



LOWNDES COUNTY BOARD OF COMMISSIONERS  
PROPOSED AGENDA  
WORK SESSION, MONDAY, MAY 11, 2026, 8:30 AM  
REGULAR SESSION, TUESDAY, MAY 12, 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 - April 27, 2026 & Regular Session - April 28, 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-2026-11 Blackwater Development LLC & Webb Fish Farm, 4130 Old Bemiss Rd., ~4.8ac, R-1 & R-10 to C-G, County Utilities  
Recommended Action: Board's Pleasure  
Option 2  
Documents:
- c. REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-21 & R-1 to C-G, County Utilities  
Recommended Action: Option 2  
Documents:

**6. For Consideration**

- a. 2026 Local Road Assistance (LRA) Administration Funds Application  
Recommended Action: Option 1  
Documents:
- b. Acceptance of Infrastructure for Cypress Lakes Subdivision Phase V Section II  
Recommended Action: Option 1  
Documents:
- c. Transportation Investment Act (TIA) Local Delivery Application for Old US 41 North Widening Phase 4  
Recommended Action: Option 1  
Documents:

- d. Beer and Wine License - Vikrambhai Patel of Hari Om Narayan Inc., DBA Eagle Food Mart, 4952 Bemiss Road, Valdosta, GA 31605  
Recommended Action: Approve  
Documents:
- e. Replacement of Three Servers  
Recommended Action: Board's Pleasure  
Documents:
- f. Industrial Authority Series 2026 Bonds  
Recommended Action: Board's Pleasure  
Documents:

**7. Bid**

- a. 2026 Local Maintenance and Improvement Grant (LMIG) Resurfacing Bids (ENG 2026-01)  
Recommended Action: Option 1  
Documents:
- b. Bid for a Debris Hauler for Public Works  
Recommended Action: Board's Pleasure  
Documents:

**8. Reports - County Manager**

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

**10. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

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

DATE OF MEETING: May 12, 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

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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

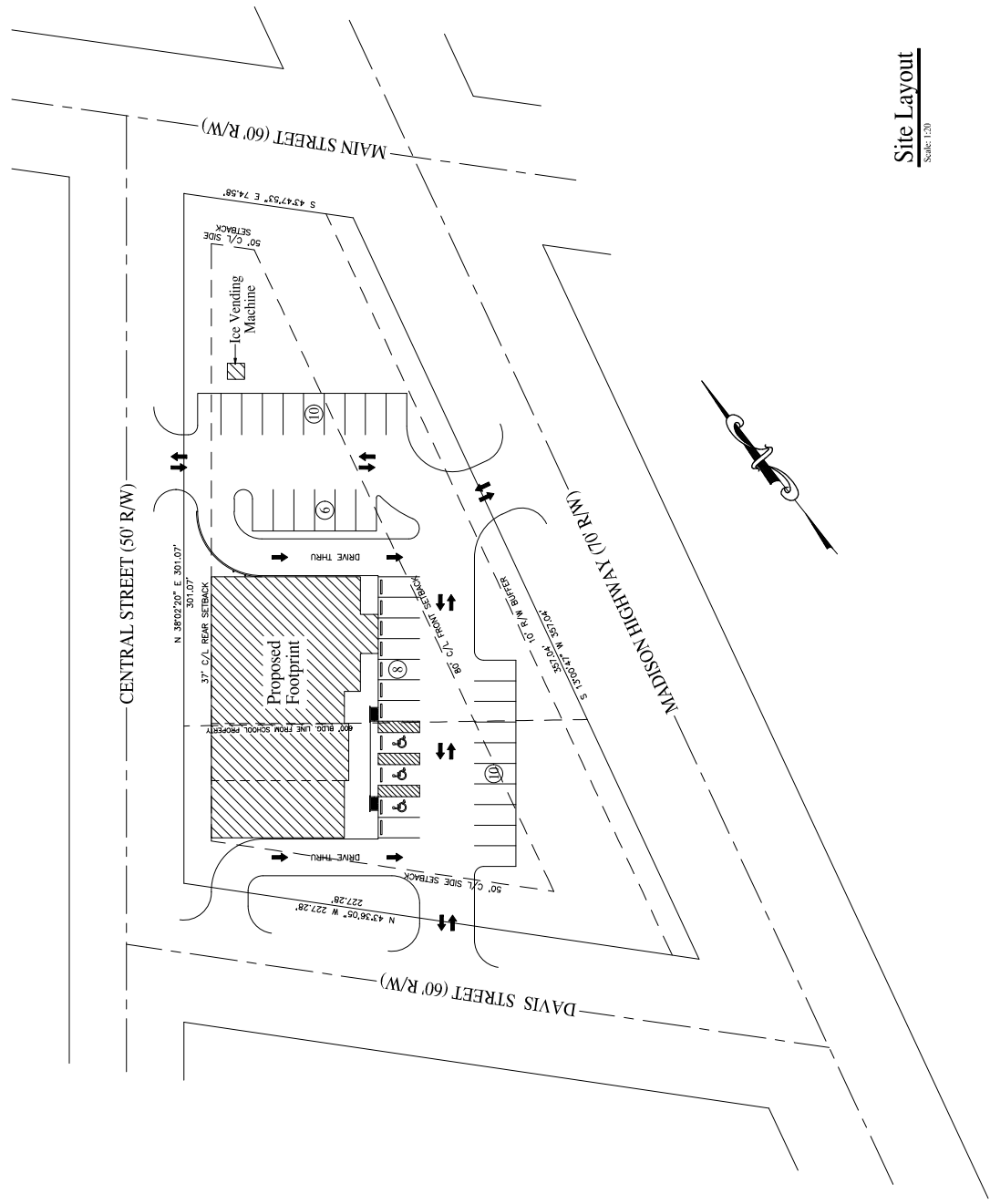
**PARKING SPACES PROVIDED**

3 H/C Spaces  
 34 Regular Spaces

**PARKING CALCULATIONS**

Office Spaces:	206 SF	1 space/ 300 SF	68
Rental Spaces:	4,459 SF	1 space/ 200 SF	22.29
Kitchen Area:	825 SF	1 space/ 500 SF	1.65
Storage Area:	1,635 SF	1 space/ 1,000 SF	1.65
<b>TOTAL REQUIRED</b>			<b>26.27</b>

**Site Layout**  
 Scale: 1/32"





### 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) to any person employing any

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# 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			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	IO	C-C	C-G	H-H
<b>Family Personal Care Homes</b> (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
<b>Group Personal Care Homes</b> (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Hospital, Nursing Homes, and <b>Congregate Personal Care Homes</b> (For an “S” See Also Section 4.03.13)	S	S	S	P
<b>Transitional Care Facility</b> (For an “S” See Also Section 4.03.27)				S
<b>Correctional Facility</b> (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			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	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-H
Adult Entertainment (See Also Adult Entertainment Ordinance)				S
Alcohol Package Store		P	P	P
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S
Bait and Tackle		P	P	P
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)			S	S
Bulk Storage Yards				

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

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

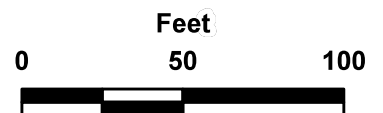
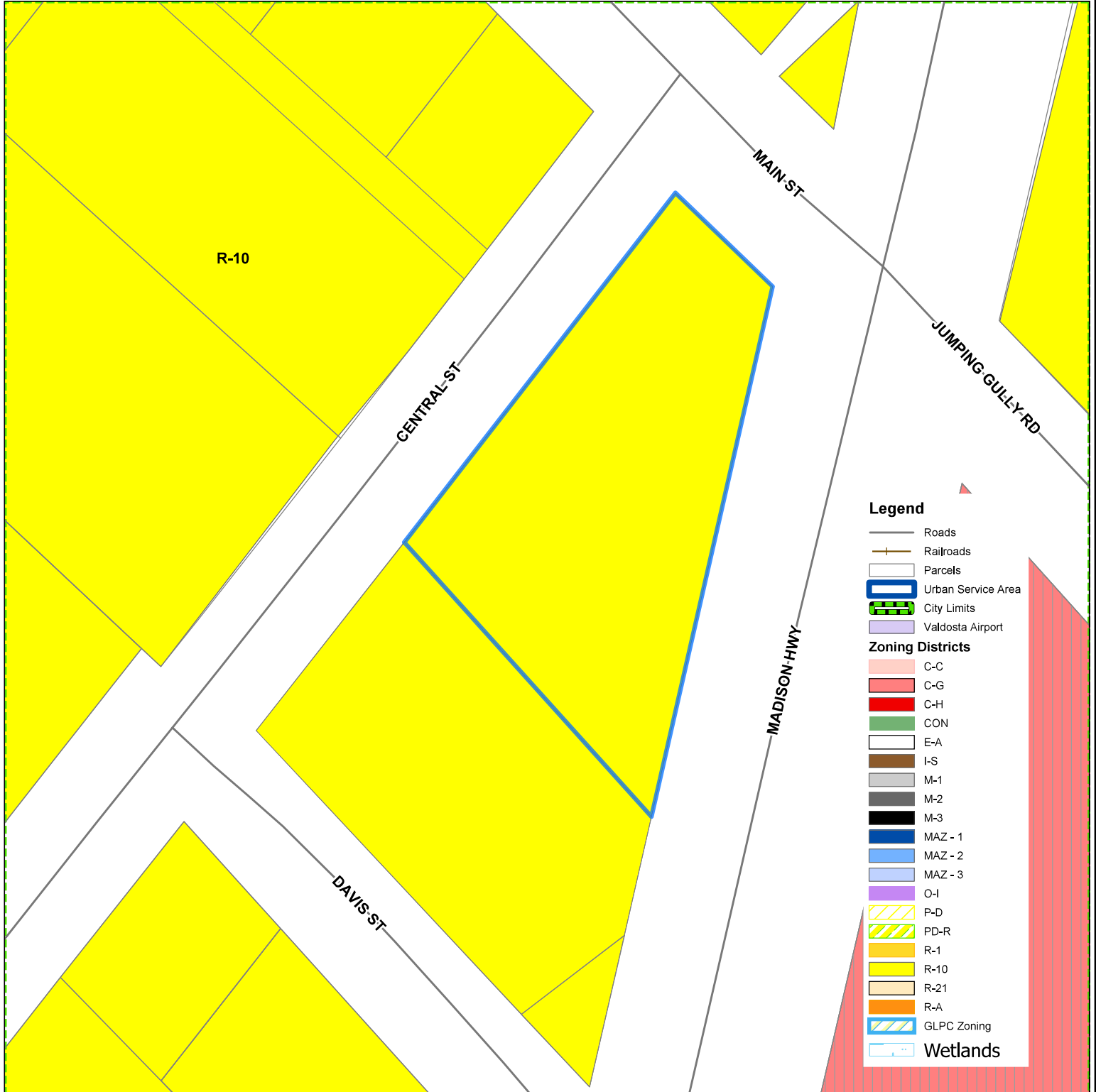
	Commercial, Office, and Institutional Zoning Districts			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	IO	C-C	G-G	H-H
building sqft. under 30,000 sqft.				
Wholesale Establishments with total cumulative building sqft. over 30,000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

