



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, AUGUST 10, 2026, 8:30 A.M.
REGULAR SESSION, TUESDAY, AUGUST 11, 2026 5:30 P.M.
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. Lowndes County 811 Day Proclamation Presentation

5. Minutes For Approval

- a. Work Session - July 27, 2026 & Regular Session - July 28, 2026

Recommended Action: Approve

Documents:

6. Public Hearing

- a. REZ-2026-15 Mardun Ventures, LLC, 6434 Lake Alapaha Blvd, ~10.7ac, R-21 to E-A, County Water & Septic

Recommended Action: Option 2

Documents:

7. For Consideration

- a. Jail Door Locking Control System Replacement

Recommended Action: Approve

Documents:

- b. Jail Skylight Replacement

Recommended Action: Approve

Documents:

- c. Acceptance of Infrastructure for Hunting Lodge Trail Subdivision

Recommended Action: Option 1

Documents:

8. Bid

- a. 2026 Local Maintenance and Improvements Grant (LMIG) Local Road Assistance (LRA) Resurfacing Bids

Recommended Action: Option 1

Documents:

9. Reports - County Manager

- a. David Crawford - Partnership Health Center (Work Session)

Recommended Action:

Documents:

- 10. Citizens Wishing To Be Heard - Please State Your Name and Address**
- 11. Adjournment**

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2026-15 Mardun Ventures, LLC, 6434 Lake Alapaha
Blvd, ~10.7ac, R-21 to E-A, County Water & Septic

DATE OF MEETING: August 11, 2026

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2026-15 Mardun Ventures, LLC, 6434 Lake Alapaha
Blvd, ~10.7ac, R-21 to E-A, County Water & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from R-21 (Medium Density Residential) zoning to E-A (Estate Agricultural) in order to use the property for silviculture operations. The subject property possesses road frontage on Lake Alapaha Blvd., a County maintained Collector road, is within the Urban Service and Suburban Character Areas, and does contain wetlands.

Neighboring properties to the North, South, and East are currently zoned R-21 and part of the Lake Alapaha and Hidden Cove neighborhood, while parcels to the West and Northwest are zoned E-A abutting the subdivision. Staff reviewed the Land Use Chart [\[1\]](#) in Chapter 2 of the ULDC, and recommends R-A (Residential Agricultural) zoning instead, as a buffer between the newly created and developed residential lots along Lake Alapaha Blvd and the permitted uses in E-A zoning.

While a majority of the uses are allowed in both E-A and R-A districts, R-A zoning typically requires supplemental standards, such as access requirements, increased setbacks, and additional buffering compared to E-A's more permissible standards.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of R-A zoning, with the following conditions:

1. Stables and Livestock, Chicken Coops, Kennels, and Cemeteries shall not be allowed
2. Compliance with any recorded Lake Alapaha/Hidden Cove HOA Covenants and Restrictions shall apply

At the Planning Commission meeting, the applicant stated his intent to maintain the planted pines on the property, and had no issues with the proposed conditions. Several neighbors voiced concerns about the allowed uses in either E-A or R-A zoning, potential nuisance factors from agricultural operations, and provided historical context about their previous interactions with the applicant and his property. After that, the GLPC voted unanimously (8-0) to recommend approval with the two conditions.

[\[1\]](#) See attached Land Use excerpt

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:

E-A, Estate Agricultural District (5 acre). This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible.

R-A, Residential Agricultural District (2.5 acre). This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land.

R-21, Medium Density Residential (21,780 square feet). This district is intended to provide for single-family residential dwellings on individual lots at a moderate density of development, consistent with the use of either county or private water systems or county or private sewerage disposal systems or both. The use of on-site septic systems may be permissible.

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	E-A	R-A	CON	R-1	R-21	R-10
Land Uses:						
Single-family (See Also Section 4.01.03 and 9.01.01(C))	P	P		P	P	P
Two-family or Duplex (See Also Section 4.01.03)					P	P
Manufactured homes (See Also Section 4.01.03 and 9.01.01(C))	P	P		P	P	P
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S		S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S		S		
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	P	S				
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P	S				
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P	S				
Stables and Livestock (For an “S” See Also Section 4.03.02)	P	S				

Chicken Coops (For an “S” See Also Section 4.03.01)	P	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	S				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	S					
Bait and Tackle			P			
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S		S		
Cemeteries (For an “S” See Also Section 4.03.06)	S	S				
Child Care Learning Center (For an “S” See Also Section 4.03.08)	S	S		S	S	
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P		P	P	P
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	P	S				
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)			S	S	S	S
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S		S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	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	S	S			
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)	S		S			
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S		S	S	S
Private K-12 Schools (For an “S” See Also Section 4.03.24)	S	S		S	S	S
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	S	S		S	S	S

To whom it may concern:

I am requesting a change of zoning on the attached property that consist of 10.72 acres. The property is currently being used as a tree farm for planted pines that were planted in the winter of 2025. The current zoning is R-21 zoning and I wish to change the zoning to E-A zoning to better fit my current and future use of the property.

