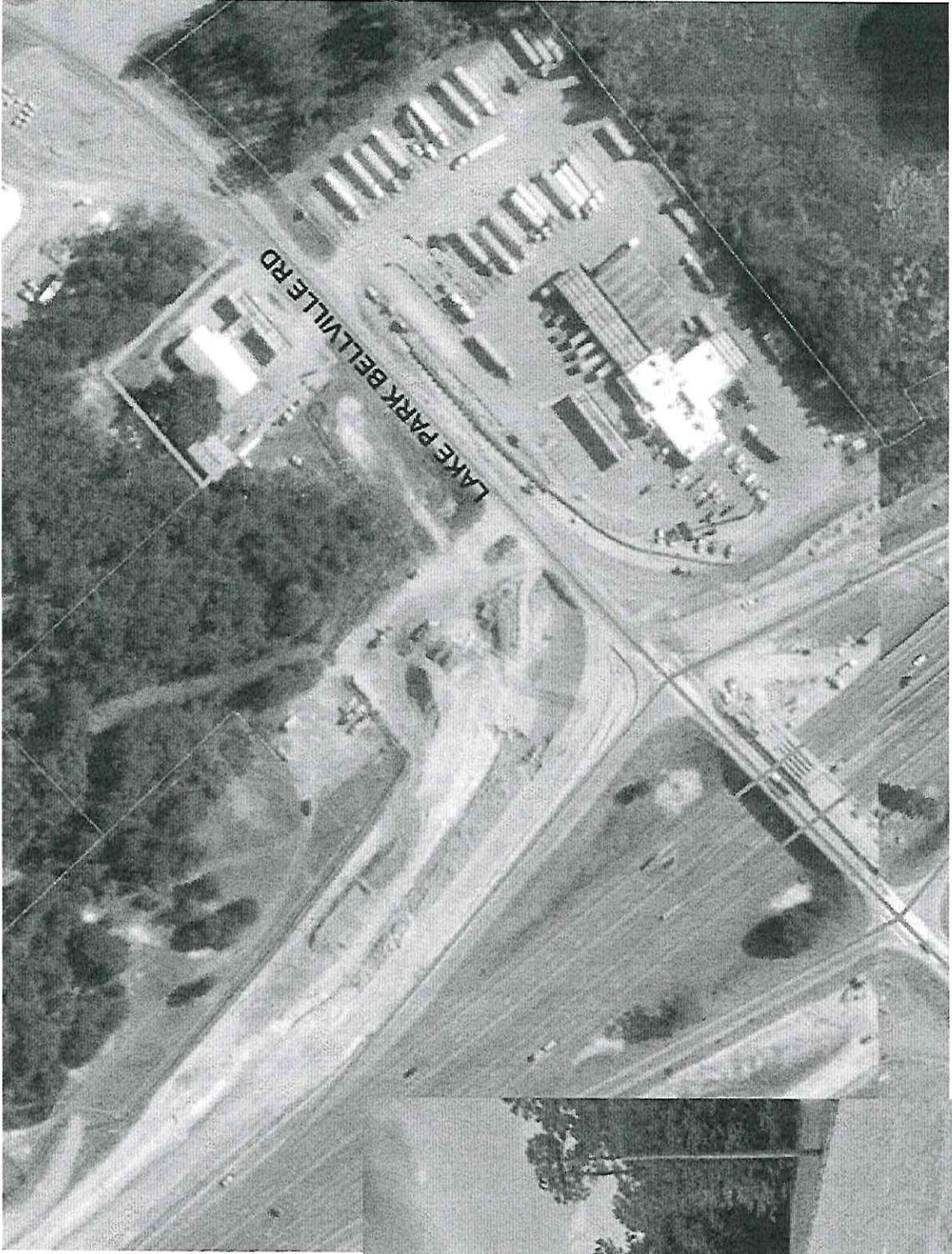
RECEIVED

JAN 06 2026

72 Lake Park –
Ilville Road

RECEIVED

DEC 29 2025



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Valdosta Housing Authority Request for Loan

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$500,000.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Resolution Approving Loan