# REZ-2026-04

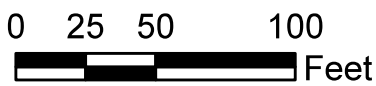
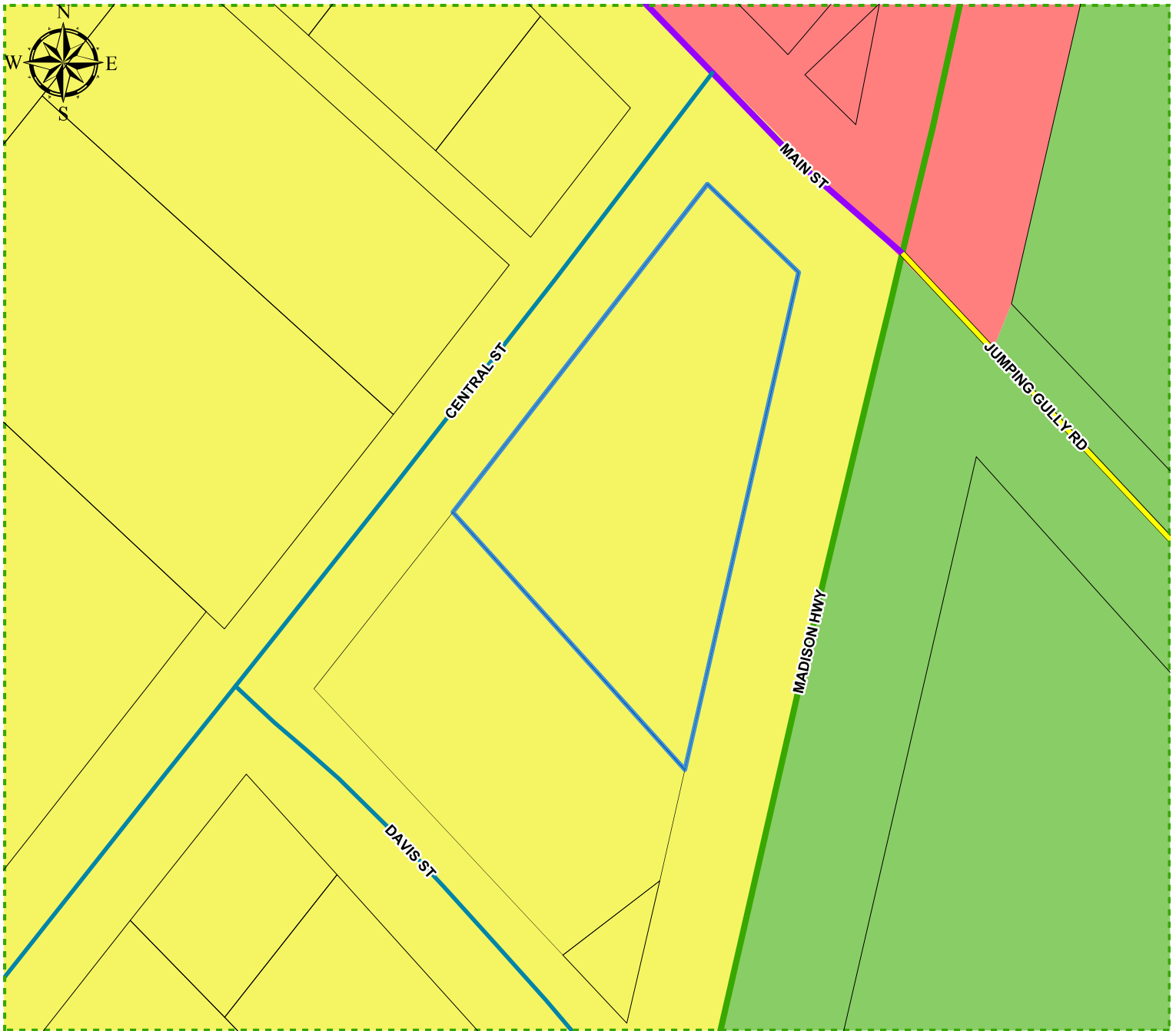
# Zoning Location Map

**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

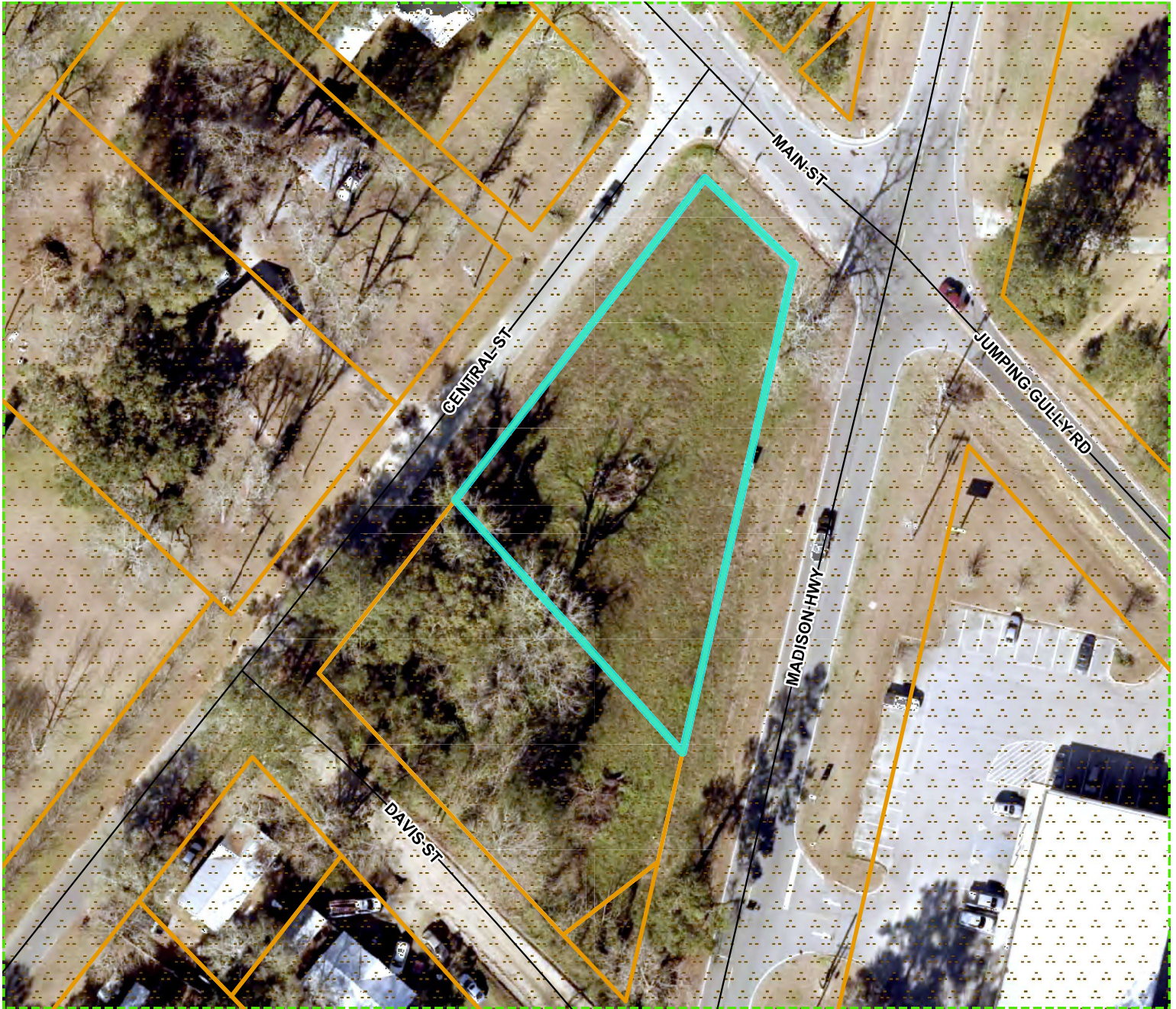
### Legend

- 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-2026-11 Blackwater Development LLC & Webb Fish Farm, 4130 Old Bemiss Rd., ~4.8ac, R-1 & R-10 to C-G, County Utilities

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-11 Blackwater Development LLC & Webb Fish Farm, 4130 Old Bemiss Rd., ~4.8ac, R-1 & R-10 to C-G, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-1 (Low Density Residential) and R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zonings. The general motivation in this case is for the applicant to repurpose the old Webb Fish Farm buildings and allow for new commercial opportunities on ~4.8ac. The subject property possesses limited access via a crossing of the Cater Parrot Rail Network onto Old Bemiss Road, a County maintained local road, though new local roads and access points are proposed onto Bemiss Knights Academy Road. The property is within the Urban Service Area, and Suburban Character Area, which recommends C-G zoning.

This property has historically been agricultural in nature and use, until 2006 when the County changed it to R-1. The Webb Family chose to rezone the majority of the land to E-A (Estate Agricultural) per REZ-2006-25, though the ~5 acres encompassing the fish farm buildings was excluded, and has remained R-1 since. In 2015, an eastern portion of the property was rezoned to R-10 as part of Knights Landing Subdivision, Phase 1, then again in 2018 for Phase 2, and again in 2021 for Phase 3 and beyond.

For reference, the minimum buffer area between C-G and R-10 is thirty (30) feet, and includes 4 shade trees and 25 shrubs per 100 linear feet, but may be reduced to fifteen (15) feet with 3 shade trees and 19 shrubs per 100 linear feet with the installation of a 6' to 8' opaque fence. Supplemental Standards for certain uses in C-G may increase the minimum buffering requirements at the time of development.

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, lot sizes, and zoning patterns, the availability of County Utilities, the current and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss Road 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, railroad crossing improvements, and construction costs for the paving of the section mentioned above.

At the Planning Commission meeting, the applicant's attorney spoke in support of the request, and offered an amendment to Condition 2:

Prior to operation of a business on parcel 0145B 094A, the owner/developer shall provide paved access to a paved public street. In the event a developer/owner is required to use Old Bemiss Road as its primary point of ingress/egress, the road shall be paved by the owner/developer to the nearest paved street, and the property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, railroad crossing improvements, and construction costs for the paving of the section mentioned above.

In the event paved ingress/egress runs through parcel 0145B 094B to provide access directly onto Bemiss Knights Academy Road as contemplated, the owner/developer shall have no obligation to improve Old Bemiss Road. It may be used as a construction entrance while the access road to the south is being paved and after business operations commence, ingress/egress may continue over Old Bemiss Road as a secondary access point.

The applicant's relator also spoke in support, and was agreeable to the TRC recommended Condition 1 and the amended Condition 2. No one spoke in opposition to the request, and therefore the GLPC voted unanimously (11-0) to recommend Approval with Condition 1 and the amended Condition 2.

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

RECOMMENDED ACTION: Board's Pleasure  
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....  
A T T O R N E Y S A T L A W

A PROFESSIONAL CORPORATION

J. Michael Dover  
Patricia McCorvey Karras  
Jackson R. Langdale  
Nathanael D. Brantley  
Jennifer Stakich Walker\*  
Charles A. Shenton IV  
W. Cavan Perry  
Taylor Thomas Young  
Matthew P. Smith

701 North Patterson Street  
Valdosta, Georgia 31601-4526

*Willis L. Miller III*  
*(1947-2022)*

Mailing Address:  
Post Office Box 729  
Valdosta, Georgia 31603-0729  
Telephone:  
229-242-0314

\*licensed in Georgia and Florida

March 31, 2026

Lowndes County Board of  
Commissioners & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

Re: Application for Rezoning Amendment for part of Tax Parcel 0145B 094B

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Bemiss Knights Academy Road, approximately 1.67 acres, part of Map & Parcel Number 0145B 094B. This application is to request rezoning to C-G (General Commercial) zoning classification.

