

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-13

DATE OF MEETING: July 28, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: ( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

REZ-2025-13 ENCC, LLC  
~1.0, 9353 GA HWY 135 & October Lane,  
E-A to C-C, Well & Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order to bring the property into compliance for commercial use. The subject property was previously a part of 9369 HWY 135, and was created by deed in 2017, but has historically been used for various commercial purposes for many years under different owners.

The subject property possesses road frontage on GA HWY 135 and October Lane, a State Major Collector Road and a County maintained local road respectively, is within the Rural Service Area and Agricultural Forestry Character Area, which recommend C-C zoning.

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 viability of a Well & Septic system, the historic and proposed use, and therefore recommends approval of the request for C-C zoning with the following conditions:

1. Alcohol Package Stores, Cemeteries, Funeral Homes, Mini-storage, Kennels with Outdoor Runs, and Vehicle Sales shall not be allowed.
2. Any vehicular ingress/egress off of October Lane shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will 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.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....  
ATTORNEYS AT LAW  
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

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

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

\*licensed in Georgia and Florida

July 1, 2025

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

Re: Application for Rezoning for Map and Parcel No. 0248 044A

Dear Board Members:

Please allow this letter to serve as an application for rezoning the property located off GA Highway 135, Map & Parcel Number 0248 044A. The property is currently zoned as E-A. We would like to rezone the property from E-A to C-C.

This lot is currently owned by ENCC, LLC, and the deed is recorded in Deed Book 7138, Page 108 in the Lowndes County public records. A copy of the application form, recorded deed, list of adjacent property owners, map, and payment are attached.

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 principal of the owner, along with predecessors in title, have utilized the property for cabinet making for over 25 years. Rezoning to C-C merely brings the classification in line with the historical use of this property, its highest and best use. For more historical particulars, please see Exhibit "A" attached hereto (Policy 5.2 states, "Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.").

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,

A handwritten signature in blue ink, appearing to read 'JRL', is positioned above the typed name.

Jackson R. Langdale  
Attorney for the Owner

JRL:bt

Enclosures

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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>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
<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>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
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			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
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

	Commercial, Office, and Institutional Zoning Districts			
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Bulk Storage Yards				
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

	Commercial, Office, and Institutional Zoning Districts			
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Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S
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

	Commercial, Office, and Institutional Zoning Districts			
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Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P
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

	Commercial, Office, and Institutional Zoning Districts			
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Light Industry with total cumulative building sqft. under 30,000 sqft.				P
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

	Commercial, Office, and Institutional Zoning Districts			
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<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P
Professional Offices	P	P	P	P
Radio, TV and Telecommunicatio n 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

	Commercial, Office, and Institutional Zoning Districts			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
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
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

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

	Commercial, Office, and Institutional Zoning Districts			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
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

