

Public Hearing

REZ-2026-13 Touchton Lake Park, ~1.4ac, Cannon Dr., Park Dr., US HWY 41 S, C-H to R-10, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request represents a change in zoning on the subject properties from C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential). The general motivation in this case is for the applicant to develop home sites. Mr. Dillard stated neighboring properties to the north and east are currently zoned R-10 and the Lowndes County Fire Rescue Station at Twin Lakes is planned for the property to the south. 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 potential environmental impacts, and recommends approval of the request for R-10 zoning. The Planning Commission also recommended approval.

TWR-2026-01 Salem Church Tower - WITHDRAWN

County Planner, J.D. Dillard, presented the item stating this item has been withdrawn by the applicant.

FOR CONSIDERATION

Old US 41 North Widening Phase 4, P.I. 0020531 - Transportation Improvement Act (TIA) Project Agreement

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated the Board approved the Transportation Investment Act (TIA) Local Government Application for the Old US 41 North Widening Phase 4 Project on May 12th, 2026. The Georgia Department of Transportation (GDOT) approved the application and sent staff the Project Agreement to be approved and executed. The Project Agreement is required to be executed prior to beginning any phase of the project. Once the agreement is fully executed, GDOT will issue a Notice to Proceed for Preliminary Engineering. The agreement is for eligible project costs up to \$13,252,000.00. Commissioner Marshall asked where this project was starting. Mr. McLeod answered it will be starting at Union Road and go to the Hahira city limits.

Beer, Wine, and Liquor License - Jignasha Patel of Pitstop Three Liquors LLC, DBA Pitstop Liquors, 1405 St. Augustine Road Suite B, Valdosta, GA 31605

Finance Representative, Shelby Clance, presented the item stating that Mr. Patel is requesting a beer, wine and liquor license for consumption off premises. This is due to a change in ownership and all requirements have been met. Commissioner Wisenbaker asked about the required distance between a liquor store and a school or church. Mrs. Clance responded that a liquor store must be at least 300 feet from a church and 600 feet from a school. Commissioner Smith asked about the required distance between liquor stores. Finance Director, Stephanie Black, answered that the liquor stores must be separated by five hundred yards. Commissioner Smith requested that this information be shared with the commissioners. Commissioner Wisenbaker asked whether these distance requirements were established by state law or local ordinance. Ms. Black explained that the county ordinance generally mirrors state law.

GEFA Loan GPPF011 for Bypass Pumps at Lift Station

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated Lowndes County has been preselected for a GEFA loan to install bypass pumps at our lift stations that are currently not equipped