

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 (X) 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

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 zoning¹. 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 plain² and ~30% has potential wetlands³. 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.

¹ 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.

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

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

Currently, the property is not zoned for the use, and the office is an un-permitted portable storage building. The building is fed with unpermitted power and has been retrofitted with a bathroom that appears to have been connected to an unpermitted well and septic system. The compliance history includes complaints and staff conversations that stretch back to February 2024. Most of the Staff time since then has been spent working with the property owner and operator addressing issues related to the flood plain, wetlands, and rezoning. This past July, after receiving additional complaints, staff increased its involvement due to the growth of the operation to 50+ vehicles (dominantly semi-trucks) and a lack of substantial progress on the permitting of the subject property. (PRE-2024-11 Notes, 7/18/25 Status E-mail, and Timeline Attached).

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference that: the supplemental standards for the proposed use will apply – ULDC Section 4.03.11, the minimum buffer area between the Commercial use and the R-10 (East) CON zoning (North) is 60 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6’ to 8’ opaque fence, the regulations for the VLD overlay will apply to the development of the subject property, and staff recognizes that communication has been limited and would welcome members of the developer’s professional team to weigh in on the proposed development of the subject property (Engineer, Surveyor, Environmental Consultant, etc.).

Staff analyzed the request, the standards governing the exercise of zoning powers 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 of the property, the environmental sensitivity of the site, and the VLD Overlay Standards, and therefore recommends: (See Page 3)

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

RECOMMENDATION: DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____

TRC Recommendations:

A) Tabling:

The Commission could consider tabling of the request until:

1. A Jurisdictional Determination has been issued by the ACOE.
2. A Conditional Letter of Map Revision (CLOMR⁴) has been issued by FEMA/EPD.

B) Approval with Conditions:

If the Commission is ready to move forward, then they could consider approval with conditions. The current set of draft conditions are as follows:

1. Regarding the CON / C-H zoning boundary:
 - a. The C-H zoning boundary and its allowed uses shall not extend beyond the delineated wetland boundary as approved by the ACOE.

Or, if that boundary is not known at the time of LCBOC consideration, then
 - b. The C-H zoning boundary shall extend from the southern end of the property along Horace Avenue to 55' off of the southern-most GIS wetland boundaries.
2. Any vehicular ingress/egress off of Horace Avenue while it is unimproved 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. The paving shall be complete before the issuance of any Certificate of Occupancy (CO) is granted on the subject property
3. Per GA EPD Floodplain Management, a guardrail shall be installed around the perimeter of anything stored on the property to a height two (2) feet above the flood zone.
4. A sign and/or billboard shall not be permitted on the property until the commercial use is brought into compliance.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent residentially zoned properties.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernible at any abutting residentially zoned property line.

⁴ FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.

7. The following list of uses shall not be allowed on the subject property:

- a. Care Homes
- b. Transitional Care Facilities
- c. Agricultural and Farm Operations
- d. Chicken Coops
- e. Kennels
- f. Adult Entertainment
- g. Animal Care Facilities
- h. Child Care
- i. Lodging
- j. Lounges, Bars, and Nightclubs
- k. Research and Experimental Laboratories
- l. Schools & Universities
- m. Truck Stops
- n. Telecommunications Towers

C) Deny



Horace Avenue History and Timeline:

- 1735 Madison Hwy/Horace Avenue was purchased by Budd in 2022.
- 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 (Highway Commercial), the C-H being ~0.75 acres of the 3.0 acres.
- From 2006-now, the property is split zoned CON (Conservation) and C-H
- 2021 FEMA Flood maps show 95% of the property in Flood Zone AE.

1/31/24 – Code Enforcement contacts Mr. Budd about Semi-parking on the property

2/1 -2/5/24 – Budd emails multiple times asking for administrative correction of Zoning Map

2/13/24 – TRC meeting with Budd et. al.

3/1/24 – Rezoning Application submitted

3/5/24 – TRC Meeting to discuss application, Engineering request for Army Corps Of Engineers (ACOE) to approve Wetland determination and Letter of Map Amendment (LOMA) from FEMA prior to moving the CON Zoning line

3/5/24 – Budd and Herring notified of Engineering requests, respond with a FEMA Flood map

3/13/24 – Staff email to County Leadership of Rezoning request, potential issues, and decision to hold rezoning application while waiting for requested information from Budd/Herring

4/3/24 – VLD Airport Manager contacted, responds with pictures showing expanded operation of Semi repair

6/3/24 – Staff follow-up with Herring about requested ACOE/FEMA documents for Engineering, none provided

12/9/24 – Budd calls Staff, Staff responds still waiting on ACOE/FEMA documents, recommends removing additional vehicles off of property in the mean time

1/7/25 – Budd contacts Staff asking for list of local Engineers able to perform wetland and floodplain delineation for submittal to ACOE/FEMA

5/29/25 – Complaints received about property, Staff contacts Budd about updates on requested information

6/10/25 - No reply from Budd, overall current use of the property not allowed per ULDC

7/2/25 – Code Enforcement meet with tenant on property, 55 vehicles counted, deadline to remove vehicles issued

7/8/25 – Budd/Herring speaking a BoC meeting

7/9/25 – Herring emails updated rezoning request (Aug 1 deadline, GLPC Aug 25, BoC Sept 9)



05/2017 – wetland/ponds present since 1985



02/2020 – wetlands filled in without permit





03/2025 – no pond/wetlands visible





LOWNDES COUNTY
TECHNICAL REVIEW COMMITTEE KEY POINTS SHEET
<http://www.lowndescounty.com/>