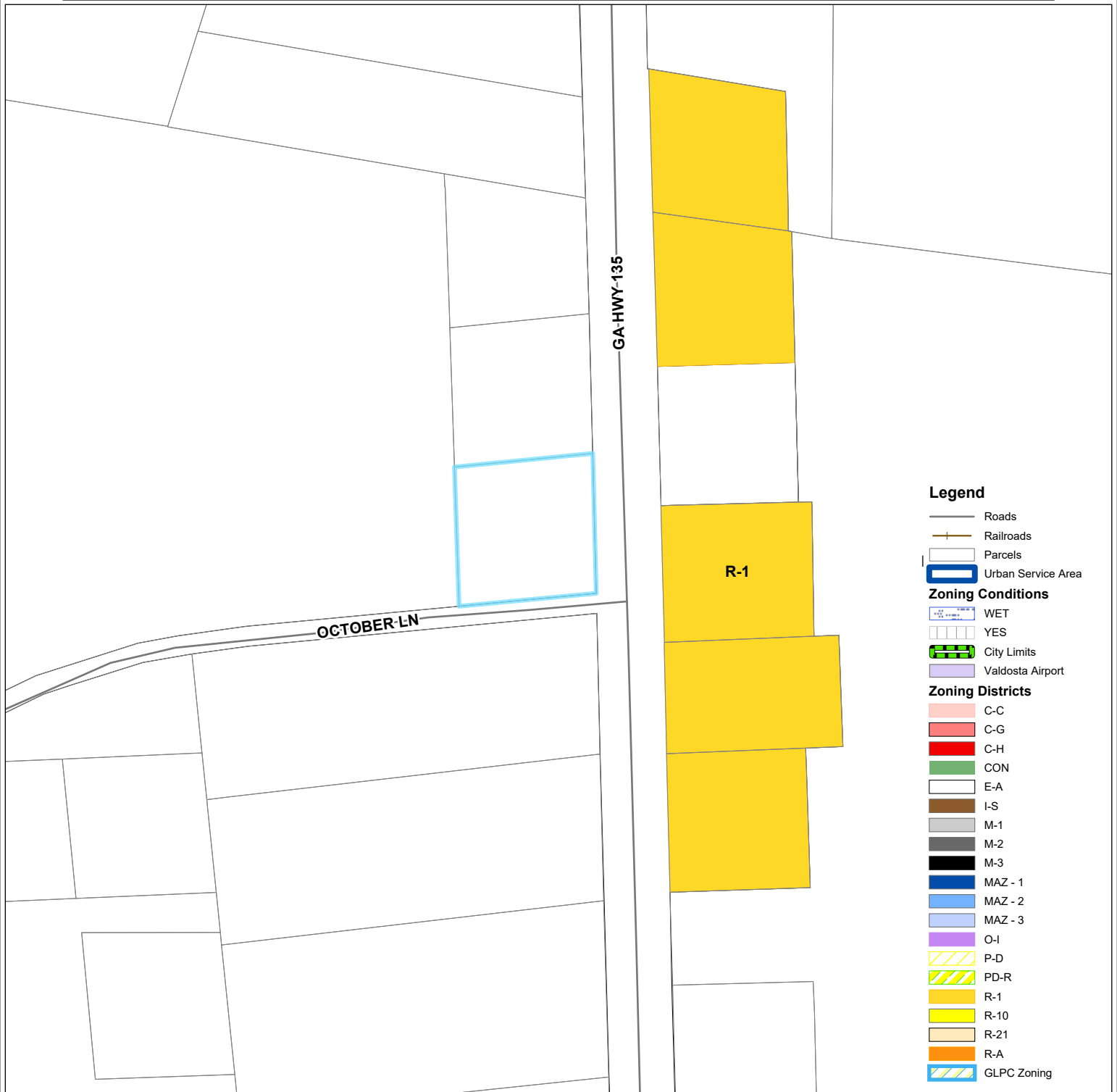
	Commercial, Office, and Institutional Zoning Districts			
<b>Zoning Districts:</b>				
<b>P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited</b>	<b>IO</b>	<b>C-C</b>	<b>C-G</b>	<b>H-H</b>
Warehouse, Not Including Mini- Storage with total cumulative building sqft. over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

