

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-14

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-2025-14 Dinkins

6533 Lake Alapaha Blvd

C-C to R-21, ~1.0ac, County Water & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been zoned C-N (Neighborhood Commercial) since its conception in the late-eighties.

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 availability of County water, the viability of septic systems, and the changing conditions within the neighborhood, and therefore recommends approval of the request for R-21 zoning.

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

RECOMMENDATION: Option 1

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

Tony Dinkins
6015 Red Oak Pt.
Naylor, GA. 31641
tdinkins4@live.com
229-300-6968

March 31, 2025

Lowndes County Board of Commissioners
Zoning Office
327 N. Ashley St.
Valdosta, GA. 31601

Subject: Letter of Intent for Rezoning

To whom it may concern,

I am writing to express my intent to apply for the rezoning of the property at 6533 Lake Alapaha Blvd., Naylor, GA. from commercial to residential use. This change is essential to meet the communities housing needs. Please contact me at 229-300-6968 for further information.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Dinkins', written in a cursive style.

Tony Dinkins

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	808.35'	50.08'	50.07'	S 34°37'21" E	0°32'58"
C2	309.49'	130.68'	129.71'	S 58°31'56" E	24°11'33"
C3	309.49'	87.61'	87.32'	S 58°44'22" E	16°13'11"



HEADINGS SHOWN HEREIN HAVE BEEN CALCULATED FROM ANGLES PLOTTED AND ARE BASED UPON DIFFERENCE HEADINGS TAKEN FROM A PLAT BY RECORD IN HANDS

RECORDED P.C. "A" PG. 3580-3589

ROBERT N. HARRIS SENECA GENE TOWERY JR.

GA. P.E. NO. 8711 GA. L.S. NO. 3619

GA. L.S. NO. 2789

FLA. P.E. NO. 28028

FLA. L.S. NO. 3617

PROCTOR & SEDIMENT CORP.
I AM A CERTIFIED DESIGN PROFESSIONAL
NAME: MARIE TERRY # 3249
ADDRESS: GENE RICHARDS AVE. # 206
ROCKY HOLE CERTIFICATION # 5266

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT
AND WERE PREPARED FROM AN ACTUAL SURVEY
OF THE PROPERTY MADE UNDER MY SUPERVISY
THE FIELD DATA UPON WHICH THIS PLAN IS BASED
WAS OBTAINED WITHIN ONE FOOT IN 10,000
FEET MEASUREMENT AND AN ANGULAR ERROR OF
6" OF 10' PER ANGLE POINT AND WAS ADJUSTED AS
REQUIRED BY STANDARD PROCEDURES. THIS PLAN
HAS BEEN CALCULATED AND CHECKED AND FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET
MEASUREMENT.

MEASUREMENTS AND PMS ARE AS SHOWN IN THE
LEGEND FOR THE PLAN.

STATE OF MISSISSIPPI
I, A BUSINESS LICENSE NO. 2634
PUBLIC BUSINESS LICENSE NO. 2917

SIGNED: *M. J. O'Connell*
DATE: *02-05-09*

GEORGIA, LOWNDES COUNTY
This 12th day of Feb 2001
Plat Booked 2 Page 23
Sara L. Crow
Clerk Superior Court

NOTE:
THIS PLAT REVISES THE ERRONEOUS LAND
DISTRICT AS SHOWN ON THAT PLAT RECORDED IN
PLAT CABINET "B" AT PAGE 65 IN THE
LOWMEDES COUNTY PUBLIC RECORDS. THIS IS NOT
A SUBDIVISION

GEORGIA, LOWNES COUNTY
UNIFIED LAND DEVELOPMENT CODE
REVISION

REVISION
This 1st day 11, 2011 m
File Number 2011-2011-11
Jason M. Davenport
Chairman, Technical Review Committee

THIS IS A SURVEY OF
LAND PARCEL 29A
ON TAX MAP 259

PREPARED BY:

HARRIS SURVEYING & ENGINEERING COMPANY, INC.
Land Surveying & Civil Engineering Design
In Georgia & Florida

Robin N. Harris
1207 BAYTRICE ROAD
Valdosta, GA 31602

Rodney Gene Tenery Jr.
Ph. (229) 244-9735
Fax (229) 244-9781
E-MAIL harri613@bellsouth.net