Date 2/13/2024 Case # PRE-2024-11 Horace Avenue

Commenting Member	Key Points
Engineering (229) 671-2424 Mike Fletcher	Please contact a local surveyor who can delineate and flag wetlands and determine the base flood elevation for the property. mfletcher@lowndescounty.com http://www.lowndescounty.com/141/Engineering
Utilities (229) 671-2500 Steve Stalvey	N/A sstalvey@lowndescounty.com http://www.lowndescounty.com/168/Utilities
Board of Health (229) 245-2314 Kyle Copping	Please plan on obtaining a well permit and a septic system permit. Please contact the Board of Health for a septic system evaluation. kyle.copping@dph.ga.gov http://www.southhealthdistrict.com/default.asp
Zoning (229) 671-2430 Trinni Amiot	A site plan will be key for the layout, setbacks, parking, etc. Further information regarding landscaping and buffering will be relayed during the plan review process. Existing vegetation can count toward landscaping requirements. New signs require a sign application/approval through the Zoning Office. tamiot@lowndescounty.com http://www.lowndescounty.com/174/Zoning
Planning (229) 671-2430 JD Dillard	Any plat recording activities will be handled through the Planning Office. For reference, properties containing water resources, properties located in the corridor overlays, and properties within the Moody Activity Zone require additional regulations. <u>Rezoning Steps:</u> <ul style="list-style-type: none">• Completed Application• Copy of the most recently recorded deed• List of adjacent property owners consistent with 10.02.05(A)(5)• Fees \$600 plus \$8.53 for each adjacent property owner• Survey consistent with 10.02.01(A)(4)• Letter of Intent consistent with 10.02.05(A)(3)• 1st of each month is the deadline for submission jdillard@lowndescounty.com http://www.lowndescounty.com/156/Planning

Fire Rescue (229) 671-2735 Mark Maskule Lloyd Green	Inspection and plan review of the project for compliance with state fire codes and ordinances, life safety codes and local ordinances. mmaskule@lowndescounty.com lgreen@lowndescounty.com http://www.lowndescounty.com/153/Lowndes-County-Fire-Rescue
Inspections (229) 671-3240 Diane Carter	Electronic plan review is in place. Lowndes County website for the link to submit plans and fees. Diane.carter@lowndescounty.com www.mgoconnect.org
Finance (229) 671-2534	Obtain an Occupational Tax Registration. occupationlicense@lowndescounty.com http://www.lowndescounty.com/137/Finance
Recommended Next Steps:	<ul style="list-style-type: none">• Contact a local surveyor to delineate and flag wetlands and floodplain• Verify Well/Septic System Service/Location with the Board of Health• You may use www.valorgis.com as a reference for current zoning and wetlands boundaries for all properties in the Valdosta/Lowndes Area <p>Option 1 to remain in Lowndes County Jurisdiction</p> <ul style="list-style-type: none">• Submit/Obtain Approved Plat to/from Planning identifying wet areas• Rezoning Process ~45 days (C-H and CON zoning boundary changes)• Submit Civil/Site Plan to Engineering (Optional)• Turn in Plans to Inspections• Contact the Zoning Office about Signage• Obtain Building Permits• Call for and Pass Inspections• Obtain Fire/Rescue Certificate of Occupancy (CO)• Obtain Inspections CO• Obtain Occupational Tax Registration (Business Registration) <p>Option 2 to Annex into the City of Valdosta, access City Utilities</p> <ul style="list-style-type: none">• Setup first-step meeting with City officials to determine use• Please contact Margaret Torres at 229-259-3563 or mtorres@valdostacity.com to schedule
Disclaimer: These comments are primarily provided as a courtesy to the applicant(s) and should be considered as a guide and not as a documentation of all necessary requirements for final approval. Final approval will be contingent on applicable policy, rules, and regulations regarding official submissions of plats, plans, permits, or licenses.	

REZONING SURVEY PLAT FOR
BUDD BILLBOARDS, L.L.C.