Michael Jones
Managing Member Mardun Ventures, LLC.

AS REQUIRED BY SUBSECTION (B) OF O.C.G.A. SECTION 15-4-47, THIS
PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL
APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS LONG AS IT
APPROPRIATE CERTIFICATES, RESOLUTIONS, ORDINANCES, OR STATEMENTS FROM
SUCH APPROVALS OR AFFIRMATIONS WOULD BE COMPILED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF
THIS PLAN AS TO PRELIMINARY USE OF ANY PART THEREOF. THE
UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAN 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 AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

POCKET CODE: TERRY, JR., PLS/AT

DATE

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE
USE OF THIS PLAN IF THE APPROVALS, ORDINANCES, ETC. ARE APPLICABLE
LEGAL, ENGINEERING, ARCHITECTURAL, AND NOT PRESENT.

**** PRELIMINARY ****

USE NOTES:

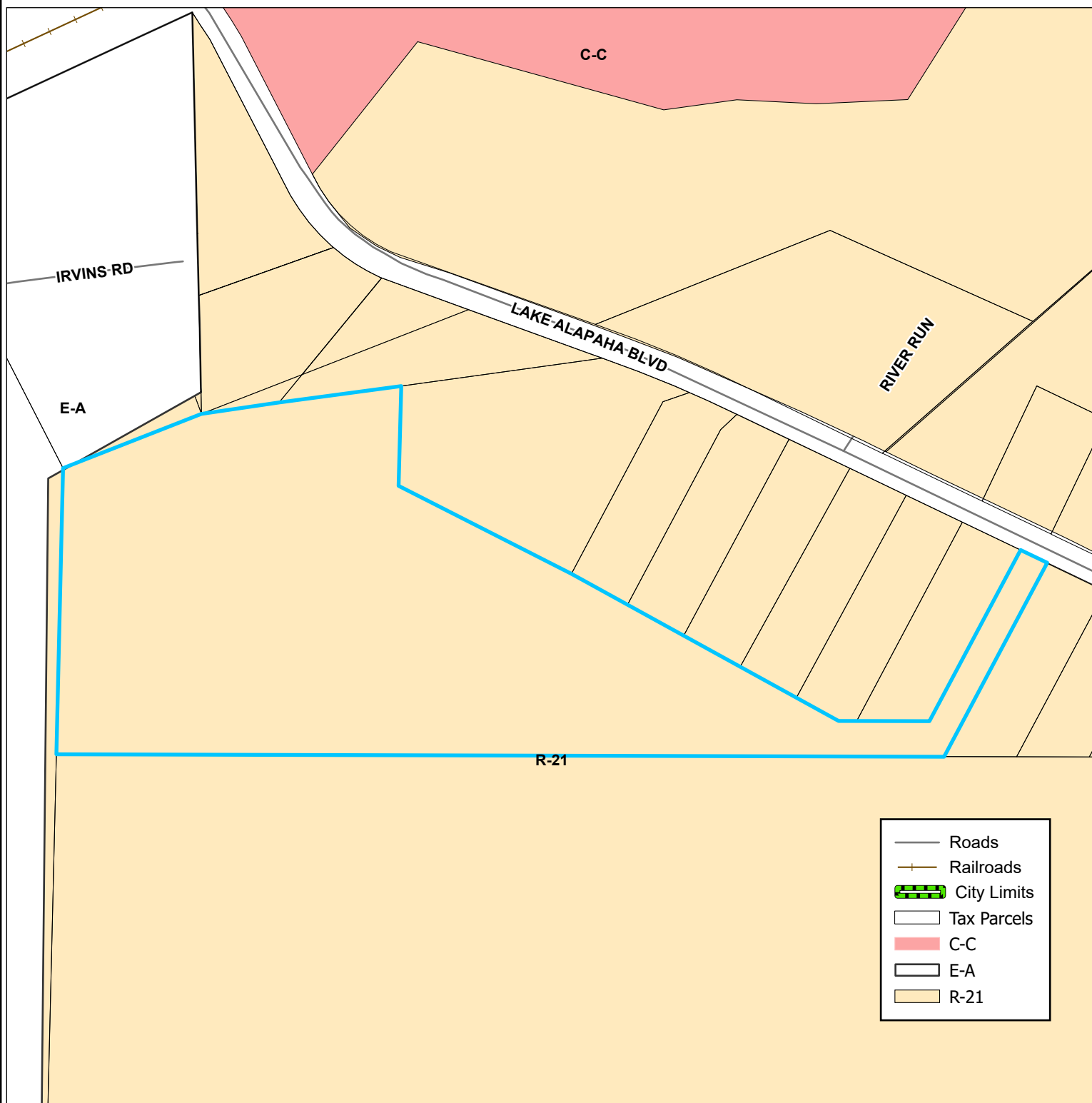
1. GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
2. THE TYPE OF GPS EQUIPMENT USED, CHAMBERLAIN 720 RECEIVED DATA FREQUENCIES, BEARING CORRECTIONS FROM THE GPS WAS FURNISHED.
3. THE TYPE OF GPS SURVEY PERFORMED WAS A BURN SURVEY USING THE GPS WAS FURNISHED FOR THE GPS CONTROL.
4. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMISSION (FGDC) STANDARD FOR SPATIAL DATA ACCURACY IS 0.1 FEET HORIZONTAL AND 0.1 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

