

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, March 9, 2026

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Michael Smith

Commissioner Joyce Evans was not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

MINUTES

The minutes were presented for the work session of February 9, 2026, and the regular session minutes of February 10, 2026. No revisions to the minutes were requested. The work session meeting of February 23, 2026, and the regular session meeting of February 24, 2026, were canceled.

PUBLIC HEARING

REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St. (Clyattville), R-10 to C-G, County Water & Septic County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request by Mr. Khodiyar represents a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (CG) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison Highway, Central Street and Davis Drive. 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 Highway. Mr. Dillard stated there are no wetlands, there is no county sewer available but there is county water available, if approved. Mr. Dillard showed a proposed site plan. The Comprehensive Plan does show as a Community Activity Center Corridor Area. 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.

The Planning Commission discussed the benefits of commercial zoning and potential buffers before recommending approval with the one condition (6-3). Commissioner Wisenbaker inquired whether the distance between the proposed liquor store and the nearby church and school met the required limits. Mr. Dillard responded, yes sir, this complies with the standards of the ordinance. Commissioner Wisenbaker asked how the measurements were determined. Mr. Dillard explained that the distance from school to the south is 600 feet, while the distance to the church to the north, across Main Street is 300 feet.

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

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on an approximately 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. There are no wetlands on this property. Mr. Dillard reviewed the rough draft site plan and read the notes which the applicant made:

1. Individual buildings may be subdivided into single parcels. Lot configuration will be determined based on actual building footprint constructed.
2. 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.
3. Each building shall be connected to Lowndes County Utilities.
4. All internal drive aisles shall include a 24' access easement.
5. 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.
6. Development shall conform with section 4.06.00.
7. Site lighting shall be directed away from adjacent properties.
8. Maximum total building square footage shall be 350,000 s.f. with no single building exceeding 100,000 s.f.
9. 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.
10. If an individual user requires outdoor storage, it shall be fully screened from view from adjacent properties and the public right-of-way.

11. The development shall have a buffer consistent with 4.07.06 adjacent to the Ashwood mobile home park.
12. The development shall have a 24' ingress/egress easement to the east for future development.

The Planning Commission and TRC approved the request. The Planning Commission approved the request and recommended a 13th condition that a fence be installed along the eastern boundary of the property. Commissioner Wisenbaker asked if the tree issue was resolved, Mr. Dillard answered not as of yet, but the applicant is planning to plant 400 inches of slash pines to mitigate the trees which were taken down.

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

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on approximately 34 acres of 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. There are wetlands on this property. The original MHP along Val Way and Del Circle contained approximately 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 an approximately 155 lot layout, including recreation space and common areas in accordance with ULDC standards. Some of the conditions being proposed, a ten (10) foot buffer, meaning trees every 10 feet. Mr. Dillard read the notes attached to the site plan:

1. Lot lines shown are for graphical purposes only. Lots will not be subdivided or sold individually. Property will remain single ownership.
2. Each home shall be connected to Lowndes County Utilities.
3. Paving for internal access drives shall be constructed to county standards and will be privately maintained.
4. Each home shall have 2 parking spaces in compliance with section 6.01.03.
5. Development shall conform with section 4.03.26 and 4.06.00.
6. Site lighting is planned to be expanded and provided in the community and shall be directed away from adjacent properties.
7. All exterior homes shall be placed a minimum of 30' from outer property boundary.
8. The community identification sign shall conform with 4.03.26K.
9. There shall be a non-encroachment easement along Val-Del Road with the exception of the drive entrances.
10. Other development standards not listed or shown shall be governed by suburban density residential (r-10) standards.
11. One tree will be required for every 3 lots in addition to buffer planting requirements.
12. On street parking will not be allowed.
13. The pedestrian pathway to be all-weather surfaces.

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 Planning Commission 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 Planning Commission's concerns through layout and noted conditions on the site plan.

Vice Chairman Orenstein asked what are the lot widths, Mr. Dillard responded typically about 45 feet. A standard single-wide mobile home has to be a minimum of 13.5. Vice Chairman Orenstein asked if there were any restrictions on single-wide versus double-wide mobile homes. Mr. Dillard answered no, either would be allowed. Vice Chairman Orenstein asked if the setbacks would vary as far as the distance between the mobile home and side yard. Mr. Dillard answered yes. Commissioner Marshall asked, since this is near Nelson Hills Subdivision, are there any covenants that will ensure that this area will remain maintained. Mr. Dillard responded that a copy could be asked for from the owner. County Manager, Paige Dukes, stated this mobile home park area is one in Lowndes County that has zero complaints as it relates to Code Enforcement. Commissioner Marshall mentioned the widening on Val Del Road and asked if this would be a concern. Director of Engineering Services, Chad McLeod, responded that currently there are no issues at this time and this widening project is in progress. Commissioner Marshall stated his concern is managing the traffic.

FOR CONSIDERATION

Acceptance of Infrastructure for Cameron Lane/Longleaf South Commercial Park

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated that 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. Commissioner Wisenbaker asked about the acreage, Mr. McLeod answered he would need to verify that information.

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

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated 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 additional funding 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.

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

Finance Director, Stephanie Black, presented the item. Ms. Black stated Manishkumar Patel of Kasumbal 2025 LLC, DBA Busy Food Mart, located at 6872 B Lake Park-Bellville Road, applied for an alcohol license last year and provided the wrong address. This is a correction to the current alcohol license.

Valdosta Housing Authority Request for Loan

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated that two years ago the commission approved the same loan in the amount of \$1,000,000.00 for the Housing Authority for their discretion as it relates to affordable housing projects. This is a second request for a loan in the amount of \$500,000.00.

BID

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

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated 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. This project has a 180-day completion time. Bids were received and opened on February 19, 2026. Staff received two bids, with the Scruggs Company submitting the low bid in the amount of \$1,491,023.01.

REPORTS - County Manager

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

County Manager, Paige Dukes stated she would defer her report until tomorrow night. Mrs. Mary Beth Brownlee was unable to attend the work session meeting and will update the commission in the near future.

ADJOURNMENT

Commissioner Marshall made a motion to adjourn the work session meeting, seconded by Commissioner Smith. Chairman Slaughter adjourned the meeting at 8:53 a.m.