BEING IN LAND LOT 75 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

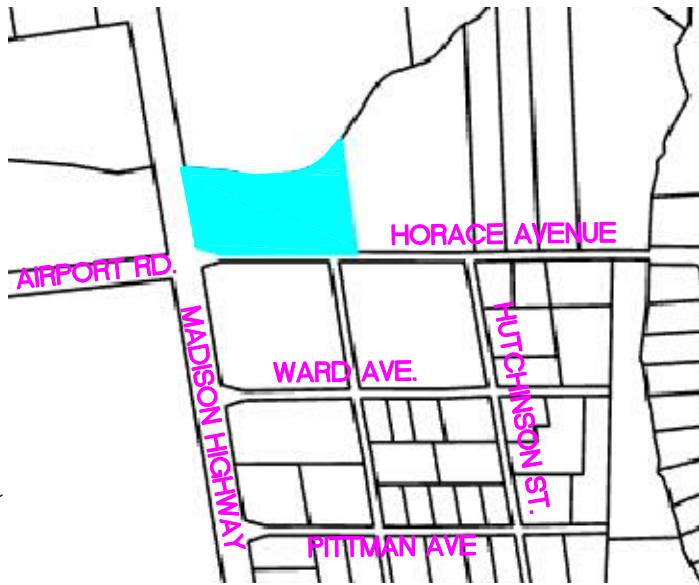
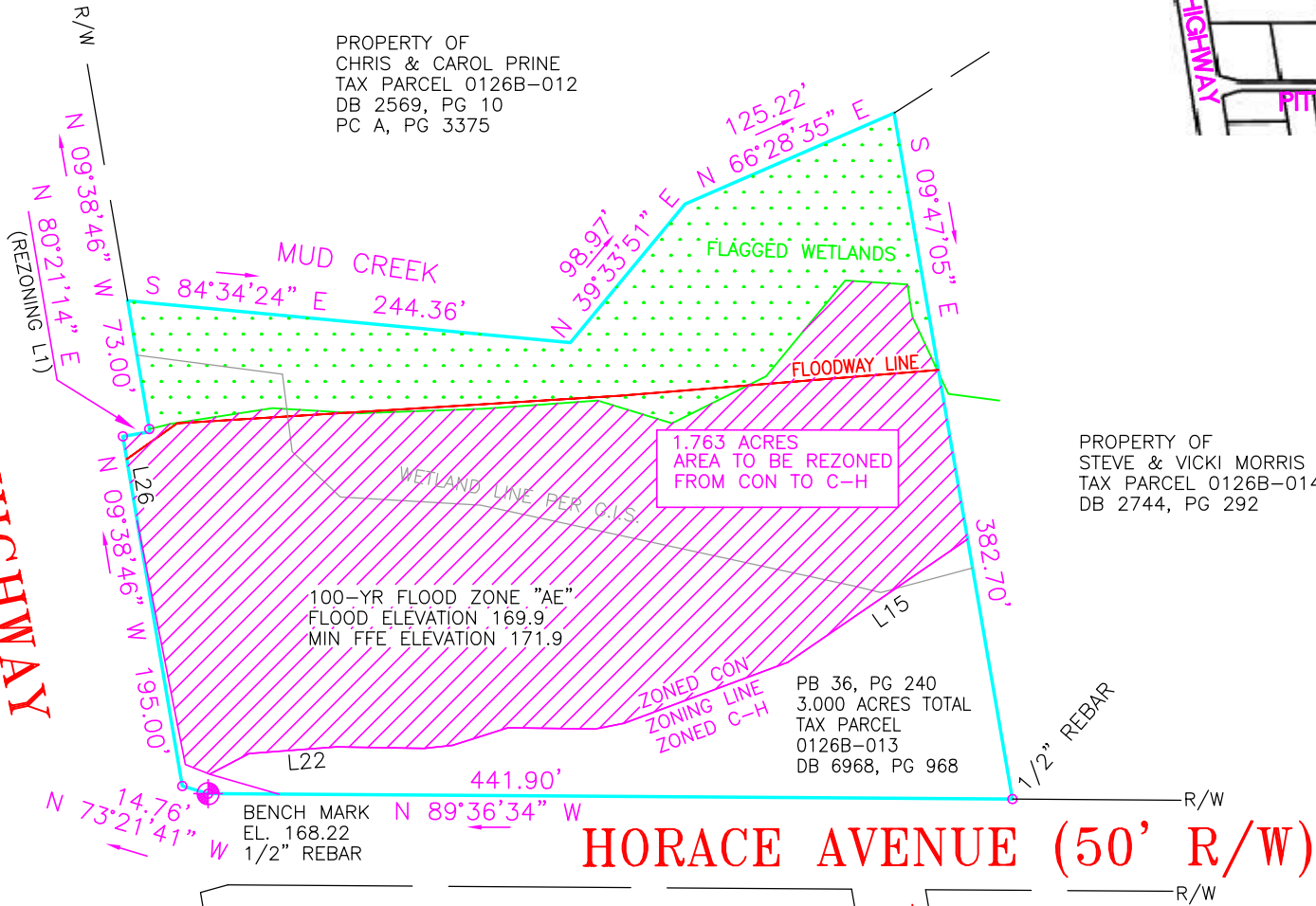
SURVEY DATE: FEBRUARY 15, 2024
PLAT DATE: FEBRUARY 23, 2024



GRAPHIC SCALE : 1 INCH = 100 FT.



MADISON HIGHWAY
S.R. NO. 31
(VARIABLE R/W)



PROPERTY OF
STEVE & VICKI MORRIS
TAX PARCEL 0126B-014
DB 2744, PG 292

1.763 ACRES
AREA TO BE REZONED
FROM CON TO C-H

PROPERTY OF
CHRIS & CAROL PRINE
TAX PARCEL 0126B-012
DB 2569, PG 10
PC A, PG 3375

PB 36, PG 240
3.000 ACRES TOTAL
TAX PARCEL
0126B-013
DB 6968, PG 968

BENCH MARK
EL. 168.22
1/2" REBAR

HORACE AVENUE (50' R/W)

POOLE ST

REZONING LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N 80°21'14" E
L2	1.52	N 09°38'46" W
L3	11.90	N 76°37'58" E
L4	56.69	N 81°08'10" E
L5	47.10	S 86°28'48" E
L6	69.34	N 87°55'14" E
L7	62.54	N 85°50'20" E
L8	42.72	S 72°58'58" E
L9	57.82	N 63°31'52" E
L10	68.17	N 39°29'22" E
L11	34.26	S 86°30'11" E
L12	17.82	S 08°31'15" E
L13	34.95	S 25°05'53" E
L14	92.08	S 09°47'05" E
L15	119.71	S 55°35'22" W
L16	96.03	S 69°35'00" W
L17	16.07	S 78°33'40" W
L18	48.01	N 89°10'43" W
L19	31.99	S 72°25'41" W
L20	15.85	S 83°38'54" W
L21	48.01	N 88°54'35" W
L22	48.15	S 85°31'50" W
L23	24.47	S 62°42'36" W
L24	14.29	N 68°19'25" W
L25	136.65	N 11°08'19" W
L26	46.99	N 09°38'46" W

WETLANDS VERIFIED AND DELINEATED BY
MURRAY H. GASKINS, JR., ENVIRONMENTAL
AUDIT AND ASSESSMENT, INC.
229-251-1202

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926

E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

R/W — RIGHT OF WAY
GPS WAS USED FOR THE CONTROL NETWORK
FOR THIS SURVEY.
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS AN AVERAGE RELATIVE
ACCURACY OF 0.04' AT THE 95% CONFIDENCE
LEVEL.
GEORGIA STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NAD 1983.
TRIMBLE 5800 GPS 58001-50 RTK RECEIVER,
TRIMBLE 39843-TS SOFTWARE. eGPS GPS
GEORGIA NETWORK
PLAT CLOSURE:

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REZONING SURVEY PLAT FOR
BUDD BILLBOARDS, L.L.C.

