

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-04

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 23, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-04 Jay Ma Khodiyar
~1.0 5507 Central St., Clyattville
R-10 to C-G, County Water & Septic

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular in shape, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison, Central and Davis.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Established Residential Character Area, abutting Community Activity Center, Rural Residential, and Agricultural Character Areas. Per Comprehensive Plan guidance C-G zoning is not listed as a recommended zoning within an Established Residential Character Area, however, C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison. For reference, a comparison chart of the various zoning districts and most of their allowable uses has been attached.

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 property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. Any vehicular ingress/egress off of Davis St. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also 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.

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

Section 4-3. Disqualifications from Licensure.

(a) No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of alcoholic beverages in any area prohibited by law or by zoning ordinance.

(b) No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of alcoholic beverages which establishment is within three hundred (300) feet of any church building. No license shall be granted under this Ordinance to any person for the operation of, and no person shall otherwise operate, an establishment involving the distribution, sale, or consumption of wine or malt beverages within 100 yards, or of distilled spirits within 200 yards, of any school building, educational building, school grounds, or college campus. For purposes of measuring said distances, said distance shall be measured from the door of the establishment involving the distribution, sale, or consumption of the respective alcoholic beverage to the nearest street, thence along said street to the nearest point of such church building, school building, educational building, school grounds, or college campus, as the case may be.

(c) No license shall be granted under this Ordinance to any person for the operation of an establishment involving the distribution, sale, or consumption of alcoholic beverages who has been convicted of a felony; nor to any person with whom any other person listed in Section 4-4(b) as associated with such person has been convicted of a felony; nor to any person employing any individual in the operation of an establishment for the distribution, sale or consumption of alcoholic beverages which individual has been convicted of a felony.

(d) No license shall be granted under this Ordinance: (i) to any person for the operation of an establishment involving the distribution, sale, or consumption of alcoholic beverages who has been convicted within the last five (5) years of a misdemeanor or other violation involving any of the following: gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules or regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude; (ii) to any person with whom any other person listed in Section 4-4(b) as associated with such person has been convicted within the last five (5) years of a misdemeanor or other violation involving any of the following: gambling, the Georgia Controlled Substances Act (or similar laws of another jurisdiction), prostitution, sex offenses, adult entertainment laws, rules and regulations, alcohol control laws, rules or regulations, or offenses involving moral turpitude; (iii) or to any person employing any

Letter of Intent to Lowndes County Planning and Zoning

Jay Ma Khodiyar
5721 Bland Dairy Rd
Valdosta Ga, 31601

Date: 01/19/2026

Lowndes County Planning and Zoning Department
327 N Ashley St.
Valdosta Ga, 31602