# REZ-2025-13

## Zoning Location Map

Encc, LLC  
Rezoning Request

**CURRENT ZONING: E - A**  
**PROPOSED ZONING: C - C**



### Legend

- Roads
- Railroads
- Parcels
- Urban Service Area

### Zoning Conditions

- WET
- YES
- City Limits
- Valdosta Airport

### Zoning Districts

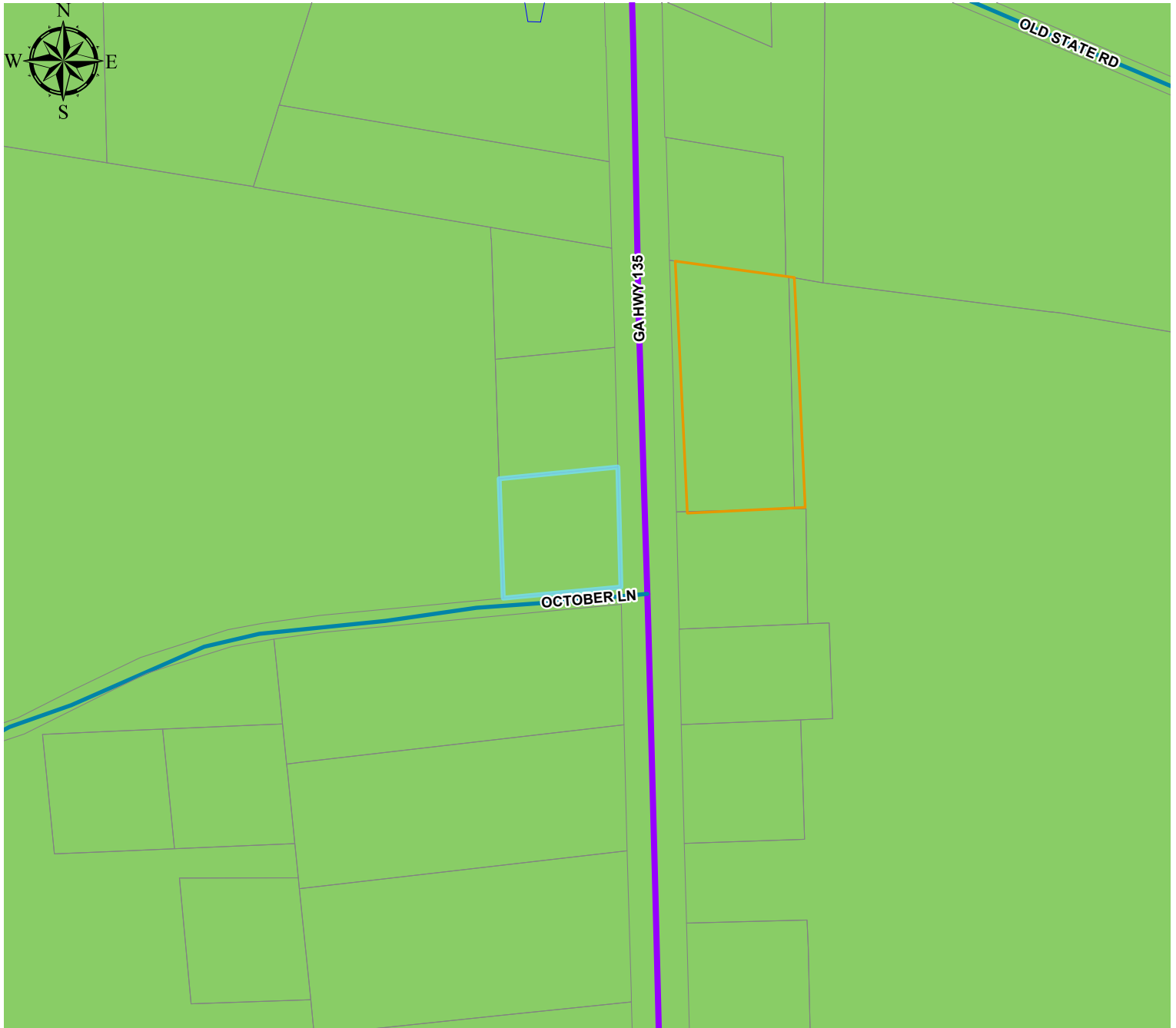
- C-C
- C-G
- C-H
- CON
- E-A
- I-S
- M-1
- M-2
- M-3
- MAZ - 1
- MAZ - 2
- MAZ - 3
- O-I
- P-D
- PD-R
- R-1
- R-10
- R-21
- R-A
- GLPC Zoning



# REZ-2025-13

# Future Development Map

## Encc, LLC Rezoning Request



0 125 250 500  
Feet



**sgirc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

### Roads

### Functional Classification

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

### Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

### Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

# REZ-2025-13

# WRPDO Site Map

Encc, LLC  
Rezoning Request

Legend

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