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

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

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

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

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

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

A Resolution
of the Board of Commissioners of Lowndes County, Georgia,
Approving a Loan to the Valdosta Housing Authority

WHEREAS, the Valdosta Housing Authority (the “Authority”) is a housing authority created pursuant to and existing under the Georgia Housing Authorities Law, codified at Title 8, Chapter 3, Article 1, of the Official Code of Georgia Annotated (the “Housing Authorities Law”);

WHEREAS, as provided by OCGA § 8-3-152(4), Lowndes County (the “County”) is a state public body for purposes of the Georgia Housing Cooperation Law codified at Title 8, Chapter 3, Article 2, of the Official Code of Georgia Annotated (the “Housing Cooperation Law”);

WHEREAS, as provided by Article IX, Section II, Paragraph III of the Georgia Constitution, the County and the Authority may contract for a period not exceeding 50 years with each other for purposes of the provision of services which deal with activities and services they are authorized by law to undertake or provide;

WHEREAS, as provided by OCGA § 8-3-155(b), the County has the power from time to time to lend or donate money to the Authority, and the Authority, when it has money available therefor, shall make reimbursement for all such loans made to it;

WHEREAS, the Authority has requested the County to make a loan to the Authority pursuant to the power of the County provided by OCGA § 8-3-155(b) in the amount of \$500,000 on the terms set forth in the attached proposed Promissory Note;

WHEREAS, as provided by OCGA § 8-3-156, the exercise by the County of the powers granted by the Housing Cooperation Law may be authorized by resolution of the governing authority of the County adopted by a majority of the members of the governing authority of the County present at a meeting of the governing authority at the meeting at which the resolution is introduced to take effect immediately and need not be laid over or published or posted;

WHEREAS, as provided by OCGA § 36-5-20, the governing authority of the County is the Board of Commissioners of Lowndes County;

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Commissioners of Lowndes County, and the Board of Commissioners does hereby, pursuant to the power granted by OCGA § 8-3-155(b), approve the loaning of \$500,000 by the County to the Authority on the terms set forth in the attached proposed Promissory Note subject to the requirement that no later than sixty (60) days from today’s date the Authority execute and deliver to the County the attached proposed Promissory Note and the proposed Certification also attached hereto prior to delivery of the proceeds of the loan by the County to the Authority.

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

This Resolution shall take effect immediately. It, and the approval it provides, shall remain in effect for sixty (60) days from today's date, after which it shall stand automatically terminated.

SO RESOLVED, this 10th day of March, 2026.

Lowndes County, Georgia

By: _____
Bill Slaughter
Chairman

Attest: _____
Belinda C. Lovern
Clerk

PROMISSORY NOTE

\$500,000.00

Date of Note: _____, 2026

FOR VALUE RECEIVED, the undersigned, **VALDOSTA HOUSING AUTHORITY** a/k/a Housing Authority of the City of Valdosta, a public body corporate and politic and a political subdivision of the state of Georgia (the "Maker"), promises to pay to the order of **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia (the "Holder"), at the principal place of business of the Holder, or at such other place as Holder may designate to Maker in writing from time to time, the principal sum of **Five Hundred Thousand and No/100 Dollars (\$500,000.00)**, together with interest thereon or on so much thereof as is from time to time outstanding and unpaid, at the rate hereinafter set forth, in lawful money of the United States of America, such principal and interest to be paid in the following manner, to-wit:

O.C.G.A. § 8-3-155(b) provides that the Maker is to make reimbursement for the loan represented by the Note when it has the money available therefor and the Holder agrees that the repayment obligation to the Holder by the Maker is governed by such statutory provision. Notwithstanding the foregoing, it is the Maker's desire and intention to repay this Note as follows:

From and after the foregoing Date of Note (the "Date of Note") and continuing thereafter until thirty (30) months from the Date of Note and ending on _____, 2028 (the "Accrual Period"), interest shall accrue at a rate of **two percent (2%)** simple interest per annum. During the period between the Date of Note and the expiration of the Accrual Period, no monthly payments of interest or principal shall be made by the Maker.