BEING IN LAND LOT 75 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: FEBRUARY 15, 2024
PLAT DATE: FEBRUARY 23, 2024
REVISED: JULY 9, 2025

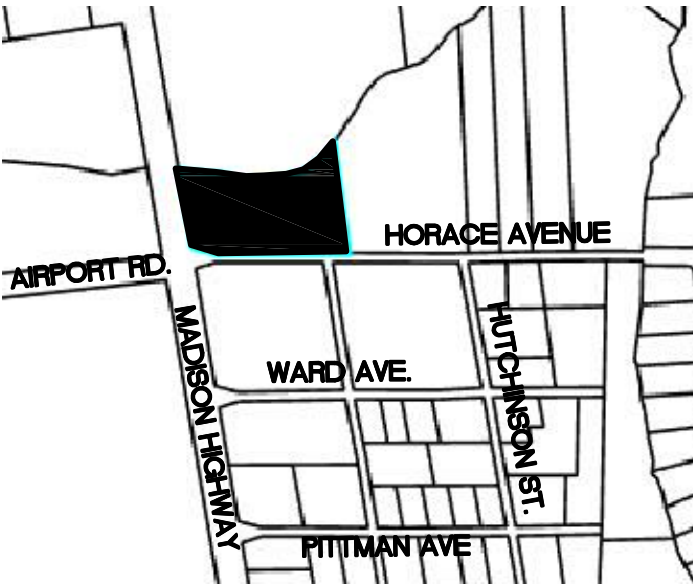


GRAPHIC SCALE : 1 INCH = 100 FT.

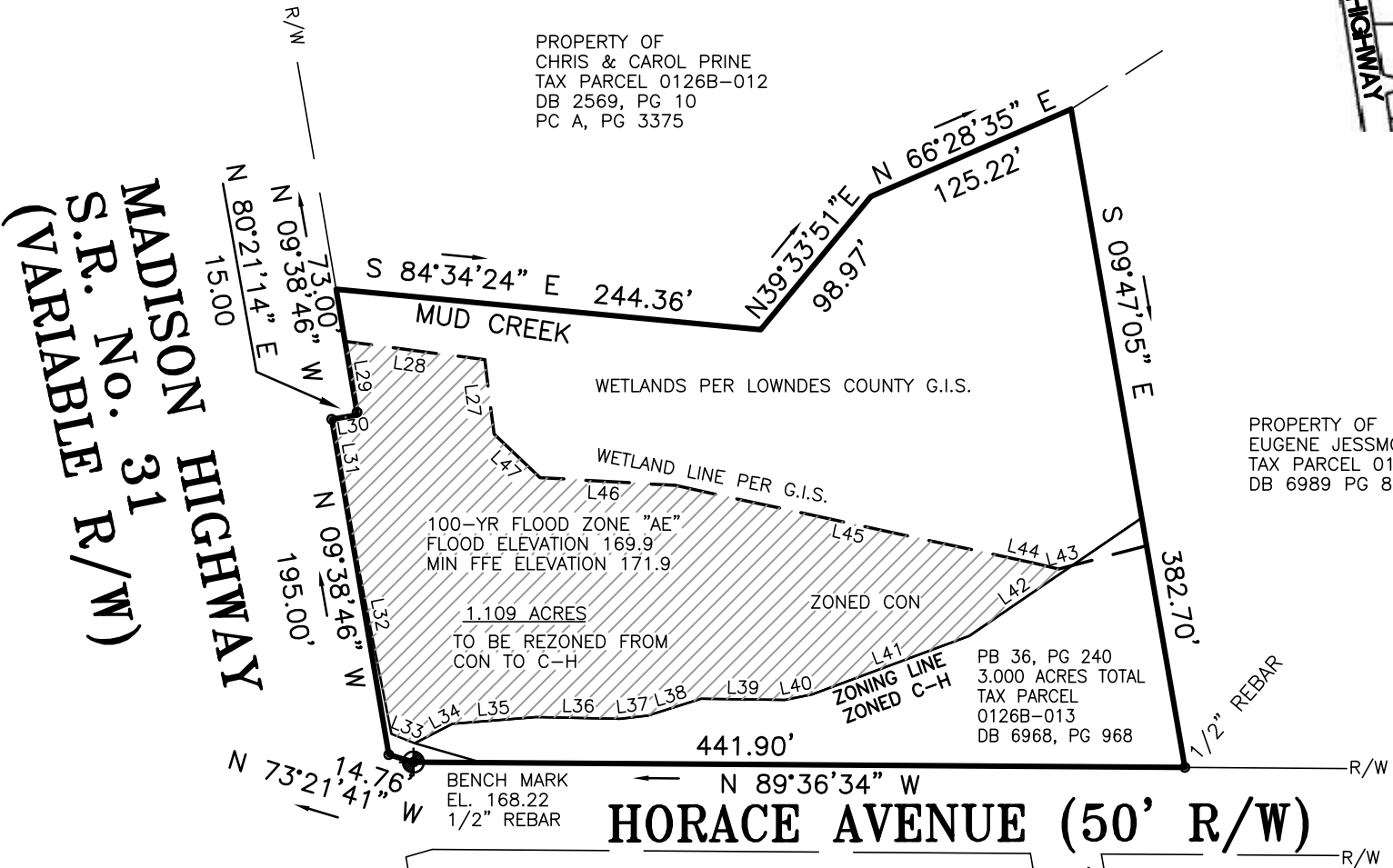


MADISON HIGHWAY
S.R. No. 31
(VARIABLE R/W)

