

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-06

DATE OF MEETING: August 25, 2025

BUDGET IMPACT: N/A

FUNDING SOURCE: ☐ Annual    ☐ SPLOST    ☐ Capital    ☒ N/A

ACTION REQUESTED ON:

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

REZ-2024-06 Budd  
~3.0, 1735 Madison Hwy & Horace Ave,  
CON & C-H to CON & C-H, Well & Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in the existing boundaries of the CON (Conservation) and C-H (Highway Commercial) zoning to newly proposed boundaries of CON and C-H zoning<sup>1</sup>. The main motivations in this case are to bring the current commercial use of the property into compliance and for speculative future commercial use. The property is currently owned by Budd Billboards LLC and represented by the Budd Company. The business operator on the subject property is L and G Diesel Service.

The subject property possesses road frontage on Madison Hwy and Horace Ave, an improved State Maintained Arterial Road and an unimproved (dirt) County Maintained Local Road. The subject property is also within the Valdosta Regional Airport (VLD) Overlay, and is depicted as Park/Recreation/Conservation (90%) and Community Activity Center (10%) on the Comprehensive Plan Character Area Map. The subject property is within the Urban Service Area but is not close to Lowndes County Water and Sewer. The closest water and sewer are from the City of Valdosta (City Limits Adjacent to the West and South). There is also an Atlanta Gas and Light line along Horace Avenue. The property owners do not want to annex into the City of Valdosta and would like to use well and septic to serve the property.

Within the VLD Overlay, the property is in the Conical Surface Zone, Horizontal Surface Zone, Runway Protection Zone, Transitional Surface Zone, Approach Zone, and Noise Contour Zone. Section 4.02.03 (attached) lists supplemental design standards and restricted uses within these zones.

Part of the northern property line is along Mud Swamp Creek. Around 95% of the property is within the flood plain<sup>2</sup> and ~30% has potential wetlands<sup>3</sup>. The involvement of FEMA and EPD with the Flood Plain and the Army Corps of Engineers (ACOE) with the wetlands are factors in the development of the subject property. At this point, the applicants have not applied for a flood plain related application with FEMA or for a jurisdictional wetland determination with the ACOE. Previous owners of the property may have impacted the wetlands depicted in the National Wetland Inventory.

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<sup>1</sup> From 1984-1995, the property was zoned entirely F-H (Flood Hazard).

From 1996-2006, the property was split zoned F-H and C-H, the C-H being ~0.75ac. of the 3.0 ac.

From 2006-now, the property is split zoned CON and C-H, the C-H being ~0.75 ac. of the 3.0 ac.

<sup>2</sup> The 2021 FEMA Flood Insurance Rate Maps (FIRM) show ~95% of the property in Flood Zone AE.

<sup>3</sup> The wetlands are a part of the NWI mapped coverage through VALOR GIS (GIS = Geographic Information System).