CLAIMING TITLES:

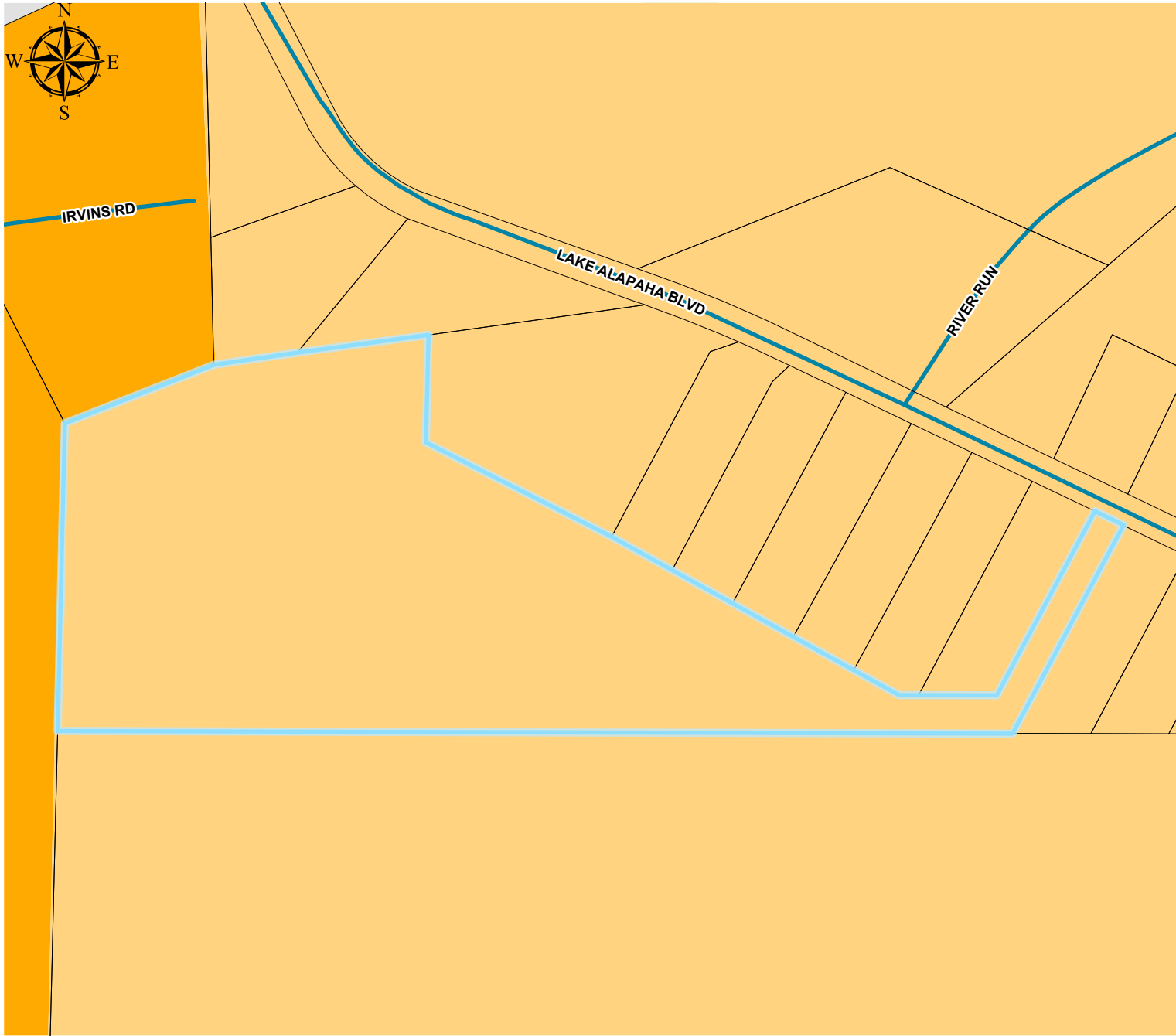
1. NO UNDERGROUND UTILITIES WERE UNCOVERED FOR THIS SURVEY. THE PROPERTY SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT NO UNDERGROUND UTILITIES ARE LOCATED ON THIS SITE. THE PROPERTY SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT NO UNDERGROUND UTILITIES ARE LOCATED ON THIS SITE.
2. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13832Z, DATED SEPTEMBER 26, 2009, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
3. THE PURPOSE OF THIS PLAN IS TO PROVIDE A DIVISION SURVEY OF THAT PROPERTY DESCRIBED IN LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 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1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089,