The property is currently owned by Blackwater Development, LLC as of March 30, 2026, and the deed is recorded in Deed Book 7231, Page 637, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C". A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

Please note that according to the plat, a portion of this property is zoned R-1, and the majority is zoned R-10. The property is currently zoned as R-10 pursuant to a 2006 rezoning application and Notice of Decision (Case REZ-2006-25). A copy of the Notice of Decision is attached hereto as Exhibit "A." VALORgis also shows a portion in R-1 and a portion in R-10, but VALORgis also indicates that the property to the north, Map & Parcel Number 0145B 094A, is over 1 acre more than depicted on the most recent plat.

This property has a long history. The property was previously zoned as A-U and R-15 before the adoption of the ULDC. In 2006, the property owners appealed the new Countywide Zoning of R-1 and R-21, by requesting E-A and R-10 for their properties (Case REZ-2006-25). The property immediately to the north of the subject property operated as a fish farm, an allowable use in the pre-ULDC A-U zoning. The subject property was rezoned as R-10.

VALORgis also notes that this parcel was subject to Case REZ-2018-18. On review, it appears that case was for 44 acres of the Knight's Landing subdivision and does not affect the subject property's 1.67 acres.

The property owner now desires to rezone this parcel to make the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

In addition to the allowable uses, Owner also requests the ability to use the subject property for mini-storage and self-storage facilities.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through "efficient and compatible uses of land"; the subject property is immediately adjacent to a site which was utilized for a fish farm, a non-residential purposes for over 20 years. As the subject property is adjacent to a non-residential site, rezoning to C-G comports with Policy 5.2 which states, "Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible." Further, reclassification of this property to C-G zoning aligns with Policy 5.4, which calls for growth in "a well-integrated yet organized fashion"; as the subject property is adjacent to a site that has already been used for non-residential purposes over a greater than twenty (20) year period, rezoning to C-G classification allows for growth in an area that has already been integrated for non-residential uses.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale  
Attorney for the Owner

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....  
A T T O R N E Y S A T L A W

A PROFESSIONAL CORPORATION

J. Michael Dover  
Patricia McCorvey Karras  
Jackson R. Langdale  
Nathanael D. Brantley  
Jennifer Stakich Walker\*  
Charles A. Shenton IV  
W. Cavan Perry  
Taylor Thomas Young  
Matthew P. Smith

701 North Patterson Street  
Valdosta, Georgia 31601-4526

*Willis L. Miller III*  
*(1947-2022)*

Mailing Address:  
Post Office Box 729  
Valdosta, Georgia 31603-0729  
Telephone:  
229-242-0314

\*licensed in Georgia and Florida

March 31, 2026

Lowndes County Board of  
Commissioners & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

Re: Application for Rezoning Amendment for Tax Parcel 0145B 094A

Dear Board Members:

Please allow this letter to serve as an application for rezoning amendment for the property located off Bemiss Knights Academy Road, approximately 3.21 acres, Map & Parcel Number 0145B 094A. The property is currently zoned as R-1 pursuant to a 2006 rezoning application and Notice of Decision (Case REZ-2006-25). A copy of the Notice of Decision is attached hereto as Exhibit "A." This application is to request rezoning to C-G (General Commercial) zoning classification.

The property is currently owned by T. L. Webb Family Properties, LLLP as of December 29, 2006, and the deed is recorded in Deed Book 3661, Page 254, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C" whereby this parcel is designated as "Tract 1A." A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

This property has a long history. The property was previously operated as a fish farm, an allowable use in the pre-ULDC A-U zoning. In 2006, the property owners appealed the new Countywide Zoning of R-1 and R-21, by requesting E-A and R-10 for their properties. The owners chose to exclude the parcel used for the fish farming (0145B 094A), and left it in the R-1 zoning (REZ-2006-25).

The property owner now desires to rezone this parcel to reflect the historical non-residential use of the property. Rezoning the property to C-G General Commercial zoning brings the classification in line with the historical use of this property and makes the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.

In addition to the allowable uses, Owner also requests the ability to use the subject property for mini-storage and self-storage facilities.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through “efficient and compatible uses of land”; the property was utilized for non-residential purposes for over 20 years. Rezoning to C-G merely brings the classification in line with the historical use of this property, its highest and best use, and comports with Policy 5.2 which states, “Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.” Further, reclassification of this property to C-G zoning aligns with Policy 5.4, which calls for growth in “a well-integrated yet organized fashion”; as this property has already been used for non-residential purposes over a greater than twenty (20) year period, rezoning to C-G classification allows for growth in an area that has already been integrated for non-residential uses.

Thank you for your consideration in amending the zoning classification of this property. If I can answer any questions about this request, please do not hesitate to contact me.

Respectfully,



Jackson R. Langdale  
Attorney for the Owner

GEORGIA, LOWNDES COUNTY  
UNIFIED LAND DEVELOPMENT CODE  
APPROVED  
This 27th day of March, 2026, 2:20pm  
File Number: **COM-2026-12**  
Chairman, Technical Review Committee

LOT 22  
KNIGHTS LANDING  
PHASE IV SECTION 1  
PC "D" PG 204

LOT 20  
KNIGHTS LANDING  
PHASE IV SECTION 1  
PC "D" PG 204

LOT 21  
KNIGHTS LANDING  
PHASE IV SECTION 1  
PC "D" PG 204



BOX FOR THE CLERK OF THE SUPERIOR COURT



VICINITY MAP

- THE PURPOSE OF THIS PLAT IS A COMBINATION OF:  
TRACT 1A: DEED BOOK 3661 PAGE 254 (PARCEL# 0145B 0944).  
TRACT 1B: A PORTION OF DEED BOOK 7001 PAGE 437 (PARCEL# 0145B 094B)
- CURRENT ZONING:  
TRACT 1A: R-1  
TRACT 1B: R-10
- SETBACKS:  
TRACT 1A: R-1  
FRONT: 60' FROM CENTERLINE OF RESIDENTIAL STREET  
SIDE: 20'  
REAR: 40'  
TRACT 1B: R-10  
FRONT: 60' FROM CENTERLINE OF RESIDENTIAL STREET  
SIDE: 10'  
REAR: 30'
- THIS PLAT OF SUBDIVISION IS APPROVED PURSUANT TO ULDC SECTION 4.01.01(C) AND MAY BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT SOLELY FOR THE PURPOSE OF TRANSFERRING THE ILLUSTRATED PARCEL OR TRACT OF LAND THAT DOES NOT MEET THE REQUIREMENTS OF THE ULDC FOR A LOT TO THE OWNER OF THE IDENTIFIED ABUTTING LOT FOR THE PURPOSE OF BEING COMBINED WITH AND MADE A PART OF SUCH ABUTTING LOT AND NOT FOR DEVELOPMENT OR OTHER USE OF SUCH ILLUSTRATED PARCEL OR TRACT OF LAND AS A SEPARATE LOT.
- THESE PARCELS ARE IN THE SUBURBAN AREA CHARACTER AREA.
- THESE PARCELS ARE NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE NO WETLANDS PRESENT.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0150E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER -6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

CATER PARROT RAILWAY (100'R/W)

OLD BEMISS RD

NOW OR FORMERLY  
CALOQUIT EMC  
DB 005 PC 0022  
PARCEL# 0146B 093

NOW OR FORMERLY  
GA TRANSMISSION CORP  
DB 1400 PC 001  
PARCEL# 0145B 092

NOW OR FORMERLY  
K QUATRO DEVELOPMENT LLC  
DB 7001 PG 437  
PARCEL# 0145B 094B

TRACT 1B  
1.67 Acres

TRACT 1  
COMBINED  
4.88 Acres

TRACT 1A  
3.21 Acres

*John Dillard III* 03/27/2026  
ULDC APPROVAL CHAIRMAN TRC JOHN DILLARD III DATE

*Cody Galbraith* 03/27/2026  
DIRECTOR OF ENGINEERING CODY GALBRAITH DATE

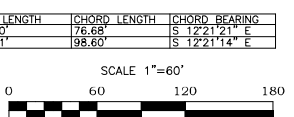
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREBON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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



*Cody Galbraith* 3/27/2026  
GA. REG #3276 DATE

LINE	BEARING	DISTANCE
L1	S 00°17'57" W	29.46'
L2	S 00°18'10" W	67.48'
L3	N 00°16'49" E	71.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	175.00	77.30'	76.68'	S 1°22'14" E
C2	125.00	99.41'	98.60'	S 1°22'14" E



**INNOVATE**  
Engineering & Surveying

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

REVISION SURVEY FOR:  
**K QUATRO DEVELOPMENT LLC**

LOCATED IN  
LAND LOT 146  
11TH LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 03/19/2026  
FIELD SURVEY DATE:  
03/16/2026

FIELD CLOSURE: 1' IN 41,944'  
ANGLE ERROR: 2' PER ANGLE  
PLAT CLOSURE: 1' IN 399,392'  
METHOD OF ADJUSTMENT: NONE  
DRAWN BY: LCB  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRX6+ GNSS ROVER  
CARLSON RT3 TABLET DC