Upon the expiration of the Accrual Period, the accrued interest shall be added to and become a part of the principal of this Note and the loan evidenced by this Note shall convert on such date (the "Conversion Date") into a permanent loan with a repayment term of twenty-five (25) years ending on _____, 2053 (the "Maturity Date"). Interest shall continue to accrue following the Conversion Date at a rate of two percent (2%) simple interest per annum. Beginning on the first anniversary of the Conversion Date and on each subsequent anniversary thereof until the Maturity Date, annual payments of principal and interest shall be due from the Maker based on a thirty-five (35) year amortization period. All remaining outstanding principal and any accrued but unpaid interest shall be due and payable in a final balloon payment on the Maturity Date.

This Note is made pursuant to that certain Resolution of the Board of Commissioners for Lowndes County, Georgia dated March 10, 2026, and pursuant to O.C.G.A. §§ 8-3-155(b) and 8-3-156. Maker may utilize the proceeds of the loan evidenced by this Note for any purpose permitted by Georgia law. The repayment of this Note shall be made solely from assets of the Maker which are not governed by The United States Housing Act of 1937, commonly referred to as non-federal assets.

In no event shall the amount of interest due or payable hereunder exceed the maximum rate of interest allowed by applicable law, and in the event any such payment is inadvertently paid by Maker or inadvertently received by Holder, then such excess sum shall be credited as payment of principal. It is the express intent hereof that Maker not pay and Holder not receive, directly or indirectly in any manner whatsoever, interest in excess of that which may be legally paid by Maker under applicable law.

All or any portion of the unpaid principal balance of this Note may be prepaid at any time without the payment of any penalty, premium or unearned interest.

Time is of the essence of this Note and of all provisions of this Note.

The following shall constitute defaults or events of default hereunder (“Events of Default”): (a) Failure by Maker to keep, perform, or observe any agreement, covenant, or condition contained herein; and/or (b) Failure by Maker to pay any installment scheduled to be paid by this Note when due to the extent that Maker has money available therefor. The remaining unpaid principal of this Note and all accrued and unpaid interest thereon shall immediately become due and payable, at the option of the Holder, upon the occurrence of an Event of Default. In the event this Note, or any part thereof, is collected by or through an attorney at law, Maker agrees to pay all costs of collection, including reasonable attorneys’ fees. In addition, to the extent not prohibited by law, a late charge of five percent (5.0%) or the applicable statutory maximum, whichever is lesser, shall be assessed on any payment due hereunder remaining past due for fifteen (15) days or more.

Presentment for payment, demand, protest, and notice of demand, protest and non-payment, and all other notices are hereby waived by Maker. No failure to accelerate the debt evidenced hereby by reason of default hereunder, acceptance of a past due installment, or indulgences granted from time to time shall be construed (i) as a novation of this Note or as a reinstatement of the indebtedness evidenced hereby or as a waiver of such right of acceleration or of the right of Holder thereafter to insist upon strict compliance with the terms of this Note, or (ii) to prevent the exercise of such right of acceleration or any other right granted hereunder or by the laws of the State of Georgia; and Maker hereby expressly waives the benefit of any statute or rule of law or equity now provided, or which may hereafter be provided, which would produce a result contrary to, or in conflict with, the foregoing. No extension of the time for the payment of this Note or any installment due hereunder, made by agreement with any person now or hereafter liable for the payment of this Note, shall operate to release, discharge, modify, change, or affect the original liability of Maker under this Note, either in whole or in part, unless Holder agrees otherwise in writing. This Note may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, or discharge is sought.

Holder acknowledges that this Note is not secured by a pledge of collateral.

Maker hereby waives and renounces for itself, its successors and assigns, all rights to the benefits of any statute of limitations, any moratorium, reinstatement, marshaling, forbearance, valuation, stay, extension, redemption, appraisalment, exemption and homestead now provided, or

which may hereafter be provided, by the Constitution and laws of the United States of America and of any State thereof, both as to itself and in and to all its property, real and personal, against the enforcement and collection of the obligations evidenced by this Note. Maker hereby transfers, conveys and assigns to Holder, a sufficient amount of such homestead or exemption as may be set apart in bankruptcy, to pay this Note in full, with all costs of collection, and does hereby direct any trustee in bankruptcy having possession of such homestead or exemption to deliver to Holder a sufficient amount of property or money set apart as exempt to pay the indebtedness evidenced hereby, or any renewal thereof, and does hereby appoint Holder the attorney-in-fact for Maker to claim any and all homestead exemptions allowed by law.