**Mardun Ventures
Rezoning Request**

**CURRENT ZONING : R - 21
PROPOSED ZONING : E - A**



Mardun Ventures
Rezoning Request



0 70 140 280
US Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

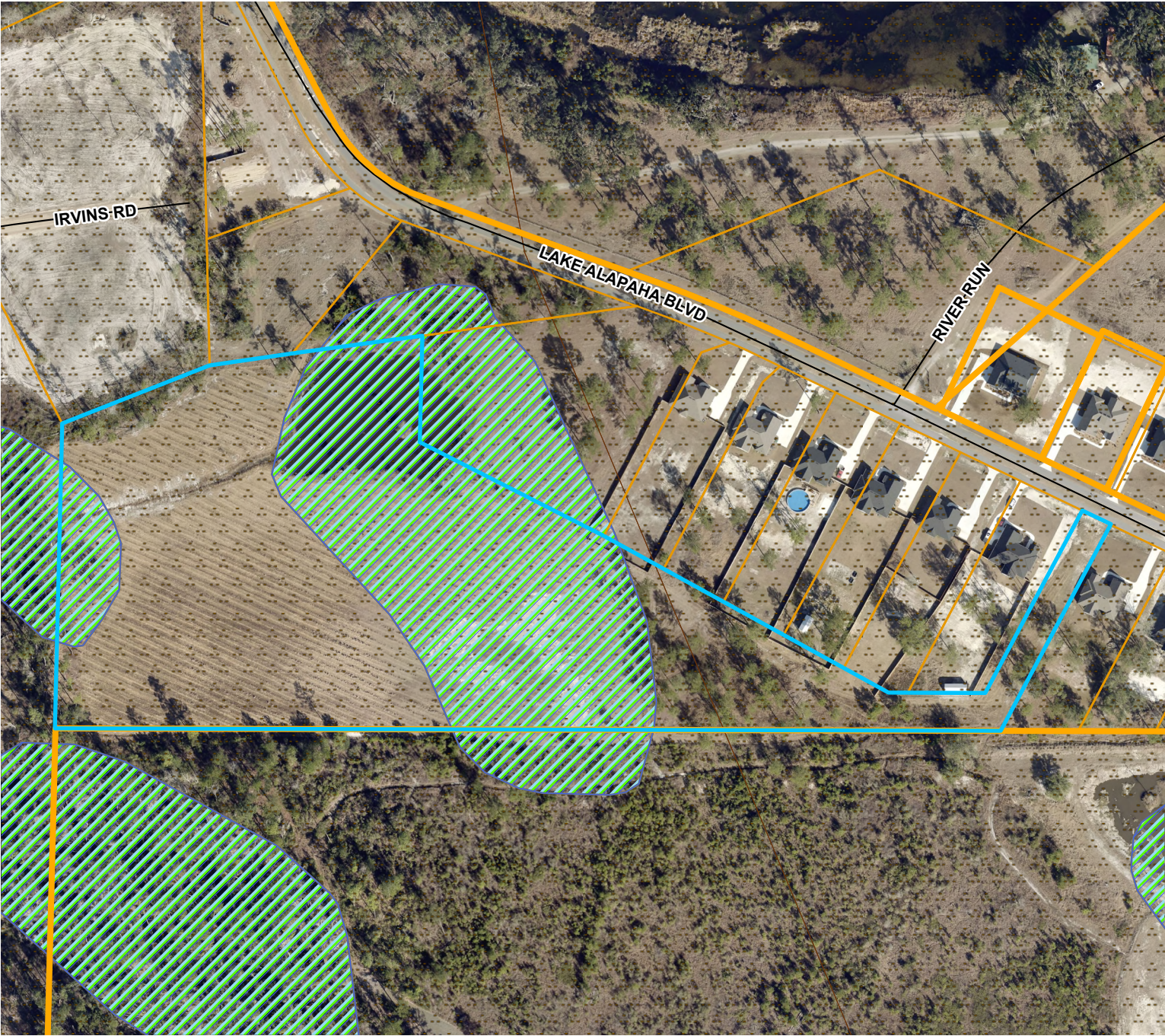
Functional Classification

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

- Parcels
- City Limits
- Agriculture / Forestry
- Rural Residential
- Suburban Area
- Transportation/
Communication/Utilities

Mardun Ventures
Rezoning Request

- Tax Parcels
- Roads
- City Limits
- Wetlands
- Drastic



TO: Greater Lowndes Planning Commission
300 North Lee Street
Valdosta, GA 31601

FROM: Larry Clyde Wilson
Trust Under Will
Sara Wilson Reece, Trustee

RE: REZ-2026-15
Mardun Ventures, LLC
6325 Lake Alapaha BLVD

DATE: July 23, 2026

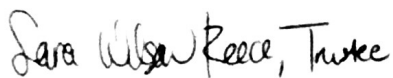
I am writing to oppose the rezoning of the 10.7 acres at the address referenced above. The request from Mardun Ventures to rezone from R-21 to E-A does not fit the residential living style of Lake Alapaha properties located in the vicinity of the rezoning request. The home owned by the above referenced trust adjoins Mardun's Property along the rear of our property line.

The home at 6446 Lake Alapaha Blvd was purchased in May 2025 because of the quaintness of the neighborhood. Tim Wilson, who resides in the home, selected this location because Lake Alapaha provides for rural living in a quaint community with a viable and structured Property Owners Association. Being part of a POA is the enjoyment of an established community with development guidelines and home owner protection from unwanted development.