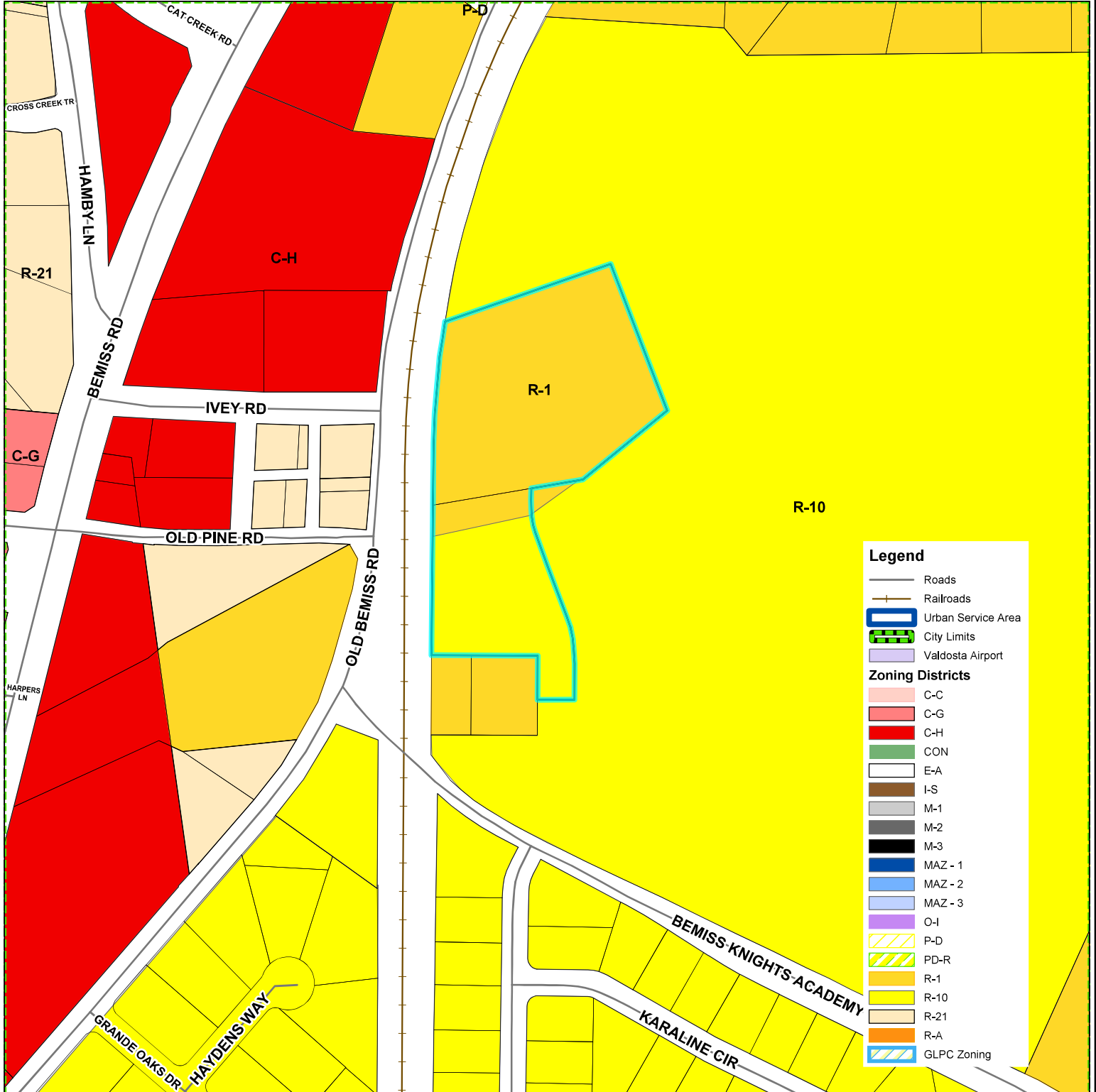
P:\1821-KNIGHTS LANDING PHASE 5 - SUBDIVISION SURVEY\1821 COMB.DWG 3/27/2026 11:29 AM

# REZ-2026-11

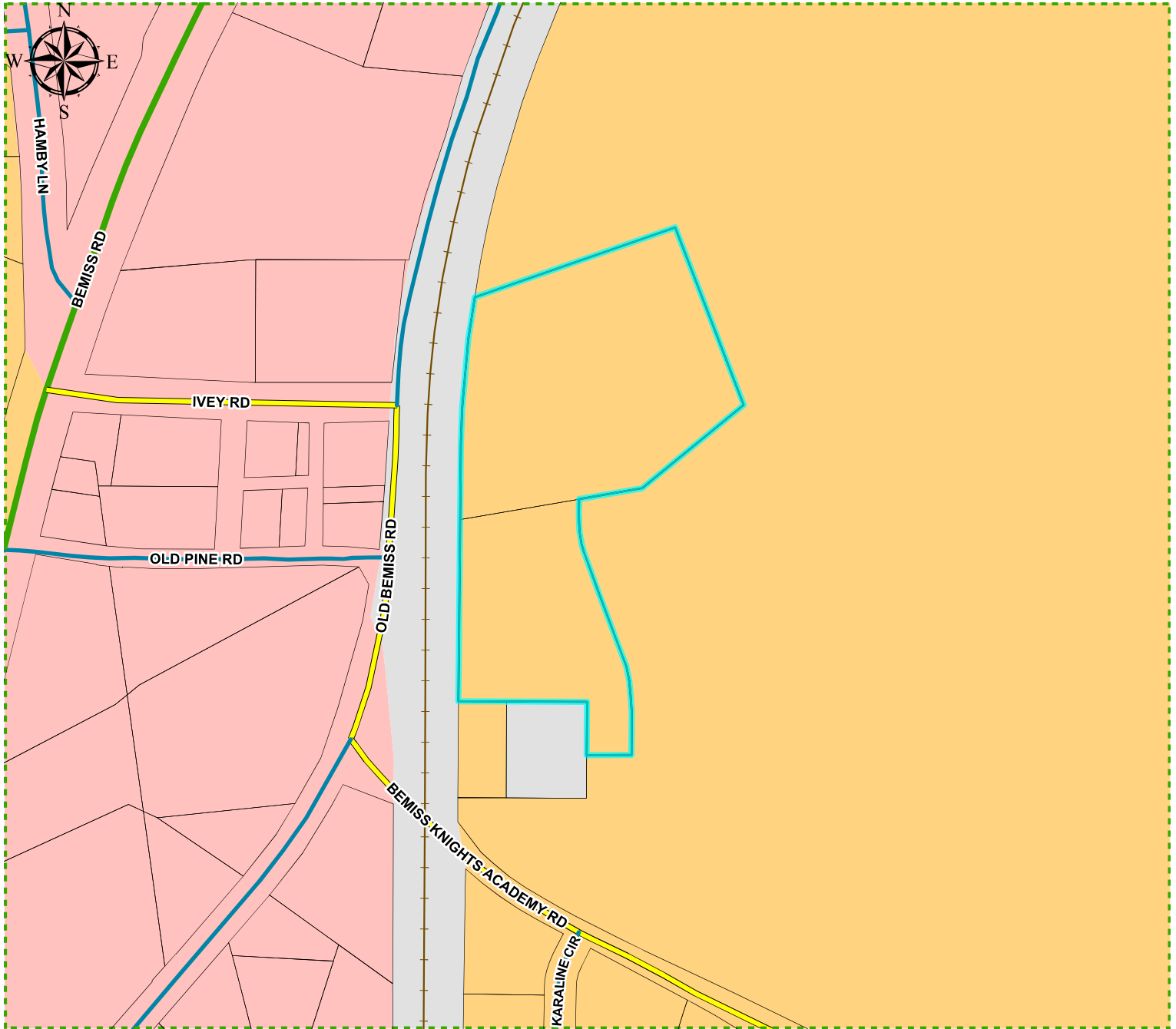
# Zoning Location Map

**Blackwater Development LLC &  
Webb Fish Farm Repurposing  
Rezoning Request**

**CURRENT ZONING: R - 1 and R - 10 (part of  
094B) and R - 1 (094A)  
PROPOSED ZONING: C - G**



## Blackwater Development LLC & Webb Fish Farm Repurposing 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



## Blackwater Development LLC & Webb Fish Farm Repurposing 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
- allsub (service) selection





LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-21 &  
R-1 to C-G, County Utilities

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

Annual

Capital

N/A

SPLOST

TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-  
21 & R-1 to C-G, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) and R-1 (Low Density Residential) zoning to C-G (General Commercial) zoning to develop a child care learning facility. The subject property possesses road frontage on Bemiss Road, a State Highway, and is within the Urban Service Area, Bemiss Corridor Overlay, and Neighborhood Activity Center Character Area, which recommend C-G zonings.

Adjoining properties are currently owned and operated as religious facilities, parsonages, or single-family homes, while new developments just beyond are zoned for higher density residential and commercial.

For reference, the minimum buffer area between C-G and E-A/R-A/R-1 is thirty (30) feet, and includes 4 shade trees and 25 shrubs per 100 linear feet, but may be reduced to fifteen (15) feet with 3 shade trees and 19 shrubs per 100 linear feet with the installation of a 6' to 8' opaque fence. Existing trees, which are four (4) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention. Supplemental Standards for certain uses in C-G may also increase the minimum buffering requirements at the time of development.

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, lot sizes, and zoning patterns, the availability of County Utilities, the Corridor Overlay Standards, and therefore recommends approval of the request for C-G zoning with the following Condition:

1. No Alcohol Package Stores, Clubs, Lodges, Meeting or Event Facilities shall be allowed.

At the Planning Commission meeting, the applicant's engineer spoke in support and offered to answer any technical questions. No one spoke in opposition, and therefore the GLPC voted unanimously (11-0) to Recommend Approval with the one Condition.

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

RECOMMENDED ACTION: Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# INNOVATE!

Engineering & Surveying

March 30, 2026

RE: Letter of Intent  
Bemiss Road Daycare  
4909 Bemiss Road

Eleanor McBurrough intends to develop property located at 4909 Bemiss Road into a daycare facility. The  $\pm$ 2.28-acre property is identified as Map 0145B, Parcels 187 and 188. They are currently mixed zoning of R-1 and R-21. It is intended to rezone both tracts to C-G. This zoning is consistent with adjacent zoning and development trends along the Bemiss Road corridor.

Please accept and approve this rezoning application.

Respectfully submitted,

*Bill Kent*

William D. Kent, PE

Enclosures

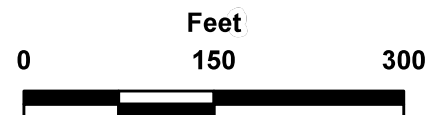
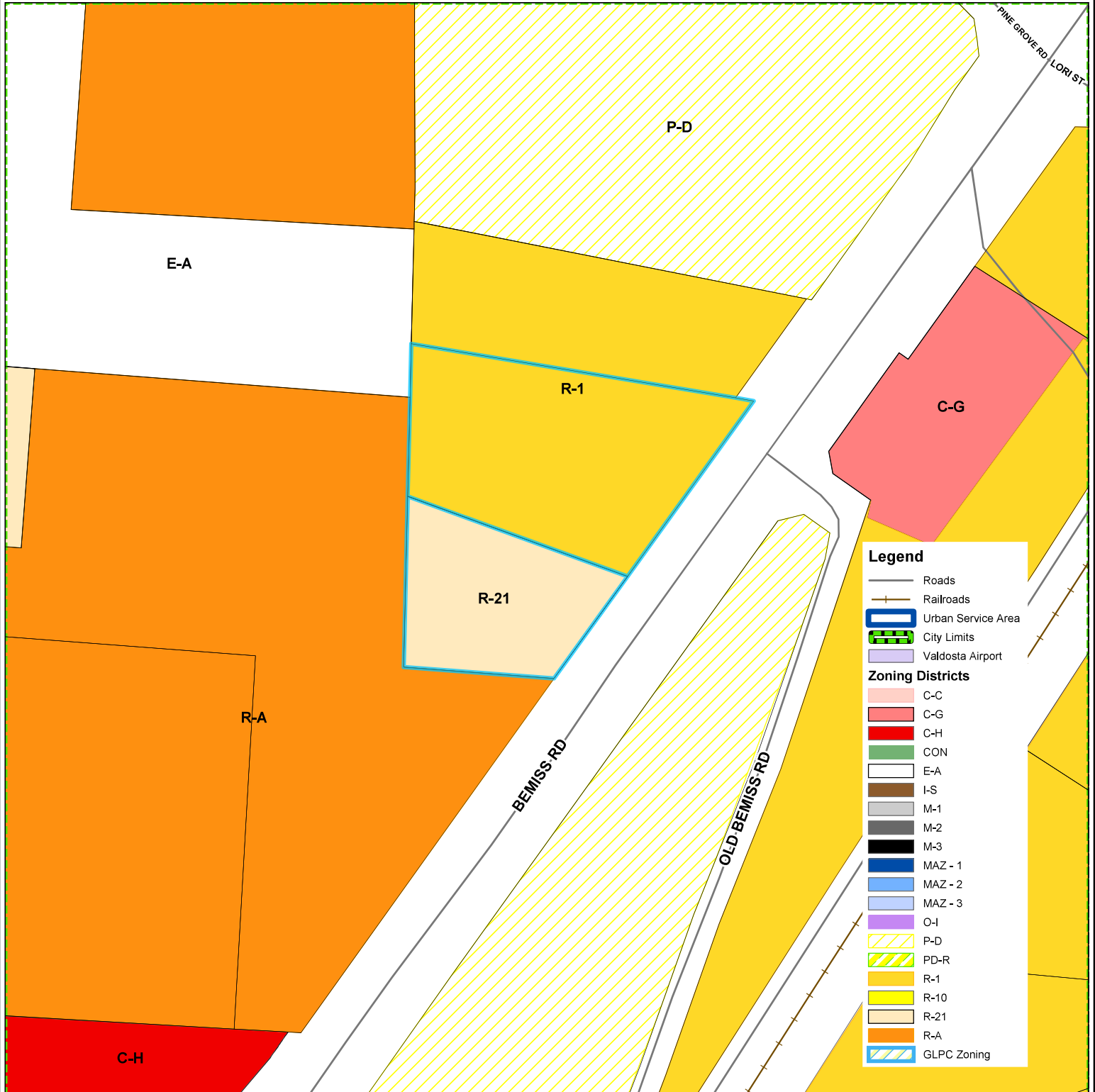