In the event any suit or legal action is commenced by Holder against the Maker, Maker hereby expressly agrees, consents, and submits to the personal jurisdiction of any state or federal court sitting in Lowndes County, Georgia, with respect to such suit or legal action, and Maker also expressly consents and submits to and agrees that venue in any such suit or legal action is proper in said courts and county and Maker hereby expressly waives any and all personal or other rights under applicable law or in equity to object to the jurisdiction and venue in said courts and county. The jurisdiction and venue of the courts consented and submitted to and agreed upon in this paragraph are exclusive, and no action with respect to the Note may be initiated by either party in any other venue or jurisdiction.

All notices, demands, or requests provided for or permitted to be given pursuant to this Note must be in writing and shall be deemed to have been properly given or served by personal delivery or by depositing in the United States Mail, postpaid and registered or certified, return receipt requested, overnight services (such as FedEx), or courier service, and addressed to the address set forth below.

If to Maker:

Valdosta Housing Authority
610 E. Ann Street
Valdosta, Georgia 31601
Attn: Executive Director

If to Holder:

Lowndes County
327 N. Ashley Street, 3rd Floor
Valdosta, Georgia 31601
Attn: County Manager

All notices, demands and requests shall be effective upon being deposited in the United States Mail; however, the time period in which a response to any notice, demand, or request must be given or cure effected, if any, shall commence to run from the date of receipt of the notice, demand, or request by the addressee thereof. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, demand or request sent. By giving at least ten (10) business days' written notice hereof, Holder and Maker shall have the right from time to time and at any time during the term of this Note to change its respective address and shall have the right to specify as its address any other

address within the United States of America.

If any provision of this Note or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Note and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

This Note is intended as a contract under, and shall be construed and enforceable in accordance with, the laws of the State of Georgia.

As used herein, the terms "Maker" and "Holder" shall be deemed to include their respective, successors, legal representatives, and assigns, whether by voluntary action of the parties or by operation of law. Holder may assign, pledge, and/or otherwise transfer all or any portion of its right, title, and interest in, to and under this Note in one or more transactions, and Maker waives notice of any such action. The obligations of Maker pursuant to this Note shall not be assumable by any other party or entity without the prior express written permission of Holder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO PROMISSORY NOTE]

IN WITNESS WHEREOF, Maker has executed this Note under hand and seal as of the date first above written.

MAKER:

VALDOSTA HOUSING AUTHORITY

By: _____
Mark T. Stalvey, Executive Director

Certification

Whereas, the Valdosta Housing Authority (the “Authority”) has requested Lowndes County (the “County”) to loan money to the Authority in the amount and on the terms set forth in the promissory note of even date prepared for execution on behalf of the Authority (the “Promissory Note”),

The Authority hereby certifies as a requirement of the requested loan:

1. The Authority is authorized by law to borrow money from the County in the amount and on the terms specified in the Promissory Note.
2. The Authority has obtained all necessary approvals and authorizations for borrowing money from the County in the amount and on the terms set forth in the Promissory Note.
3. The Authority is and shall be authorized to use the proceeds of the loan for any purpose or purposes for which the Authority is authorized by law.
4. The Authority shall use the proceeds of the loan only for such purposes or purposes for which the Authority is authorized by law.

This Certification is made with the understanding and the intent that the County will rely on it in making the loan.

This _____, 2026

Mark T. Stalvey
Executive Director

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

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

DATE OF MEETING: March 10, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$1,491,023.01

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2025 Resurfacing LMIG LRA Bids

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

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

-The Scruggs Company — \$1,491,023.01

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

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

ENG 2025 LMIG Supplemental: 2025 Resurfacing

Bid Opening

February 19, 2026

Tabulations

Bidder	Bid Bond	Addendum #1	Bid Amount
Reames and Son Construction	✓	✓	1,539,478. ⁴³
The Scruggs Company	✓	✓	1,491,023. ⁰¹