Date: 02 / 05 / 09	Scale: 1" = 60'	Drawn by: H422
Job ID: J-11780A	Field Book #238	Pg: 14

SEAL 02-05-0

LEGEND

- L.P.F. = LOW PIER FOUND
- L.P.P. = HIGH PIER PLACED
- C.M.L. = CONCRETE MONUMENT LOCUS
- C.C. = CONCRETE CORNER PLACED
- O.P.P. = OAK POST PLACED
- P.O.P. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REVISION
- B.M. = BENCH MARK
- R/W = RIGHT OF WAY
- R/R = RAILROAD
- G.S. = GROUND SLOPE

LOCATION MAP: NO SCALE

NOTES:

- THE CURRENT ZONING ON TRACT "A" IS C-C ZONING IN LOWMEDES COUNTY. THE MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT M.B.L. = 40'
SIDES M.B.L. = 12'
REAR M.B.L. = 20'
- THE CURRENT ZONING ON TRACTS "B" & "C" IS R-21 ZONING IN LOWMEDES COUNTY. THE MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT M.B.L. = 40' (TRACT "C")
FRONT M.B.L. = 60' (TRACT "B" DUE TO LOT WIDTH REQUIREMENT)
SIDES M.B.L. = 20'
REAR M.B.L. = 40'
- THIS PROPERTY WILL BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEM.
- THE HIGHER ELEVATION OF THE WETLANDS SHOWN HEREON IS 101.00' (ASSUMED).
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED LOTS IS 103.00' (ASSUMED).

WETLANDS NOTE:
WETLANDS SHOWN HEREON ARE AS IDENTIFIED BY ALLEN RIDGON.

HEALTH DEPARTMENT NOTE:
THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWMEDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL

AREA IN WETLANDS 81 SF.

**WETLAND LIMITS AS IDENTIFIED BY ALLEN RIDGON
HIGHWATER ELEV. = 101.00' (ASSUMED)**

N/T CAROLYN T. DINKINS
PROPERTY
D.B. 3718 PG. 098
P.C. "A" PG. 3588

NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. HARRIS SURVEYING & ENGINEERING DOES NOT GUARANTEE THAT ALLEASMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.

NOTES:

1. THE CURRENT ZONING ON TRACT "A" IS C-C ZONING IN LOWNADES COUNTY. THE MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT M.B.L. = 40'
SIDES M.B.L. = 12'
REAR M.B.L. = 20'
2. THE CURRENT ZONING ON TRACTS "B" & "C" IS R-21 ZONING IN LOWNADES COUNTY. THE MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT M.B.L. = 40' (TRACT "C")
FRONT M.B.L. = 60' (TRACT "B" DUE TO LOT WIDTH REQUIREMENT)
SIDES M.B.L. = 20'
REAR M.B.L. = 40'
3. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL WELL & SEPTIC SYSTEM.
4. THE HIGHWATER ELEVATION OF THE WETLANDS SHOWN HEREON IS 103.60' (ASSUMED)
5. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFICTED LOTS IS 103.90' (ASSUMED).

NOTE: NO UNDERGROUND UTILITIES WERE VERIFIED
OR FIELD LOCATED ON THE PROPERTY DEPICTED
ON THIS SURVEY PLAT. HARRIS SURVEYING &
ENGINEERING DOES NOT GUARANTEE THAT ALL
EASEMENTS THAT MAY AFFECT THIS PROPERTY
ARE SHOWN ON THIS PLAT.

WETLANDS NOTE:
WETLANDS SHOWN HEREON ARE AS
IDENTIFIED BY ALLEN RIGDON.

HEALTH DEPARTMENT NOTE:
THIS PROPERTY HAS NOT BEEN EVALUATED
BY THE LOWMEDE COUNTY HEALTH
DEPARTMENT TO DETERMINE THE SOIL
SUITABILITY FOR SEPTIC SYSTEMS. IF
FURTHER DEVELOPMENT IS TO BE DONE, THEN
THE OWNER MUST CONTACT THE HEALTH
DEPARTMENT FOR INDIVIDUAL SITE
EVALUATIONS.

FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 13185C0175E,
DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS
LOCATED IN FLOOD ZONE " X ".