We do not see how rezoning to E-A will enhance the communities beauty. We are greatly concerned a change this significant would negatively impact property values and make it difficult to quickly sell the property in the futue.

As trustee of this adjoining property, I ask the GLPC to vote against and deny any change to the requested zoning status.

Respectfully,

A handwritten signature in cursive script that reads "Sara Wilson Reece, Trustee".

Sara Wilson Reece, Trustee

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Jail Door Locking Control System Replacement

DATE OF MEETING: August 11, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$62,440.00

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Jail Door Locking Control System Replacement

HISTORY, FACTS AND ISSUES: Per the Sheriff's Office, the locking control system for one of the jail pods is not functioning properly and needs replacement. Jail personnel have received a quote for replacement from Valdosta Technical Systems in the amount of \$62,440.00. Funding for the replacement will come from SPLOST IX.

OPTIONS: 1. Approve the replacement of the jail locking system.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Jail Skylight Replacement

DATE OF MEETING: August 11, 2026

BUDGET IMPACT: \$64,302.26

FUNDING SOURCE:

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

Work
Session/Regular
Session

COUNTY ACTION REQUESTED ON: Jail Skylight Replacement

HISTORY, FACTS AND ISSUES: Per the Sheriff's Office, the skylights in the jail are leaking and need replacement. Jail personnel have received a quote for replacement from Superior Metal Buildings in the amount of \$64,302.26. Funding for the replacement will come from SPLOST IX.