# REZ-2026-12

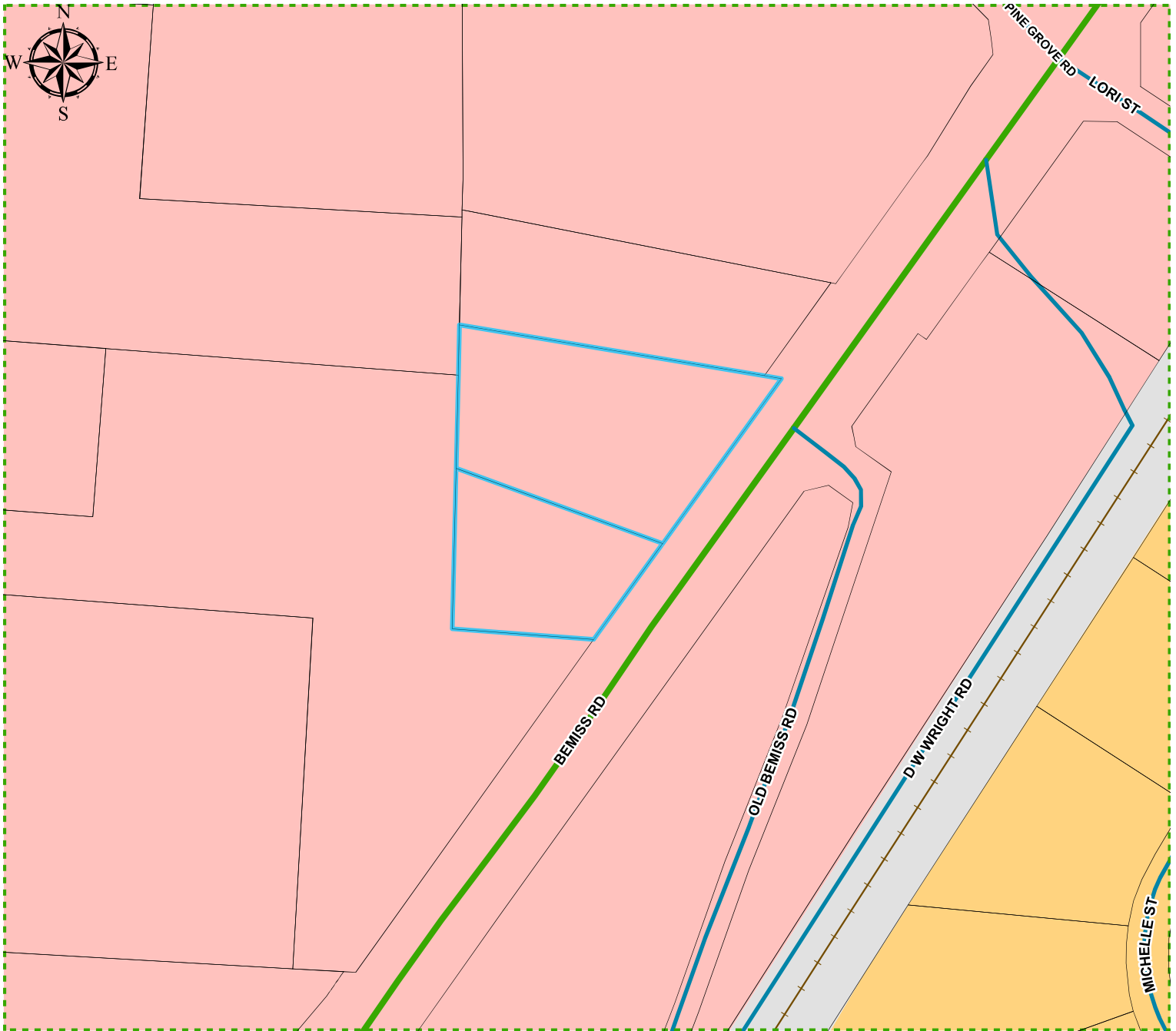
# Zoning Location Map

**McBurrough**  
**Rezoning Request**

**CURRENT ZONING: R - 1 and R - 21**  
**PROPOSED ZONING: C - G**



## McBurrough Rezoning Request



0 55 110 220  
US 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

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- Industrial Activity Center
- Industrial Area

### Legend

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- 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

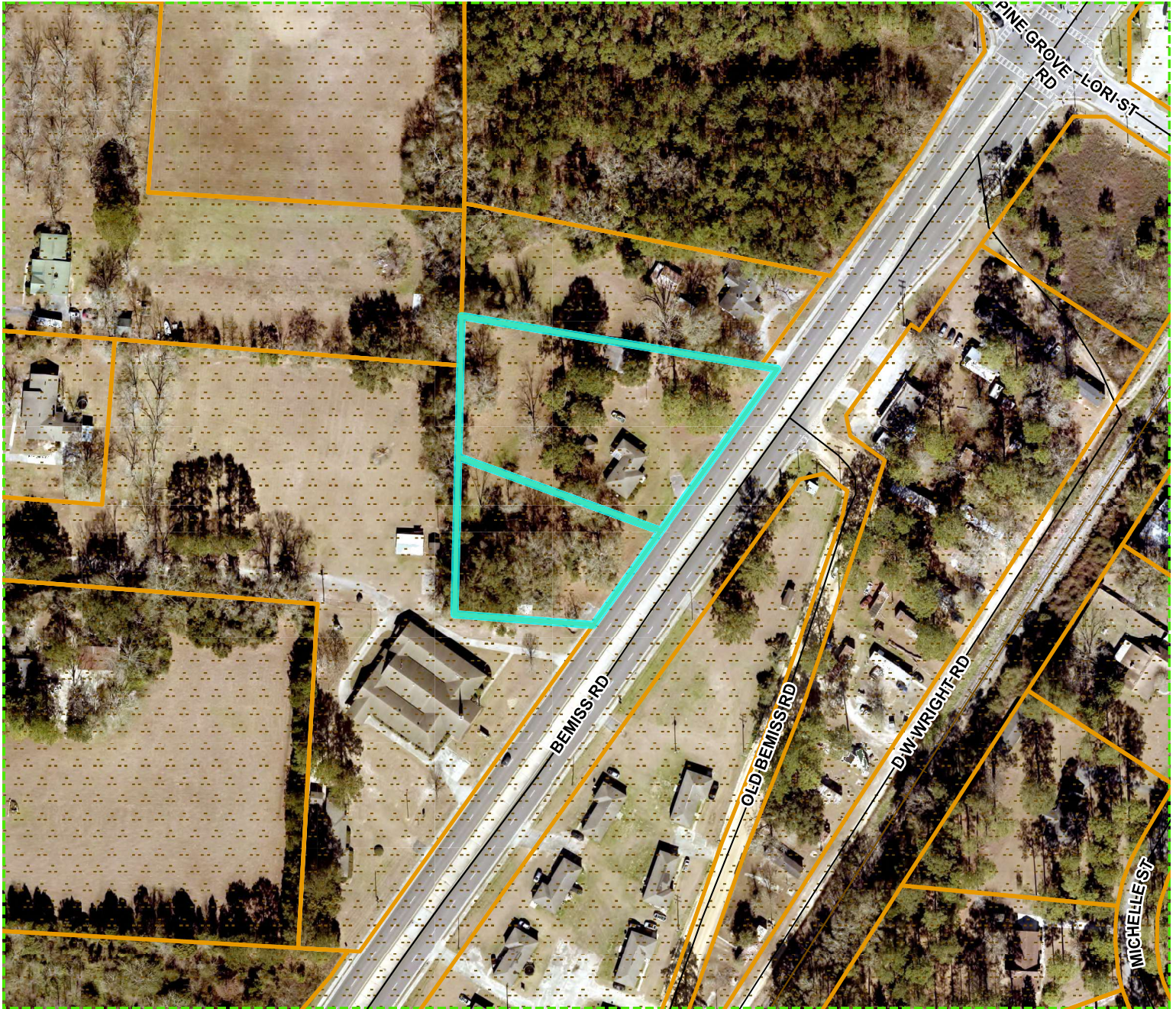
# REZ-2026-12

# WRPDO Site Map

## McBurrough 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
- landlots



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2026 Local Road Assistance (LRA) Administration Funds  
Application

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: \$1,668,145.32

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2026 LRA Administration Funds Application

HISTORY, FACTS AND ISSUES: The Georgia Department of Transportation announced that the Governor and the Legislature included the Local Road Assistance (LRA) in the amended fiscal year 2026 budget. The LRA funds will be distributed using the Local Maintenance and Improvement Grant (LMIG) Application System and will require no matching funds. The fiscal year 2026 LRA formula amount for Lowndes County is \$1,668,145.32.

If approved, the LRA funds will be used for resurfacing the roads attached in the agenda packet.