PROPERTY OF
CHRIS & CAROL PRINE
TAX PARCEL 0126B-012
DB 2569, PG 10
PC A, PG 3375



PROPERTY OF
EUGENE JESSMON & HWA CHIN YI
TAX PARCEL 0126B-014
DB 6989 PG 859



LINE TABLE		
LINE	LENGTH	BEARING
L27	42.88	N 07°09'15" W
L28	80.73	N 82°31'50" W
L29	42.70	S 09°38'46" E
L30	15.00	S 80°21'14" W
L31	46.99	S 09°38'46" E
L32	136.65	S 11°08'19" E
L33	14.29	S 68°19'25" E
L34	24.47	N 62°42'36" E
L35	48.15	N 85°31'50" E
L36	48.01	S 88°54'35" E
L37	15.85	N 83°38'54" E
L38	31.99	N 72°25'41" E
L39	48.01	S 89°10'43" E
L40	16.07	N 78°33'40" E
L41	96.03	N 69°35'00" E
L42	71.50	N 55°35'22" E
L43	8.19	S 75°01'26" W
L44	14.79	N 76°19'25" W
L45	210.11	N 77°46'02" W
L46	77.40	N 86°42'46" W
L47	36.37	N 46°28'36" W

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

R/W - RIGHT OF WAY
GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.04' AT THE 95% CONFIDENCE LEVEL.
GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983.
TRIMBLE 5800 GPS 58001-50 RTK RECEIVER, TRIMBLE 39843-TS SOFTWARE. eGPS GPS GEORGIA NETWORK
PLAT CLOSURE: 1'/259,049

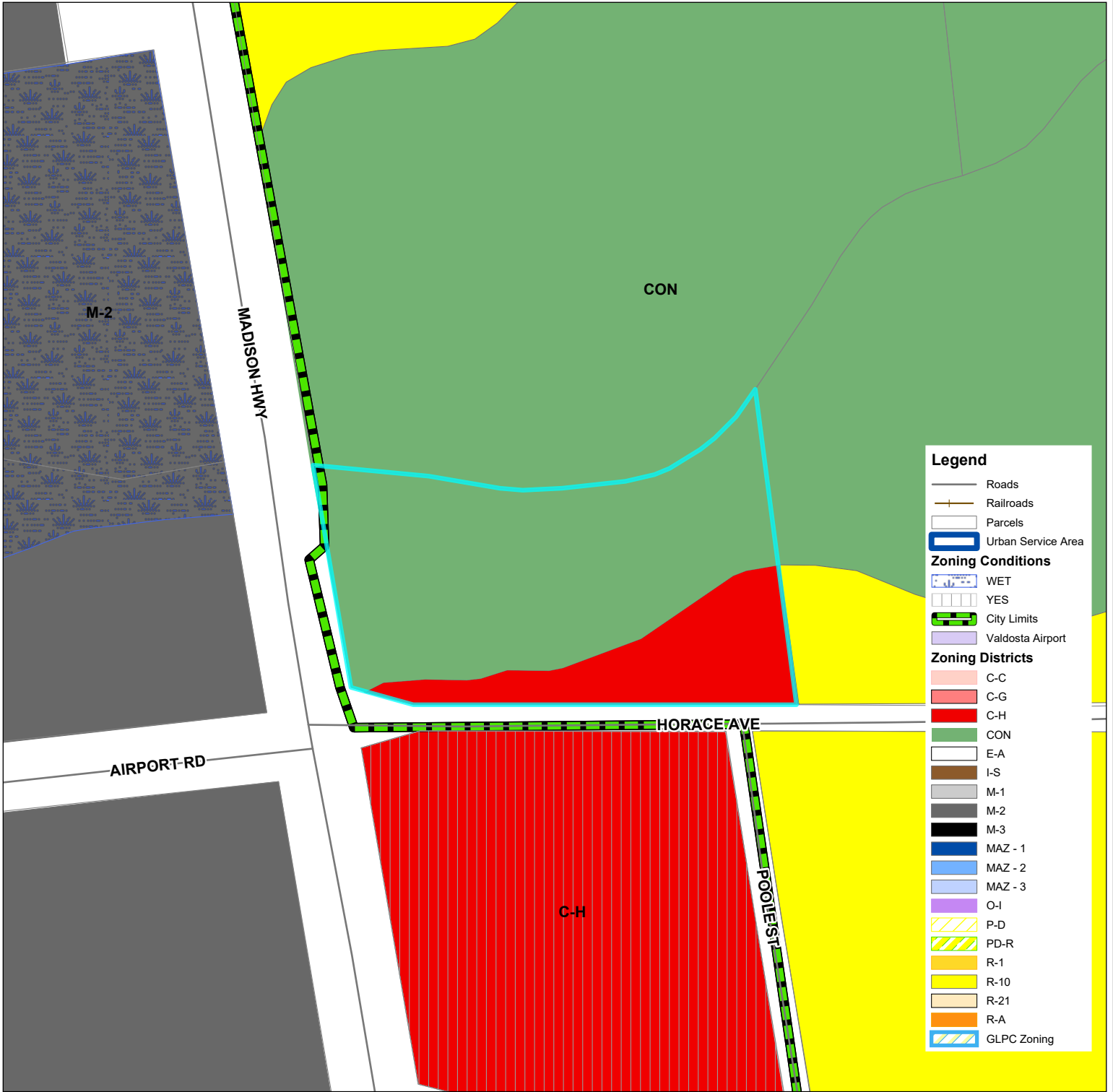
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REZ-2024-06