OPTIONS: 1. Approve the replacement of the jail skylights.
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Infrastructure for Hunting Lodge Trail
Subdivision

DATE OF MEETING: August 11, 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 Hunting Lodge Trail
Subdivision

HISTORY, FACTS AND ISSUES: Hunting Lodge Trail Subdivision is located off of Copeland Road across from Lowndes Middle School and is adjacent to Lester Road. The subdivision includes forty-two (42) residential lots and one (1) stormwater lot. 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.

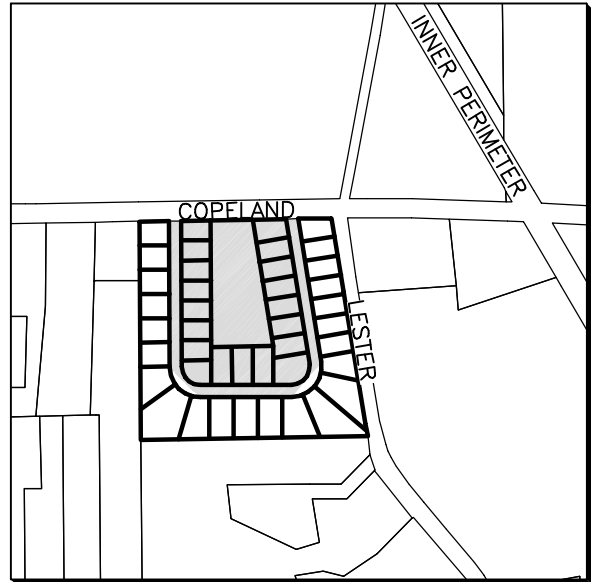
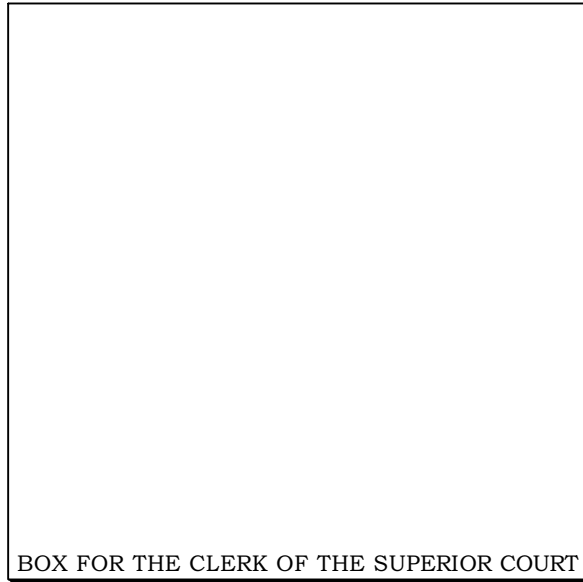
OPTIONS: 1. Adopt the Resolution for acceptance of infrastructure for Hunting Lodge Trail Subdivision.
2. Redirect.

RECOMMENDED ACTION: Option 1

DEPARTMENT: Engineering

DEPARTMENT HEAD: Chad McLeod

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE HUNTERS LODGE TRAIL SUBDIVISION HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHT OF WAYS, EASEMENTS, AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS _____ DATE _____
APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA.
SIGNED _____ DATE _____
HEALTH DEPT. REPRESENTATIVE, KYLE COPPAGE
APPROVED BY COUNTY ENGINEERING
SIGNED _____ DATE _____
DIRECTOR OF ENGINEERING SERVICES, CHAD MCLEOD
SIGNED _____ DATE _____
COUNTY ENGINEER, MIKE FLETCHER
APPROVED BY THE ULDC
SIGNED _____ DATE _____
ULDC CHAIRMAN, TRC, JOHN DILLARD III

PROPERTY INFO:
• PARCEL 0165D 0119
• TOTAL AREA: 17.84 ACRES
• TOTAL # OF LOTS: 43 (42 RESIDENTIAL & 1 STORMWATER DETENTION)
• ZONED R-10
• THERE IS A 1' NON-ENCROACHMENT BUFFER ON THE EAST SIDE (ADJACENT TO LESTER ROAD) OF LOTS 13-22
• SETBACKS:
FRONT: 60' FROM CENTERLINE (BUCK WAY 50' R/W)
FRONT: 70' FROM CENTERLINE (COPELAND RD 80' R/W)
REAR: 10'
SIDE: 10'
SIDE: (CORNER LOT) 20'
• ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0220F EFFECTIVE DATE JULY 7, 2026. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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