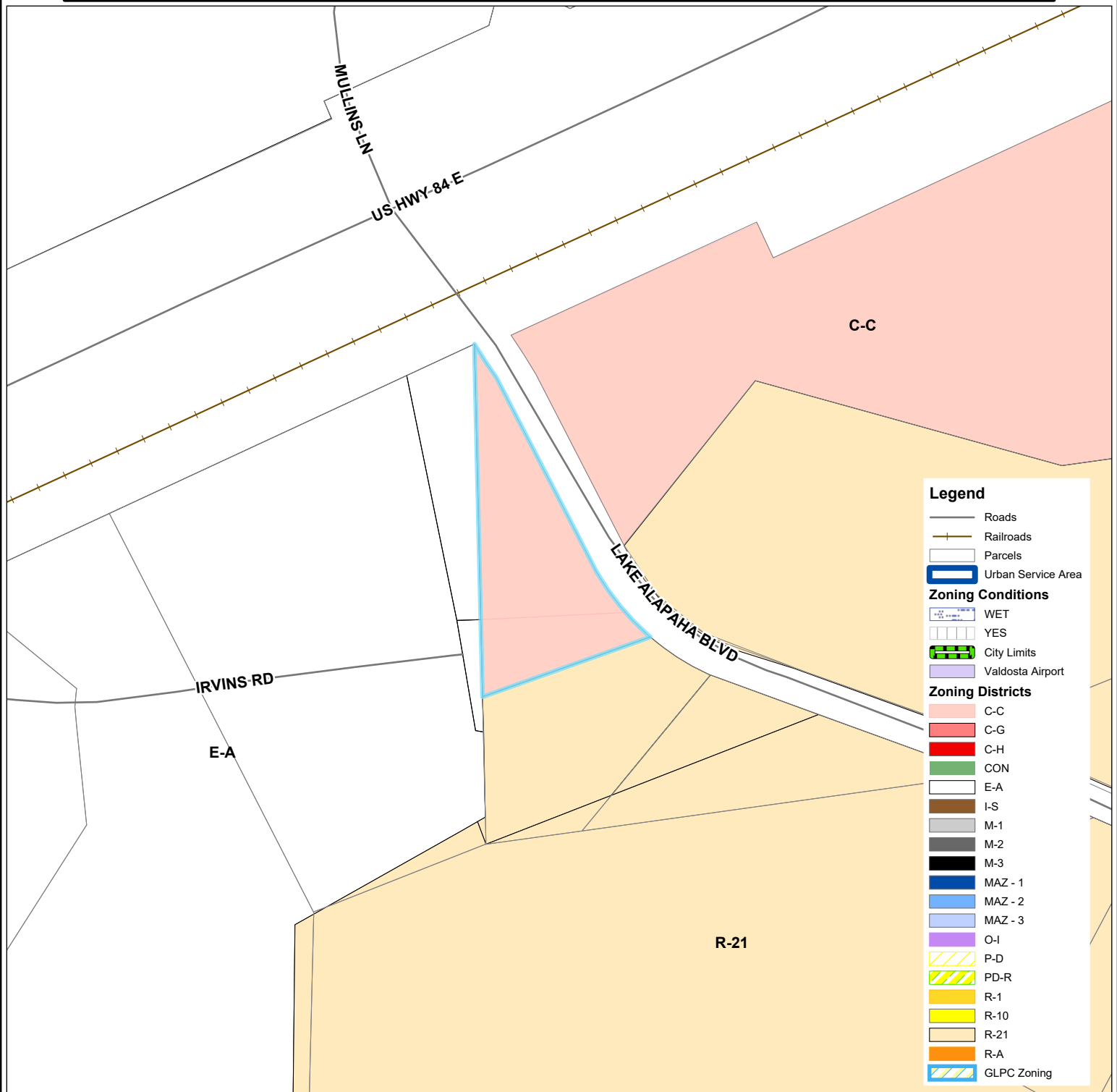
SURVEY FOR:
ROBERT & TONY DINKINS
LOCATED IN LAND LOTS 422 & 423 OF THE 11th
LAND DISTRICT OF LOWNDES COUNTY, GEORGIA.

REZ-2025-14

Zoning Location Map

Dinkins
Rezoning Request

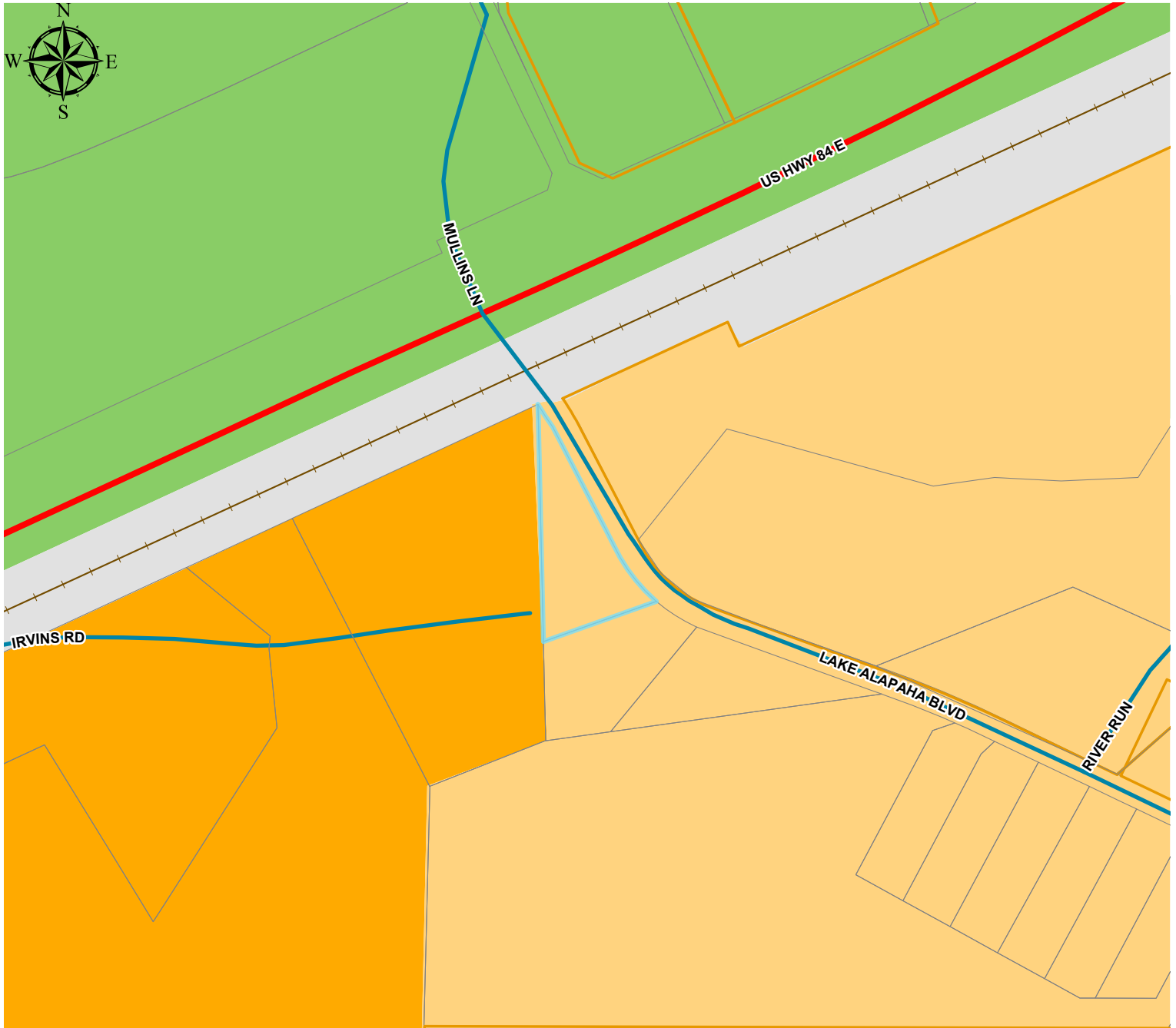
CURRENT ZONING: C - C
PROPOSED ZONING: R - 21



REZ-2025-14

Future Development Map

Dinkins 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-2025-14

WRPDO Site Map

Dinkins Rezoning Request

Legend

Roads

Railroads

Park

City Limits

Crashzone

Crashzone West

Urban Service Area

Open Water

Valdosta Airport

Wetlands

100 Yr Flood

Hydrology

Drastic

Recharge Areas

Parcels

EagleViewImagery

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