OPTIONS: 1. Approve the Chairman to sign the LRA administration funds application.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

## 2026 LMIG LRA PROJECT REPORT

County/City Lowndes County

<b>Road Name</b>	<b>Beginning</b>	<b>Ending</b>	<b>Length (Miles)</b>	<b>Description of Work</b>	<b>Project Cost</b>
Val Del Road	SR 122	Cook County	1.29	Resurfacing	\$322,500
Dasher Road	Loch Laurel Road	Dasher City Limits	0.79	Resurfacing	\$197,500
Knights Ferry Road	Ousley Road	End Pavement	1.22	Resurfacing	\$305,000
Oak Trace Road	Timber Drive	SR 376	0.18	Resurfacing	\$45,000
Rolling Pine Road	Oak Trace Road	Water Oak Trail	0.43	Resurfacing	\$107,500
Water Oak Trail	Loch Laurel Road	Dead End	0.34	Resurfacing	\$85,000
Pinebrook Drive	Water Oak Trail	SR 376	0.46	Resurfacing	\$115,000
Two Knotch Circle	Pinebrook Drive	Dead End	0.06	Resurfacing	\$15,000
Pinewood Drive	Cul-De-Sac	Dead End	0.11	Resurfacing	\$27,500
Big Hickory Circle	Pinebrook Drive	Dead End	0.06	Resurfacing	\$15,000
Wellington Woods Drive	Old US 41	Woodfield Drive	0.17	Resurfacing	\$42,500
Woodfield Drive	Dead End	Dead End	0.21	Resurfacing	\$52,500
Beaver Run Road	Quail Nest Drive	White Water Road	1.13	Resurfacing	\$282,500

Quail Nest Drive	Beaver Run Road	Beaver Run Road	0.46	Resurfacing	\$115,000
Twin Oaks Road	Quail Nest Drive	Cul-De-Sac	0.25	Resurfacing	\$62,500
Bent Tree Drive	White Water Road	Dead End	0.30	Resurfacing	\$75,000

*Lowndes County  
Board of Commissioners*

*Bill Slaughter, Chairman*



*Joyce E. Evans, District 1  
Scott Orenstein, District 2  
Mark Wisenbaker, District 3  
Demarcus Marshall, Ph.D. District 4  
Michael Smith, District 5*

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*Post Office Box 1349 • Valdosta, GA 31603-1349 • Phone (229) 671-2400 • Fax (229) 245-5222*

May 12, 2026

Mr. Dennis Carter  
Georgia DOT  
710 W 2<sup>nd</sup> Street  
Tifton, GA 31794

Re: LMIG 2026 LRA

Mr. Carter,

Attached is the completed Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Local Road Assistance (LRA) Application for Fiscal Year 2026. Also attached is the 202 LMIG LRA Project Report for Lowndes County. The funding from this project will be used for resurfacing County Roads. If you have any question regarding the 2026 LRA Application and Project list, please feel free to contact me.

Respectfully Submitted,

Bill Slaughter  
Chairman

Cc: Paige Dukes, Lowndes County Manager  
Chad McLeod, Director of Engineering Services  
Walt Deloach, Project Manager

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT  
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental  
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

I, Bill Slaughter (Name), the Chairman (Title), on behalf of Lowndes County Board of Commissioners (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government’s Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application (“Loss”). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department’s Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:  
  
\_\_\_\_\_ (Signature)

Bill Slaughter (Print)  
Mayor / Commission Chairperson  
May 12, 2026 (Date)

46621  
E-Verify Number

Sworn to and subscribed before me,  
  
This 12th day of May, 2026.  
In the presence of:

NOTARY PUBLIC  
\_\_\_\_\_  
My Commission Expires:

**LOCAL GOVERNMENT SEAL (required):**

**NOTARY PUBLIC SEAL (required):**

**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

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Infrastructure for Cypress Lakes Subdivision  
Phase V Section II

DATE OF MEETING: May 12, 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 Cypress Lakes  
Subdivision Phase V Section II

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HISTORY, FACTS AND ISSUES: Cypress Lakes Subdivision Phase V Section II is located at the end of Clove Drive in Cypress Lakes Subdivision. This section includes the remainder of Clove Drive and a portion of Eucalyptus Drive. 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 the roads and right of ways, stormwater infrastructure, and utilities infrastructure.

OPTIONS: 1. Adopt the Resolution for acceptance of infrastructure for Cypress Lakes Subdivision Phase V Section II.  
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

# RESOLUTION

WHEREAS, the developer, Cypress Lakes Development, INC, has completed improvements on Cypress Lakes Subdivision Phase V Section II; and

WHEREAS, Cypress Lakes Development, INC, 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, Cypress Lakes Development, INC, has provided a written request for Lowndes County to accept the residential streets, storm water infrastructure, utilities infrastructure in Cypress Lakes Subdivision Phase V Section II as Lowndes County maintained;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Lowndes County has agreed to accept Cypress Lakes Subdivision Phase V Section II 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  
Billy Young, Fire Chief  
Steve Stalvey, Utilities Director



April 20, 2026

Mr. Chad McLeod  
Lowndes County Engineer  
P O Box 1349  
Valdosta, Ga. 31603

Re: Cypress Lakes Subdivision Phase V Section II

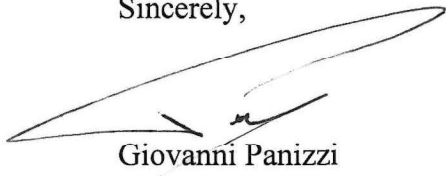
Dear Chad:

I would like to request that Lowndes County accept the streets in the above subdivision for maintenance.

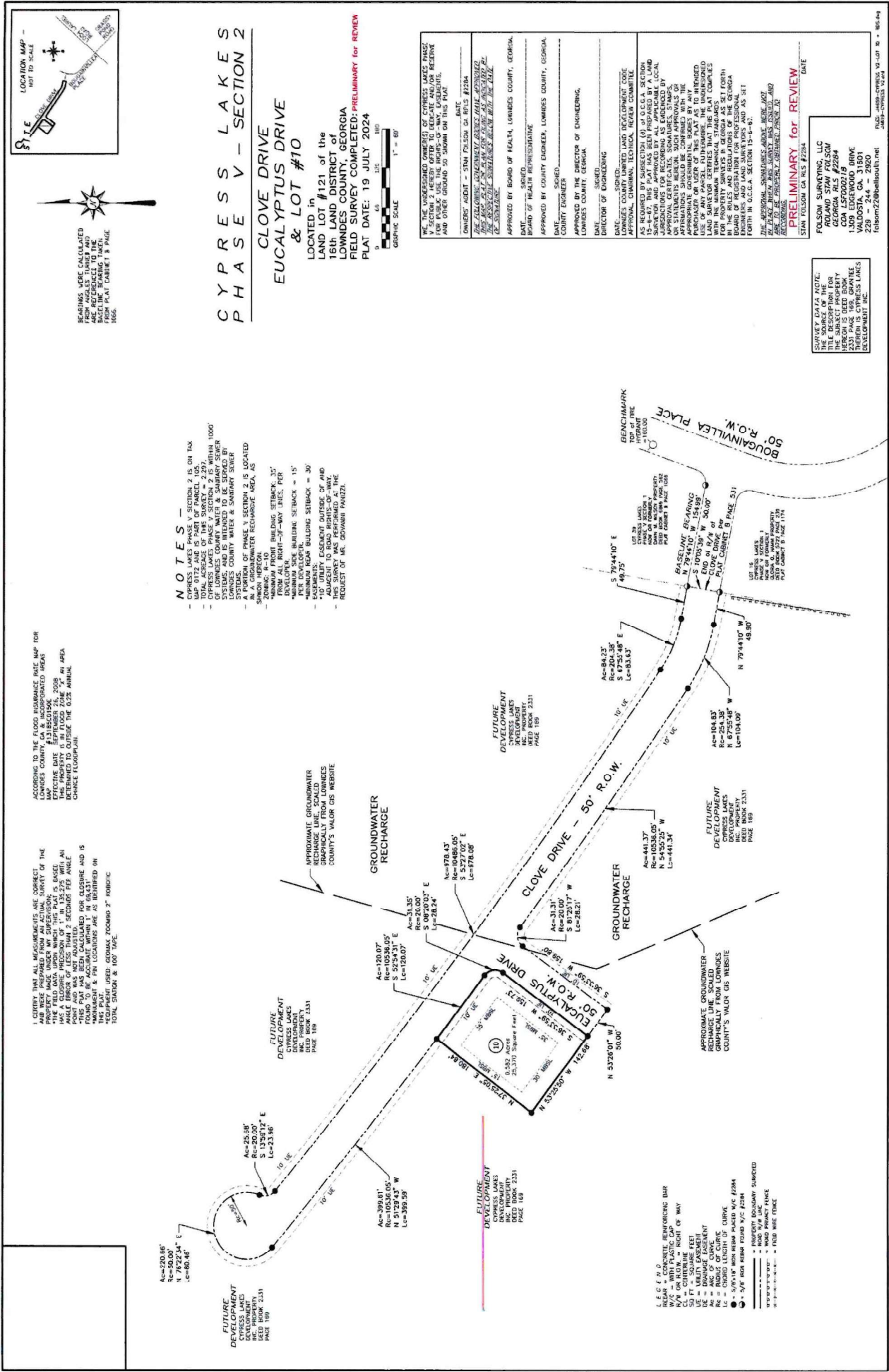
It is my understanding that all other documentation has been sent to your department directly from The Scruggs Company, Stan Folsom Survey.

I would greatly appreciate your cooperation in having these streets accepted as soon as possible. Please let me know if you need further information.

Sincerely,



Giovanni Panizzi  
President



LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Transportation Investment Act (TIA) Local Delivery  
Application for Old US 41 North Widening Phase 4

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: TIA Local Delivery Application — Old US 41 North  
Widening Phase 4

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HISTORY, FACTS AND ISSUES: Old US 41 North Widening Phase 4 is on the Transportation Investment Act (TIA) II list for letting in March 2030. The Local Delivery Application starts the process by allowing Lowndes County to manage the project at the local government level. If approved, the Georgia Department of Transportation (GDOT) will send an approval letter and agreement to be approved by the Lowndes County Board of Commissioners. The project will begin at Union Road and end at the Hahira City limits.

OPTIONS: 1. Approve the application and authorize the Chariman to sign the application.  
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



## Transportation Investment Act (TIA) Local Project Delivery Application

Section I – Local Government Applicant Information		
<b>Applicant</b> Lowndes County	<b>Main Contact</b> Chad McLeod	
<b>Contact Title</b> Director of Engineering	<b>Phone Number</b> 229-671-2424	
<b>Local Government Email address</b> cmcleod@lowndescounty.com		
<b>Contact Address</b> 327 N. Ashley St.		
<b>Address Line 2</b> 2nd Floor Engineering Department		
<b>City</b> Valdosta	<b>State</b> GA	<b>Zip Code</b> 31601

Section II – Project Information			
<b>County</b> Lowndes	<b>City</b> N/A	<b>Congressional District</b> 8	<b>GDOT District</b> 4
<b>Regional Commission</b> Southern Georgia		<b>MPO Region (if applicable)</b> VLMPO	
<b>Regional Commission ID Number/ PI Number/ and Project Name</b> SG2-185-2-28 / 0020531 / Old US 41 North Widening Phase 4			
<input type="checkbox"/> Local Government is LAP Certified			

Please check all phases of delivery in which the Local Government desires to have responsibility (PE, ROW, UTL, CST)

- Preliminary Engineering (PE)
- Right of Way (ROW)
- Utilities (UTL)
- Construction (CST)

### Section III–Method of Delivery

The Local Government’s plan for delivering the selected phase(s) of the Project. Include in this plan the types of resources needed, both inhouse and consultants, and your procedures for managing project quality, scope, schedule, and budget:

Lowndes County will follow the Lowndes County Procurement Policy in the delivery of the project. A GDOT pre-qualified engineering firm will be hired to provide surveying, environmental and civil construction plans for the project. A GDOT pre-qualified real estate negotiator will be hired to negotiate the procurement of the Right of Way required for this project. Lowndes County currently employs two Senior Project Managers, one Project Manager, one Senior Engineering Technician, and consults a Professional Engineer that will oversee the construction of the project.

Please list the Local Government’s previous experience with Project Delivery. List two projects of similar scope and cost.