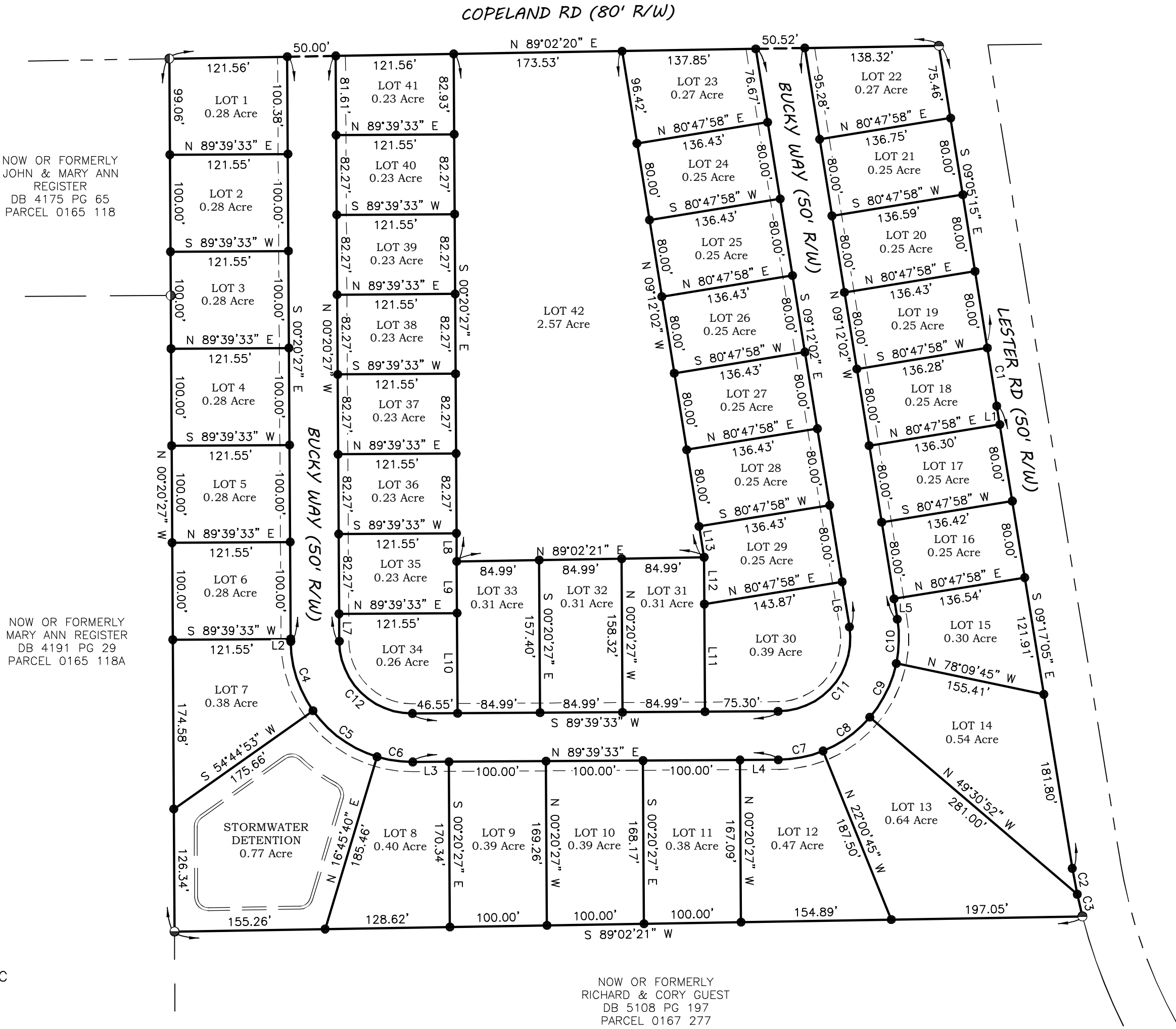


GA. RLS #3276

DATE

OWNER:
NAME: HUNTING LODGE TRAIL, LLC
ADDRESS: 9494 COFFEE RD
HAHIRA, GA 31632
PREPARER:
NAME: CODY CALIFF
ADDRESS: 2214 N. PATTERSON STREET, VALDOSTA, GA 31602
EMAIL: CCALIFF@INNOVATEES.COM
PHONE: 229-560-7470

SUBDIVISION NOTES:
• THIS SUBDIVISION IS WITHIN 1000 FEET OF LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS. THEREFORE, THIS SUBDIVISION WILL BE SERVED BY LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS.
• NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
• ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG R/W.