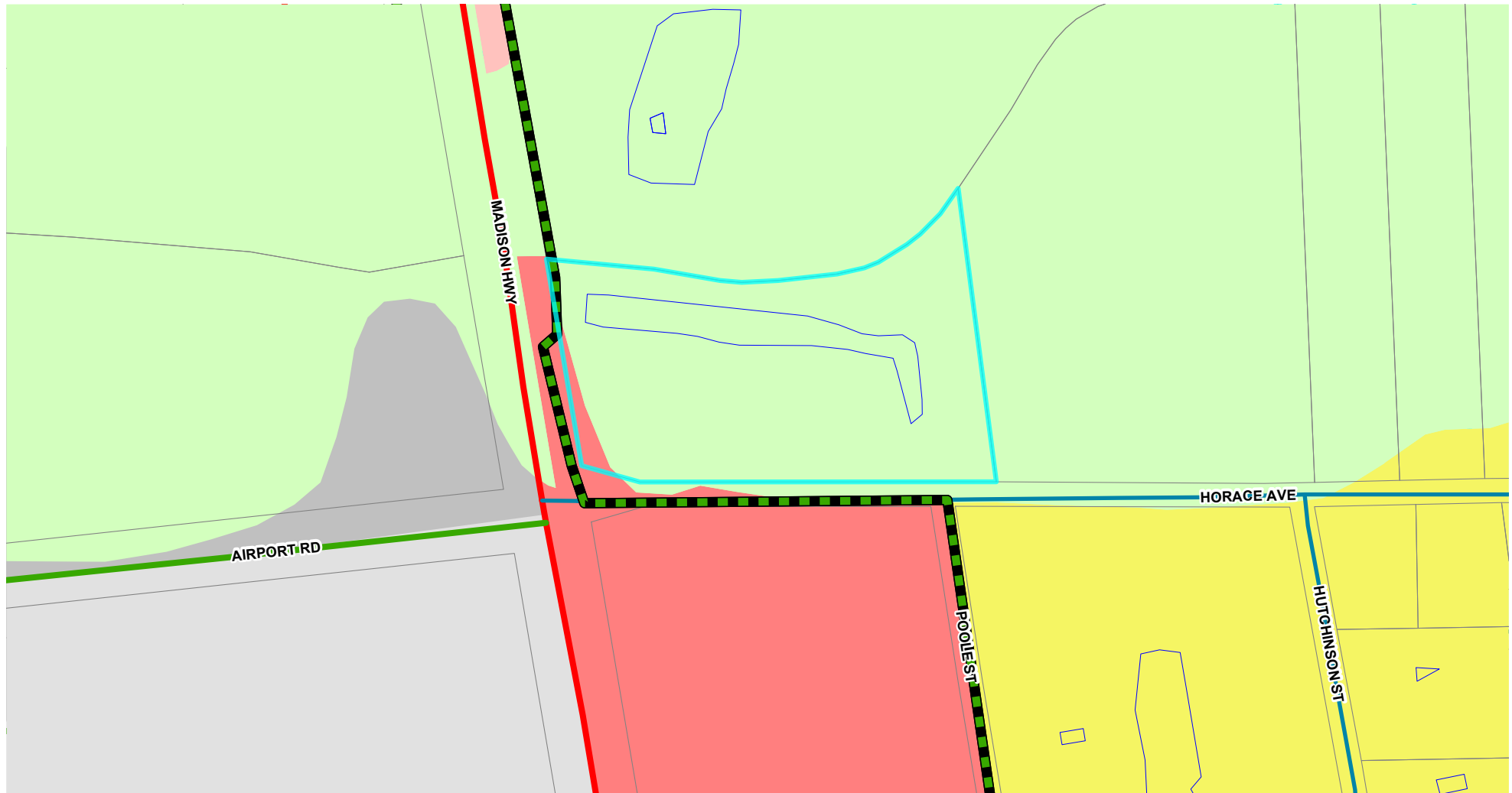
Zoning Location Map

Horace Ave Rezone
Rezoning Request

CURRENT ZONING: CON
PROPOSED ZONING: C-H



Horace Ave Rezone Rezoning Request



0 37.5 75 150
Feet



Roads

Functional Classification

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

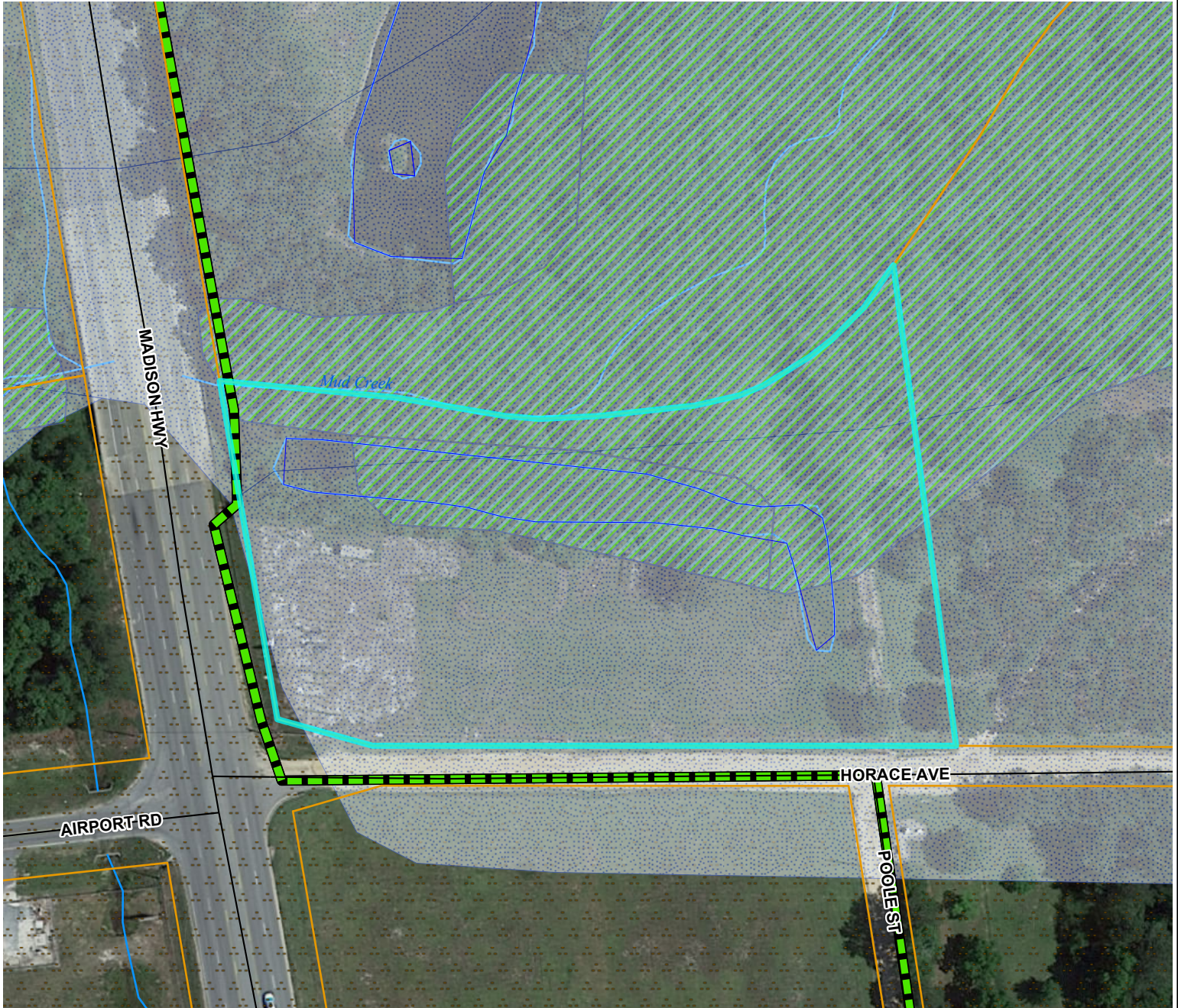
- Urban Service Area
- City Limits
- Parcels
- Open Water