Project Name:

Briggston Road Grading, Drainage Base and Paving

Project Description:

Grading, base, drainage and paving of an existing County Dirt Road. Total length of the project was 1.56 miles in length

Construction Let Date:

August 2023

Construction Completion Date:

September 2025

Initial Cost Estimate:

\$3,900,000

Final Completed Cost:

\$3,600,000

Project Name:

Old US 41 Widening - Grading, Drainage, Base, and Paving

Project Description:

Widening of an existing County road including grading, drainage, base, and paving.  
Total length of the project was 2.34 miles.

Construction Let Date:

April 2021

Construction Completion Date:

March 2023

Initial Cost Estimate:

6,516,800.00

Final Completed Cost:

6,516,800.00

Is the Project on the State Route System or does it tie to a State Route?

Yes

Procedures in place or that will be in place for regular reporting to GDOT of Project scope, schedule, and budgets.

Monthly Conference Calls with GDOT TIA Officials

The Local Government's procedures in place for contract payment validation.

Lowndes County Procurement Policy

The Local Government's conflict of interest policy.

Lowndes County Procurement Policy

Complete the information below and submit to:

Kenneth Franks, State TIA Administrator  
Georgia Department of Transportation  
600 West Peachtree Street, NW  
Atlanta, Georgia 30308

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I hereby certify that I am a principle and duly authorized representative of  
Lowndes County Board of Commissioners, Georgia, whose address is 327 N Ashley Street,  
Valdosta, GA 31601.

LOCAL GOVERNMENT:

\_\_\_\_\_ (Signature)

Chairman (Title)

\_\_\_\_\_ (Date)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Beer and Wine License - Vikrambhai Patel of Hari Om  
Narayan Inc., DBA Eagle Food Mart, 4952 Bemiss Road, Valdosta, GA  
31605

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Beer and Wine License - Vikrambhai Patel of Hari Om  
Narayan Inc., DBA Eagle Food Mart, 4952 Bemiss Road, Valdosta, GA 31605

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HISTORY, FACTS AND ISSUES: Vikrambhai Patel of Hari Om Narayan Inc., DBA Eagle Food Mart, 4952 Bemiss Road, Valdosta, GA 31605 is requesting a license for the sale of beer and wine for consumption off premises. This is due to a change in ownership. 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:

**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.

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

HARI OM NARAYAN INC

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

EAGLE 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:

VIKRAMBHAI PATEL

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

4952 Bemiss Rd

Valdosta, GA 31605

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

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: 4879 Bemiss Rd

School, college or other educational facility or grounds: 4023 Pine Grove

10. Has the Applicant or the establishment to be licensed been denied or had revoked an alcohol license by Lowndes County within the preceding twelve (12) months?  YES  NO  
If yes, please explain. [Attach additional pages if more space needed]

11. Has the Applicant, any person identified in question 12 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]

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

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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]

NA  
Name Address

NA  
Name Address

NA  
Name Address

NA  
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]

VIKRAMBHAI PATEL 100%  
President 4952 Bemiss Rd  
Address

NA  
Vice President Address

NA  
Secretary Address

NA  
Treasurer Address

NA  
Director Address

Vikrambhai Patel 100%  
Stockholder 4952 Bemiss Rd  
Address

NA  
Stockholder Address

NA  
Stockholder Address

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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]

NA  
Member Name Address

NA  
Member Name Address

NA  
Member Name Address

NA  
Manager Name Address

NA  
Manager Name Address

NA  
Officer Name Address

NA  
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.

NA  
Name Address

NA  
Name Address

NA  
Name Address

NA  
Name Address

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

14. Has the Applicant, any person listed in question 12 above, or any employee of the Applicant's establishment been convicted within the previous 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

15. Has the Applicant, any person identified in question 12 above and each employee of Applicant's establishment attach a fully completed and executed consent statement for necessary investigation reports? (see attachment A)  YES [ ] NO

16. If the establishment for which a license is sought is or was licensed under the Lowndes County Alcohol Ordinance (or any previous ordinances or resolutions pertaining to alcoholic beverages), 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 12 above. [Attach additional pages if more space is needed]

Purchased business from unrelated party

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17. Has the individual making this application attached a fully completed and executed affidavit (see attachment B) verifying his or her legal presence in the U.S., and also presented as his or her identification an original of one of the following current and valid "secure and verifiable documents" under O.C.G.A. § 50-36-1: 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. Is there attached a fully completed and executed affidavit verifying compliance by the Applicant with the federal work authorization program? (see attachment C or D)  YES [ ] NO

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

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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 Vikrambhai Patel of Harion Narayan Inc 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 1<sup>st</sup> and expiring December 31<sup>st</sup>, 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 a cashier's check, money order, other certified funds, or cash] 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.

V. G. Patel  
Signature of Individual Making this Application

Sworn to and subscribed before me  
this 18 day of March 2026.

Date: 3/18/2026

[Signature]  
Notary Public

My commission expires: NOV 28, 2026



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ATTACHMENT B

AFFIDAVIT OF COMPLIANCE WITH O.C.G.A. §50-36-1

By executing this affidavit under oath, as an Applicant for an alcoholic beverage license from the Lowndes County Board of Commissioners, the undersigned Applicant verifies one of the following with respect to my application:

- 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. §50-36-1, with this affidavit. Form of secure and verifiable document: D

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 may 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 Valdosta (city), GA (state).

V. V. Patel  
Signature of Applicant

Vikrambhai Patel  
Printed Name of Applicant

Sworn to and subscribed before me this 18 day of March 2026.

[Signature]  
Notary Public

My commission expires: Nov 28, 2026



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ATTACHMENT D

AFFIDAVIT OF PRIVATE EMPLOYER OF COMPLIANCE PURSUANT TO O.C.G.A. §36-60-6

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-90.

V. B. Patel  
Signature of Exempt Private Employer

Vikrambhai Patel  
Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 18, 2026 in Valdosta (city), GA (state).

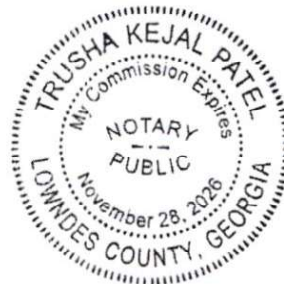
V. B. Patel  
Signature of Authorized Officer or Agent

Vikrambhai Patel, President  
Printed Name and Title of Authorized Officer or Agent

Sworn to and subscribed before me this 18 day of March 20 26

[Signature]  
Notary Public

My commission expires: Nov. 28, 2026



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4952 Bemiss Rd



PINE GROVE RD  
BEMISS RD

LORIST

D W WRIGHT RD

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Distance Check

Date: 04/08/2026

Establishment: Hari Om Narayan INC

Address: 4952 Bemiss Rd, Valdosta, GA 31605


Nearest School: Highland Christian Academy

Address: 4023 Pine Grove Rd, Valdosta, GA 31605 Distance: 0.02

Nearest Church: Bemiss United Methodist Church

Address: 4879 Bemiss Rd, Valdosta, GA 31605 Distance: 0.02

Officer Assigned: Taha Al Qaisi

Signature: 

Comments:

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APR 08 2026

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Replacement of Three Servers

DATE OF MEETING: May 12, 2026

BUDGET IMPACT: \$79,999.98

FUNDING SOURCE:

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

Work  
Session/Regular  
Session

COUNTY ACTION REQUESTED ON: Replacement of Three Servers

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HISTORY, FACTS AND ISSUES:

The purchase of three new servers is requested to replace the current aging server environment. The existing hardware has reached end of support and can no longer be upgraded, making replacement necessary. This upgrade will allow for newer operating systems, providing better compatibility, improved security, and continued support. It will also improve performance, increase reliability, and better support day-to-day operations, while helping keep systems stable and prepared for future needs.

OPTIONS: 1. Approve  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: ITS

DEPARTMENT HEAD: Aaron Kostyu

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Industrial Authority Series 2026 Bonds

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: \$ - 0 -

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Approving Resolution

HISTORY, FACTS AND ISSUES: Related to the proposed issuance and sale of the Industrial Authority's Series 2026 Bonds, attached is a proposed Resolution of the Board of Commissioners to approve:

1. the form of the Bond Resolution adopted by the Industrial Authority May 1, 2026
2. a contract between the Authority and the County in which the County agrees to pay amounts sufficient to pay the principal and interest on the Series 2026 Bonds
3. a Bond Purchase Agreement
4. an Answer to be filed in proceedings to validate the Series 2026 Bonds
5. the Preliminary Official Statement
6. a Deemed Final Certificate
7. an Official Statement
8. a Disclosure Certificate
9. additional actions necessary or desirable in connection with the Contract and the issuance and sale of the Series 2026 Bonds

OPTIONS: 1. Approve Resolution as presented  
2. Redirect

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF LOWNDES COUNTY, GEORGIA TO APPROVE THE EXECUTION AND DELIVERY OF AN INTERGOVERNMENTAL CONTRACT WITH THE VALDOSTA-LOWNDES COUNTY INDUSTRIAL AUTHORITY; TO RATIFY CERTAIN ACTIONS PREVIOUSLY TAKEN BY THE COUNTY; TO CONSENT TO THE AUTHORITY TAKING CERTAIN ACTIONS; AND FOR OTHER PURPOSES

WHEREAS, the Valdosta-Lowndes County Industrial Authority (the “Authority”) was duly created and is validly existing pursuant to an Amendment to the Constitution of the State of Georgia, Ga. Laws 1960, p. 1359 et seq., as supplemented by an Act of the Georgia General Assembly, Ga. Laws 1960, p. 2786 et seq. and as continued by an Act of the Georgia General Assembly, Ga. Laws 1985, p. 3710, et seq., as amended (collectively, the “Act”); and the Authority is now existing and operating and its members have been duly appointed and entered into their duties; and

WHEREAS, the Authority was created to encourage and promote the expansion of industry, agriculture, trade, commerce and recreation in the City of Valdosta (the “City”) and the County of Lowndes (the “County”) and to make long-range plans therefor, and pursuant to the authority granted in the Act, the Authority is empowered to buy, acquire, develop, improve, own, operate, maintain, sell, lease as lessor and lessee, and mortgage land, buildings, and property of all kinds within the County; and

WHEREAS, the Act grants the Authority the power and authority to borrow money for any of its corporate purposes and to issue its revenue bonds in order to finance any undertaking within the scope of its power; and the procedure for validation, issuance and delivery of such revenue bonds shall be in all respects in accordance with the Revenue Bond Law (O.C.G.A. § 36-82-60 et seq., as amended), as if said obligations had been originally authorized to be issued thereunder; and

WHEREAS, under the Act and the Revenue Bond Law, the Authority has the power (a) to issue Revenue Bonds and use the proceeds for the purpose of paying all or part of the cost of any project or undertaking (as authorized by the Act and the Revenue Bond Law) which encourages and promotes the expansion of industry, agriculture, trade, commerce and recreation in the City and the County and improves the general welfare of the people of said County; (b) to make and execute contracts and other instruments necessary to exercise the powers of the Authority; (c) to issue revenue bonds for the purpose of paying, in whole or in part, the cost of any undertaking or to refund any previously issued revenue bonds issued for the purpose of paying, in whole or in part, the cost of any undertaking; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or

equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Act provides that the Authority may contract with political subdivisions of the State of Georgia; and

WHEREAS, the County is a political subdivision of the State of Georgia, legally created and validly existing under the laws of the State of Georgia; and