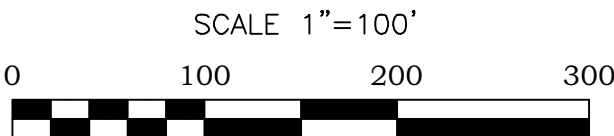
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20017.00'	68.90'	S 09°11'10" E	60.65'
C2	567.00'	27.13'	S 10°39'20" E	27.13'
C3	567.00'	23.44'	S 13°12'40" E	23.44'
C4	125.00'	76.16'	S 17°47'47" E	74.99'
C5	125.00'	82.87'	S 54°14'44" E	81.37'
C6	125.00'	37.31'	S 81°47'24" E	37.17'
C7	125.00'	47.28'	N 78°49'24" E	47.00'
C8	125.00'	60.00'	N 54°14'11" E	59.43'
C9	125.00'	62.50'	N 26°09'42" E	61.85'
C10	125.00'	45.90'	N 01°19'07" E	45.64'
C11	75.00'	129.41'	S 40°13'46" W	113.94'
C12	75.00'	117.81'	N 45°20'27" W	106.07'

LINE	BEARING	DISTANCE
L1	S 09°17'05" E	19.35'
L2	S 00°20'27" E	2.51'
L3	N 89°39'33" E	37.32'
L4	N 89°39'33" E	39.48'
L5	N 09°12'02" W	21.25'
L6	S 09°12'02" E	47.10'
L7	N 00°20'27" W	28.19'
L8	S 00°20'27" E	28.98'
L9	S 00°20'27" E	53.29'
L10	S 00°20'27" E	103.19'
L11	N 00°20'27" W	110.93'
L12	N 00°20'27" W	48.31'
L13	N 09°12'02" W	32.27'

LEGEND
● 2" OPEN TOP PIPE FOUND
○ 5/8" REBAR FOUND W/CAP #3015
○ 5/8" REBAR FOUND
○ 5/8" REBAR FOUND W CAP #2094
○ 5/8" REBAR FOUND W/CAP #2939
DB DEED BOOK
PG PAGE
R/W RIGHT OF WAY

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

HUNTING LODGE TRAIL SUBDIVISION



LOCATED IN
LAND LOT 111
11TH LAND DISTRICT
LOWNDES COUNTY, GA
SURVEYED BY:
PLAT DATE: 7/27/2026
FIELD SURVEY DATE:
7/01/2026

FIELD CLOSURE: 1' IN 45,776'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 386,144
METHOD OF ADJUSTMENT: NONE
DRAWN BY: LCB
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

RESOLUTION

WHEREAS, the developer, John Owens, has completed improvements on Hunting Lodge Trail Subdivision; and

WHEREAS, John Owens, 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, John Owens, has provided a written request for Lowndes County to accept the residential streets, storm water infrastructure, utilities infrastructure in Hunting Lodge Trail Subdivision as Lowndes County maintained;

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of Lowndes County has agreed to accept Hunting Lodge Trail Subdivision 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

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: 2026 Local Maintenance and Improvements Grant (LMIG)
Local Road Assistance (LRA) Resurfacing Bids

DATE OF MEETING: August 11, 2026

Work
Session/Regular
Session

BUDGET IMPACT: \$1,808,850.75

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: 2026 LMIG LRA Resurfacing Bids

HISTORY, FACTS AND ISSUES: The 2026 LMIG LRA Application was approved by the Commission on May 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 LRA Resurfacing bids presented are to include resurfacing the roads attached in the agenda packet. Bids were opened on July 30, 2026, and staff received two bids:

- The Scruggs Company = \$1,808,850.75
- Reames and Son Construction = \$1,829,678.40

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:

ENG 2026 LMIG LRA: 2026 Resurfacing

Bid Opening

July 30, 2026

Tabulations

Bidder	Bid Bond	Addendum #1	Bid Amount
Reames and Son Construction	✓	✓	1,829,678.40
The Scruggs Company	✓	✓	1,808,850.75

2026 LMIG LRA PROJECT REPORT

County/City Lowndes County

Road Name	Beginning	Ending	Length (Miles)	Description of Work	Project Cost
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