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

Horace Ave Rezone 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	



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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	S	P
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S
Correctional Facility (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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	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

	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
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
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. 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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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			
Zoning Districts:				
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	IO	C-C	C-G	H-H
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.				

4.02.03 Site Design Standards for the Valdosta Regional Airport Overlay District (VLD)

■ Generally

1. Airport zoning regulations are important for both the protection of airspace and land **use** compatibility in relation to the airport. The regulations set forth in this section are intended to prevent encroachment into the **runway protections zones**, airspace zones, and noise zones of the Valdosta Regional Airport. Further, these regulations are intended to ensure that **structures**, such as but not limited to telecommunication towers/cellular antennas, **buildings**, water tanks, smokestacks, power lines, and cranes, are not erected too close to the airport.
 2. The specific purposes of the regulations set forth in this section are:
 - i. To protect the health, safety, and welfare of **persons** and the value of property within the vicinity of the Valdosta Regional Airport in Lowndes County, Georgia;
 - ii. To provide for the safe and efficient operation of the Valdosta Regional Airport;
 - iii. To ensure the safety of flyers using the Valdosta Regional Airport from hazards to air navigation;
 - iv. To ensure compatibility between Valdosta Regional Airport and surrounding land **uses**; and
 - v. To protect the Valdosta Regional Airport from encroachment of incompatible **uses**, **structures**, and natural growth.
 3. Illustrations and additional details regarding FAA designations of approach zones, surface zones, **runways**, and other physical features of the airport layout may be found in *FAA Advisory Circular 150* and in the *Airport Master Plan Update*, dated April 2001, prepared for the Valdosta – Lowndes County Airport Authority.
1. **Runway protection zones** are established within the VLD **Overlay District**. These protection zones are described on the Part 77 Plan, and as depicted on drawing “6 of 8” in the *Airport Master Plan Update*.
 2. This section establishes standards that apply to any **development**, **use**, alteration, **structure**, or natural growth on any **lot** or portion thereof, which is in whole or in part contained within the boundaries of the VLD **Overlay District**. The standards and criteria apply only to that portion of the subject property within the boundaries of the VLD **Overlay District**. These standards and criteria shall be applied in **addition** to the site design standards for the underlying **zoning district**. In the event of a conflict between the requirements of the VLD **Overlay District** and the underlying **zoning district**, the stricter standard shall apply.
 3. The provisions of this section do not require any change in the **construction**, or intended **use** of any **structure**, the **construction** or

alteration of which was begun prior to the effective date of this ULDC and which is pursuant to a valid **building permit**.

■ The following generalized land **uses** are prohibited within **runway protection zones**:

1. Any natural growth, tree, or man-made **structure** that exceeds thirty (30) feet in **height**.
2. Combustible Material Storage, **Single-family dwellings**, **Two-family dwellings**, **Multi-family dwellings**, **Manufactured homes**, **Manufactured Home Communities**, **Family Personal Care Homes** (4-6 residents), **Group Personal Care Homes** (7-15 residents), Hospital, Nursing Homes, **Congregate Personal Care Homes**, **Transitional Care Facility**, **Correctional Facility**, Agricultural Processing, Agricultural Sales (wholesale and retail), Agricultural Outdoor Storage, **Bed and Breakfast** Lodging, **Club**, **Lodge**, Meeting or Event Facility, Day Care Center (19+ children), Home Day Care (7-18 children), **Family** Day Care (6 or less children), Farmers Market and Outdoor Sales, Financial Institutions, Banks and Credit Unions, Funeral Home, Gasoline Station (With or without a Convenience Store), Government and Civic **Buildings** (Including Library, Museum, and Cultural Facilities), Grocery Store, Hotels and Motels, **Landfill** (Sanitary or **Inert**), Laundry (Self-Service), Lounge, Bar, Nightclub, Industrial uses with Nuisance Features (Such as Odor, Noise, Vibration, or Hazardous Materials), Medical and Dental Clinics, Medical and Dental Laboratories, **Personal** Services (Barber, Beauty, Shoe Repair, and Dry Cleaning Pick-Up), Professional Offices, Radio Towers, TV Towers, Telecommunication Towers, Amusement Parks, Drive-In Theaters, Nature Facilities, Picnic Areas, Parks, Trails, Indoor Recreation (Such as Billiard Parlors, Bowling **Alleys**, Game Rooms, and Skating Rinks), Outdoor Recreation (Such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves), **Recreational Vehicle** Parks, Campgrounds, Religious uses and Facilities, Restaurants, Retail Stores, Business Schools, Commercial Schools, Private K-12 Schools, Private Colleges, Universities, Trade Schools, Industrial Schools, Studios (Such as Music, Dancing, Art, or Photography Schools), Theaters (Movie or Performing Arts (Indoor Only)), and Truck Stops.
3. Land **uses** that attract birds or which **significantly** increase the potential for interference of airborne fowl with landing and departing aircraft such as **stormwater management** facilities or waste disposal/handling facilities.
4. **Construction** activities and land **uses** that would produce smoke and/or dust in such a manner to impair visibility of pilots using the airport.