WHEREAS, in accordance with the Act, the County is authorized to levy and collect an annual tax to provide financial assistance to the Authority for the purpose of developing and promoting industry and agriculture; provided, however, that the tax for such purpose shall not exceed two mills per dollar upon the assessed value of taxable property in the County; and

WHEREAS, the Authority proposes to acquire, develop and improve one or more economic development projects located in the County, as more fully described in Exhibit A to the Contract (as defined below) (the “Project”); and

WHEREAS, the Authority proposes to finance all or a portion of the costs of the Project with the proceeds derived from the issuance of its Economic Development Taxable Revenue Bonds, Series 2026A (the “Series 2026A Bonds”) and its Economic Development Revenue Bonds, Series 2026B (the “Series 2026B Bonds” and, together with the Series 2026A Bonds, the “Series 2026 Bonds”) in the aggregate principal amount not to exceed \$37,000,000; and

WHEREAS, the Authority and the County propose to enter into an Intergovernmental Contract, dated as of the date thereof (the “Contract”), pursuant to which the Authority will agree to issue the Series 2026 Bonds to acquire, develop and improve the Project, and the County, in consideration of the Authority’s doing so, will agree to pay to the Authority amounts sufficient to pay the principal of, premium, if any, and interest on the Series 2026 Bonds and to levy an ad valorem property tax (if necessary), on the assessed value of all property located within the County subject to such tax, at such rate or rates, limited to two mills per dollar, in order to pay the principal of, premium, if any, and interest on the Series 2026 Bonds; and

WHEREAS, the County proposes to authorize the execution and delivery of a Bond Purchase Agreement, dated the date hereof (the “Bond Purchase Agreement”), and substantially in the form presented to the Board of Commissioners of Lowndes County, Georgia (the “Board of Commissioners”) at this meeting, among the Authority, the County and Raymond James & Associates, Inc. (the “Underwriter”), providing for the sale of the Series 2026 Bonds to the Underwriter; and

WHEREAS, the County proposes to authorize and approve the distribution of a Preliminary Official Statement (the “Preliminary Official Statement”) to be used in connection with the offering and sale of the Series 2026 Bonds; and

WHEREAS, the County proposes to approve the execution and delivery of an Official Statement (the “Official Statement”) with respect to the Series 2026 Bonds; and

WHEREAS, the County proposes to authorize the execution, delivery and performance of a Continuing Disclosure Certificate, dated the date of the Bond Purchase Agreement (the “Disclosure Certificate”) to assist the Underwriter in complying with its obligations under Rule 15c2-12 of the Securities Exchange Act of 1934, as amended; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LOWNDES COUNTY, GEORGIA, AS FOLLOWS:

Section 1. Bond Resolution. The Board of Commissioners hereby approves the form of the Bond Resolution, adopted by the Authority on May 1, 2026, in substantially the form attached hereto as Exhibit A, together with such supplements and amendments which may be made thereto with the consent of the Chairman of the Board of Commissioners (the “Chairman”).

Section 2. Contract. The execution, delivery and performance by the Chairman or Vice-Chairman of the Board of Commissioners and Clerk of the County of the Contract are hereby authorized and approved. Such Contract shall be in substantially the form attached hereto as Exhibit B, subject to such changes, insertions and omissions as may be approved by the Chairman or Vice-Chairman executing the same, and the execution of the Contract by the Chairman or Vice-Chairman and Clerk as herein authorized shall be conclusive evidence of such approval.

Section 3. Payments Under the Contract. There are hereby authorized to be made by the County, from any moneys available for such purpose, all of the Contract Payments due under the Contract in such amounts and at times which will be sufficient to enable the Authority to pay when due the principal of and interest on the Series 2026 Bonds.

Section 4. Bond Purchase Agreement. The execution, delivery and performance by the Chairman or Vice-Chairman of the Board of Commissioners of the Bond Purchase Agreement are hereby authorized and approved. The Bond Purchase Agreement shall be in substantially the form presented to the Board of Commissioners at this meeting, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman executing the same, and the execution of the Bond Purchase Agreement by the Chairman or Vice-Chairman as herein authorized shall be conclusive evidence of such approval.

Section 5. Bond Validation. The Chairman is authorized and directed to cause to be prepared an answer to be filed in validation proceedings requesting that the Series 2026 Bonds and the security therefor be declared valid in all respects.

Section 6. Approval of Preliminary Official Statement. The use and distribution of the Preliminary Official Statement with respect to the Series 2026 Bonds is hereby authorized and approved.

Section 7. Deemed Final Certificate. The execution and delivery of the certificate deeming the Preliminary Official Statement final for purpose of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934, as amended, are hereby authorized and approved.

Section 8. Approval of Official Statement. The Chairman or Vice-Chairman of the Board of Commissioners is hereby authorized to execute and deliver on behalf of the County the Official Statement and such certificates or letters of representation as may be necessary or convenient relating to the information concerning the County in the Official Statement of the Authority relating to the Series 2026 Bonds. The Official Statement shall be in substantially the form as the Preliminary Official Statement, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman executing the same, and the execution of the Official Statement by the Chairman or Vice Chairman as herein authorized shall be conclusive evidence of such approval. The use and distribution of the Official Statement by the Underwriter is hereby approved.

Section 9. Disclosure Certificate. The execution and delivery by the Chairman or Vice-Chairman of the Board of Commissioners of the Disclosure Certificate are hereby authorized and approved. The Disclosure Certificate shall be in substantially the form attached as an appendix to the Preliminary Official Statement, subject to such changes, insertions or omissions as may be approved by the Chairman or Vice-Chairman executing the same, and the execution of the Disclosure Certificate by the Chairman or Vice-Chairman as herein authorized shall be conclusive evidence of such approval.

Section 10. Additional Actions. From and after the date of adoption of this Resolution, the Chairman and Clerk of the County are hereby authorized and empowered to take such other actions and to execute for and on behalf of the County all such agreements, certificates, affidavits and other documents as may be necessary or desirable in connection with the execution and delivery by the County of the Contract, the issuance and sale of the Series 2026 Bonds and the effectuation of the matters contemplated by this Resolution.

Section 11. Ratification of Prior Actions; Repealing Clause. All actions of the County previously taken with respect thereto, are hereby ratified and reaffirmed except to the extent specifically modified or supplemented by this Resolution and by the execution of the Contract as contemplated herein. All resolutions or parts thereof of the Board of Commissioners in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 12. No Personal Liability. No stipulation, obligation or agreement herein contained or contained in the Bond Resolution, the Contract or any amendatory contract or any other document relating to the Series 2026 Bonds shall be deemed to be a stipulation, obligation or agreement of any officer, member, agent or employee of the County in his or her individual capacity and no such officer, member, agent or employee shall be personally liable on the Series 2026 Bonds or be subject to personal liability or accountability by reason of the issuance or amendment thereof.

Section 13. Effective Date. This Resolution shall take effect immediately upon its adoption.

Adopted this 12<sup>th</sup> day of May, 2026.

LOWNDES COUNTY, GEORGIA

(SEAL)  
Attest:

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: 2026 Local Maintenance and Improvement Grant (LMIG)  
Resurfacing Bids (ENG 2026-01)

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: \$629,677.25

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2026 Resurfacing Bids

HISTORY, FACTS AND ISSUES: The 2026 Local Maintenance and Improvement Grant (LMIG) Application was approved by the Commission on January 12, 2026. The grant was approved by the Georgia Department of Transportation, Lowndes County received the grant funds, and staff advertised the project for bids. The 2026 LMIG Resurfacing bids presented are to include resurfacing and/or restriping the roads attached in the agenda packet. Bids were opened on April 21, 2026, and staff received two bids:

The Scruggs Company — \$629,677.25  
Reames and Son Construction — \$635,191.84

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

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**Old Valdosta Road – 1.92 Miles – 22’ wide – Beginning at Coffee Road Ending at Cook County Line**

- Bituminous tack coat before each lift
- Leveling – 80lbs OGI
- Topping 165lbs 12.5 mm Superpave
- Pick up all shoulder clippings on entire road
- Shoulder grading – See detail
- Permanent grassing (Hydro-seed)
- Temporary centerline stripe 4” wide – once after leveling
- Temporary centerline and edge line stripe 4” wide - once after topping
- Permanent centerline and edge line stripe 5” wide - 15 days after topping
- RPMs

**King’s Way – .33 Miles – 39’ wide – Beginning at Old US 41 New Joint Ending at Camelot Crossing**

- Mill Asphaltic Concrete Pavement 1 1/2 inch Depth
- Topping – 165lbs 12.5 mm Superpave
- Temporary centerline and edge line stripe 4” wide – once after topping
- Permanent centerline and edge line stripe 5” wide (High Build) – 15 days after topping
- Adjust manholes to grade (if needed)
- 8 Type 2 Arrows (Thermoplastic)
- 1 Stop Bar (24” Thermoplastic)

**Camelot Crossing – .15 Miles – Beginning at State Route 7 Ending at Dead End**

- Regular Ga. Paint centerline and edge line stripe 5” wide
- 1 Stop Bar (24” Thermoplastic)

**Guest Road – 1.48 Miles – Beginning at State Route 125 Ending at Bemiss Knights Academy Road**

- Regular Ga. Paint centerline and edge line stripe 5” wide
- 2 Stop Bar (24” Thermoplastic)
- RPM’s
- 2 RR crossings (Thermoplastic)

**James Road – 1.90 Miles – Beginning at State Route 38 Ending at Approx. 135 Feet past Valdosta City Limits at End of Concrete Median**

- Regular Ga. Paint centerline and edge line stripe 5” wide
- Stop Bars (24” Thermoplastic)
- Arrows (Thermoplastic)
- RPM’s
- White & Yellow gore striping

**Idlewood Drive – .88 Miles – Beginning at Whitewater Road Ending at Dead End**

- Regular Ga. Paint centerline and edge line stripe 5" wide
- 1 Stop Bar (24" Thermoplastic)

**Newton Circle – 1.07 Miles – Beginning at Idlewood Drive Ending at Idlewood Drive**

- Regular Ga. Paint centerline and edge line stripe 5" wide
- 1 Stop Bar (24" Thermoplastic)

**Waverly Drive – .21 Miles – Beginning at Newton Circle Ending at Newton Circle**

- Regular Ga. Paint centerline and edge line stripe 5" wide
- 1 Stop Bar (24" Thermoplastic)

**Woodcreek Court – .12 Miles – Beginning at Idlewood Drive Ending at Dead End**

- Regular Ga. Paint centerline and edge line stripe 5" wide
- 1 Stop Bar (24" Thermoplastic)

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Bid for a Debris Hauler for Public Works

DATE OF MEETING: May 12, 2026

Work  
Session/Regular  
Session

BUDGET IMPACT: \$375,814.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Bid for a Debris Hauler for Public Works

HISTORY, FACTS AND ISSUES: Lowndes County solicited bids for a Debris Hauler for the Public Works Department. A debris truck with dual trailer and grapple will be used to pick up large amounts of debris throughout the county while ensuring operational efficiency and safety. The new hauler will allow Public Works to continue other operations rather than pulling equipment off to handle debris. Funding for the hauler is included in SPLOST. Lowndes County received one bid that met specifications.

Four Star Freightliner Valdosta, GA \$375,814.00

OPTIONS: 1. Award the bid to Four Star Freightliner.  
2. Board's Pleasure

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: