

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-03

DATE OF MEETING: January 26, 2026

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

Regular Meeting ☒
Work Session ☒
Recommendation ☒
Policy/Discussion ☐
Report ☐

REZ-2026-03 Universal Roofing
~6.0ac 6201 Union Road
E-A to C-G, Well & Septic

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, overtop of a natural gas pipeline and a County Sewer Forcemain. The subject property possesses road frontage on Union Road, a County maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance C-G zoning is not listed as a recommended zoning within a Rural Residential Character Area. Although Crossroads Commercial (C-C) zoning is more consistent with the Comprehensive Plan Character Area Map, the allowable uses in C-G zoning are more compatible with the nearby existing and proposed residences. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property's development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road.

Other concerns identified related to the subject property's location are lighting (Addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC).

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 well and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

- 1) A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
- 2) No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

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

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____

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 |
| | | | | |

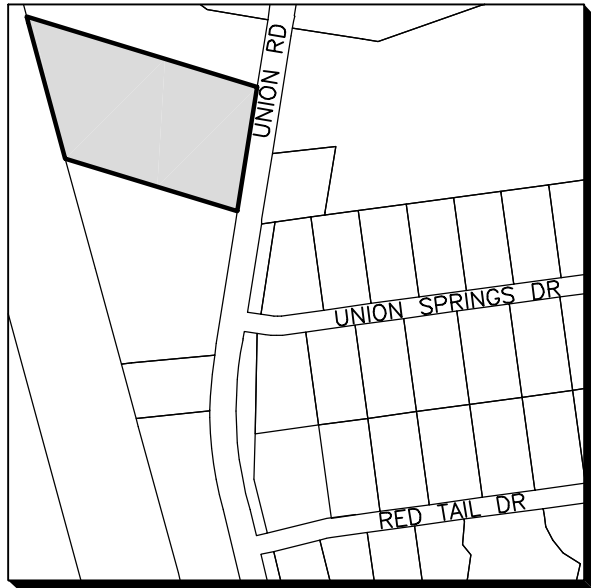
| | Commercial, Office, and Institutional Zoning Districts | | | |
|---|---|------------|------------|------------|
| Zoning Districts: | | | | |
| P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited | IO | C-C | C-G | H-H |
| Personal Services Barber, Beauty, Shoe Repair, 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. | | | | |



VICINITY MAP

INTERSTATE HWY 75/I-75 (300' R/W)

N 15°12'30" W 461.70'

PROPOSED 60'X100'
METAL BUILDING WITH
1 OFFICE
1 BATHROOM
1 WAREHOUSE

APPROXIMATE 40' GAS EASEMENT

POND

POND

POND

PROPOSED DRIVE
N 72°46'54" W 574.61'

ADJOINERS EXISTING DRIVE

NOW OR FORMERLY
THE BRUCE L. HARRIS TRUST
DB 5756 PG 79
PARCEL# 052 126A

S 08°09'11" W 393.58'

TRACT 1
6.00 Acres

UNION RD (80' R/W)



- THE PURPOSE OF THIS PLAT IS A CONCEPTUAL SITE PLAN FOR A OFFICE/STORAGE BUILDING
- PROPOSED ZONING IS C-C
- SETBACKS:
 - FRONT:70' (RESIDENTIAL RD)
 - SIDE:20'
 - REAR:12'
- THIS PARCEL IS IN THE RURAL RESIDENTIAL CHARACTER AREA.
- THIS PARCEL IS NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE WETLANDS PRESENT ON THIS PARCEL PER NATIONAL WETLAND INVENTORY, AS SHOWN HEREON.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0085E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

INNOVATE !
Engineering & Surveying

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

CONCEPTUAL SITE PLAN FOR:
ANGELICA VILLANUEVA



LOCATED IN
LAND LOT 97
12TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 12/17/2025
FIELD SURVEY DATE:
12/10/2025