5. High intensity lighting, including, but not limited to, lighting for **signage**, private drives, **parking lots**, and security, which is located in such a manner as to impair the visibility of pilots using the airport, unless such lighting is properly shielded.
6. Land **uses** which create electrical interference with navigational signals or radio communications between the airport and aircraft.
7. Land **uses** which make it difficult for flyers to distinguish between airfield lights and other lights, results in glare in the eyes of flyers using the airfield, impairs visibility in the vicinity of the airfield, or otherwise endangers the landing, takeoff, or maneuvering of aircraft.

■ No **building** or **structure** shall be erected, altered, or maintained in a zone created by this section to a **height** in excess of the **height** limit established below. Such **height** limitations are computed from the established airport elevation.

1. Precision approach zone – Slopes fifty (50) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended **runway** centerline.
2. Non-precision approach zone – Slopes thirty-four (34) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline.
3. Visual approach zone – Slopes twenty (20) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline.
4. Transitional surface zone – One (1) foot in **height** for each seven (7) feet in horizontal distance beginning at the lateral edge of each approach zone of the **runways**, measured at right angles to the longitudinal center line of the **runway**, extending upward to a maximum **height** of 1,026 feet above **mean sea level**. Where the non-precision instrument approach zones project beyond the conical zone, there are established **height** limits sloping seven (7) feet outward for each one (1) foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at ninety (90) degree angles to the extended **runway** centerline.
5. Horizontal surface zone – 1,026 feet above **mean sea level**.
6. Conical surface zone – One (1) foot in **height** for each twenty (20) feet of horizontal distance beginning at the periphery of the horizontal zone and at 1,026 feet above **mean sea level** and extending to a **height** of 1,226 feet above **mean sea level**.

■ Noise protection requirements apply within the area shown on drawing “7 of 8” in the *Airport Master Plan Update* within the 65 Ldn noise contour for the specified **uses** below.

1. The noise protection zones are based on the LDN noise contours for airport noise developed as part of the *Airport Master Plan Update*. A property is considered inside the noise zones if any LDN noise contour line crosses all or part of the property.
2. All new **residential**, school, hospital, nursing home, or library, **buildings** shall be constructed with sound protection based on the level of noise exposure, which can be determined by the location of the **building** within the adopted noise contour maps. Sound attenuation is not required if the site is located outside the 65 LDN noise contour. Noise reduction standards, **construction**, and methods are specified in *FAA Advisory Circular 150*.

■ **Permits For Certain Other Future Uses**

Within the VLD Overlay Zone, no material change shall be made in the **use** of land, and no **structure** or natural growth shall be materially erected, altered, planted, or otherwise established unless a **permit** has been granted as set forth in Chapter 10, including notification of the Director of the Valdosta – Lowndes County Airport Authority.

■ **Hazard marking and lighting**

In order to carry out the intended purpose of this section, any **permit** or **variance** granted under the provisions of this ULDC may be granted with the conditions that the owner of the **structure** or natural growth in question shall, at his or her own expense, install, operate, and maintain thereon such markers and lights as may be necessary, to indicate to aircraft pilots the presence of a hazard to air navigation. (See Chapter 9 regarding **variance** procedures and Chapter 10 regarding issuance of **Development Permits**.)

■ **Navigation Easement**

Any **permit** or **variance** granted under the provisions of this ULDC may be granted with the condition that the owner of the **structure** or natural growth in question shall enter into a navigation **easement**, which shall be in a form established by the Lowndes County, signed by the landowner, recorded in the Lowndes County Clerk’s Office, and a note on all final plats and site improvements plans, indicating the book and page of the recorded **easement**, shall be required. (See Chapter 9 regarding **variance** procedures and Chapter 10 regarding issuance of **Development Permits**.)

4.03.11 Vehicle Repair Shops

■ Drainage pits for oil and fluid change shall be located within an enclosed **structure**. Applications for vehicle repair shops providing oil and fluid change facilities and services shall include proof of compliance with State and federal regulations regarding handling and disposal of oil and automotive fluids.

■ There shall be no more than ten (10) vehicles offered for sale at any time.

■ There shall be no more than one (1) junk vehicle per 350 s.f. of under roof area stored in addition to the cars offered for sale at any time.

■ Vehicle repair shops shall comply with the standards set forth in Table 4.03.11(D).

Table 4.03.11(D). Standards for Vehicle Repair Shops.

Buffers	2.0 times the buffer requirements stated in Section 4.07.06
Vibration or electromagnetic interference	Shall not be discernable on adjacent properties
Loading docks	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property
Outside storage	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property
Exterior lighting	Directed and shielded to avoid illumination of adjacent properties
Loudspeakers and paging equipment	Prohibited