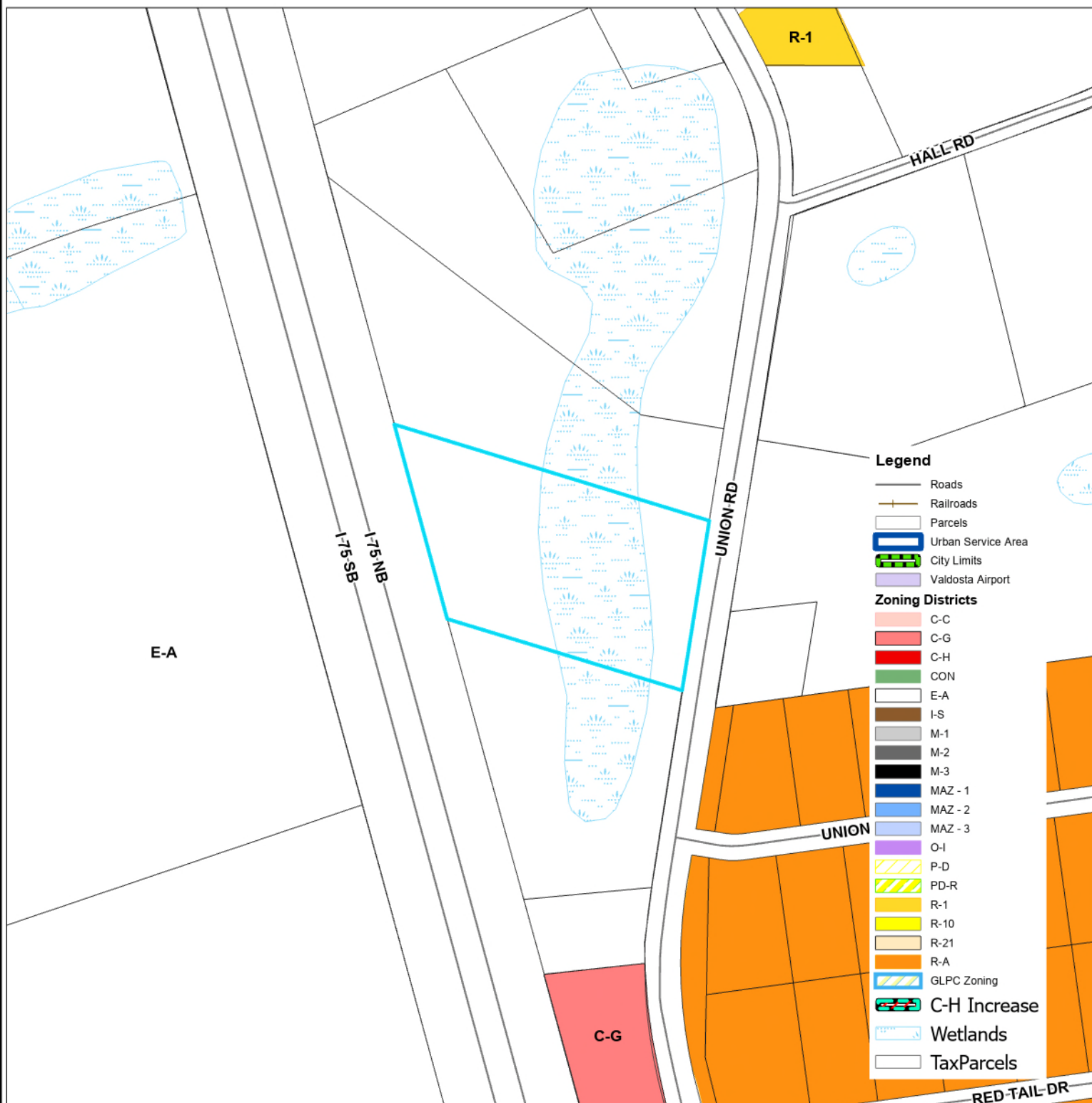
FIELD CLOSURE: 1' IN 40,968'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 660,898'
METHOD OF ADJUSTMENT: NONE
SURVEYED BY: BT
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRx6+ GNSS ROVER
CARLSON RT3 TABLET DC

REZ-2026-03

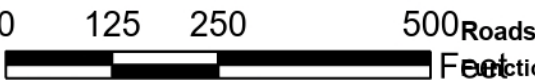
Zoning Location Map

Jose and Angelica Villanueva
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: Commercial



Jose and Angelica Villanueva
Rezoning Request



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

Jose and Angelica Villanueva 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

TaxParcels