Subject: Letter of Intent for Parcel 0095 022, 5507 Central St, Clyattville, GA

Dear Planning and Zoning Officials,

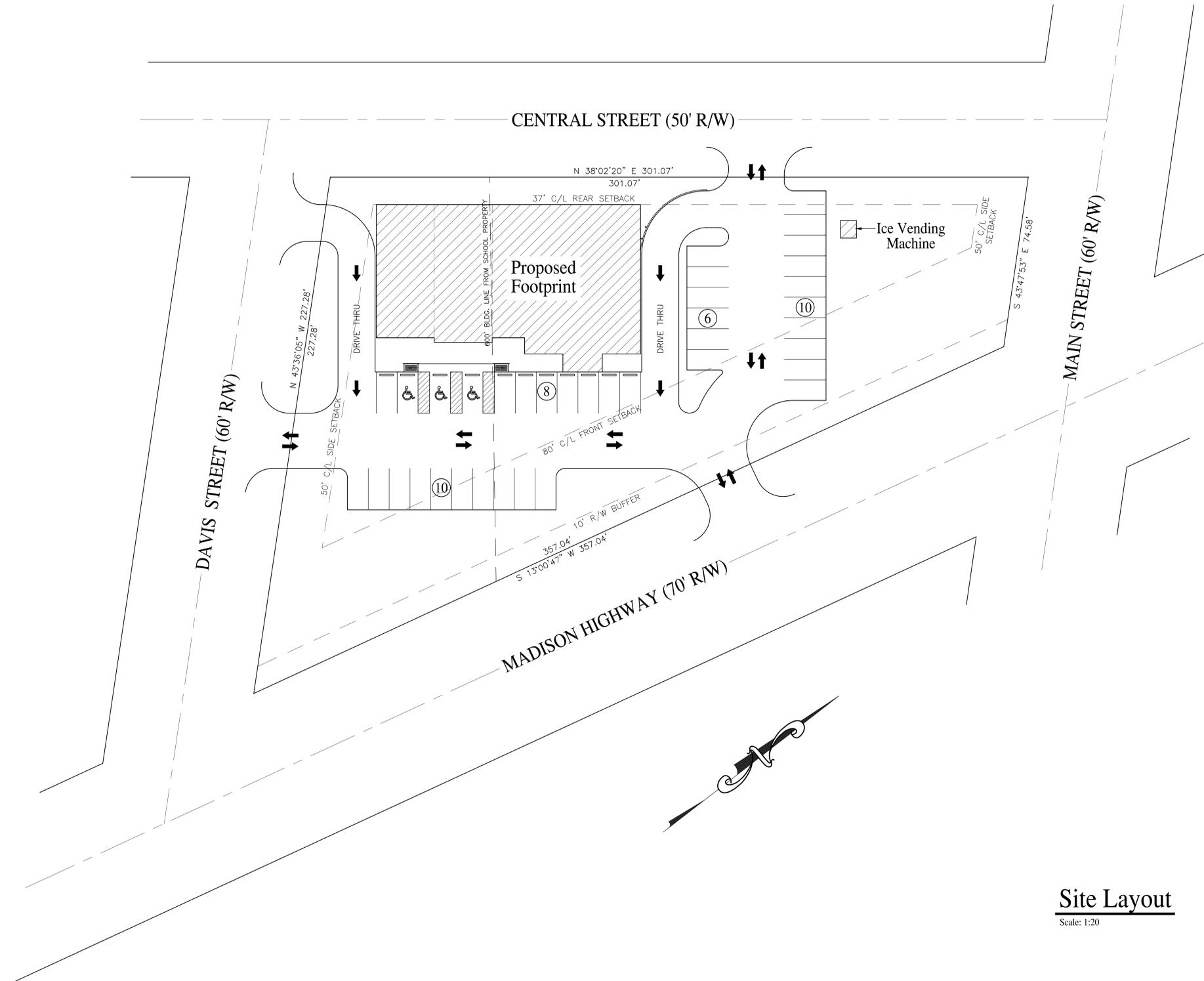
I am writing to formally express my intent to seek approval for rezoning my property at 5507 Central St in Clyattville, Parcel #0095 022. Due to the unique configuration of the parcel, being bounded on all sides by Public Right of Way and being at the intersection of two major roads, makes this parcel more suited for a commercial zoning (C-G) than a residential zoning (R-10). The C-G zoning is found both directly East and South of the subject property. The purpose of this rezoning is to permit develop of Commercial Spaces as shown on the attached Site Plan.

Please let me know if there are any additional forms, documentation, or meetings required as part of this application. I look forward to your guidance on the next steps and welcome the opportunity to provide further information or clarification as needed.

Thank you for your consideration of my request. I look forward to working with you to ensure a successful outcome for this project and for the community.

Sincerely,

Jay Ma Kodiya



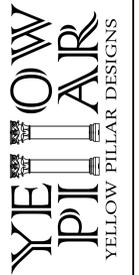
Site Layout

Scale: 1:20

PARKING SPACES PROVIDED
 3 H/C Spaces
 34 Regular Spaces

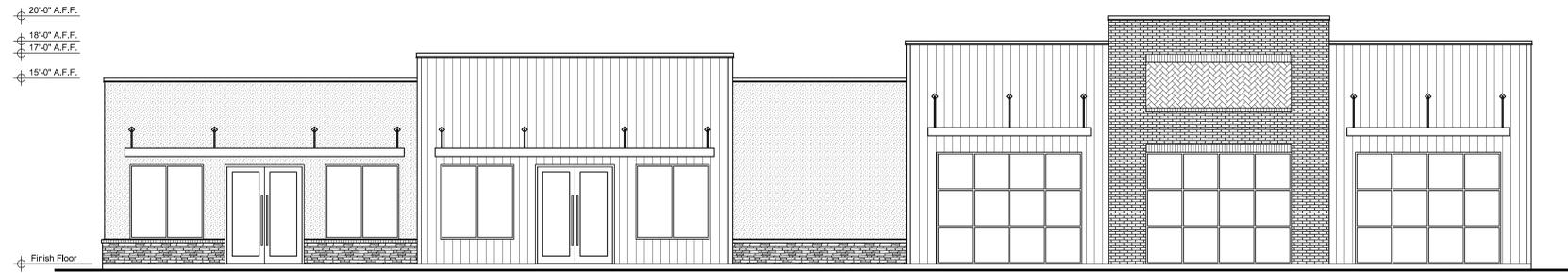
PARKING CALCULATIONS			
Office Space:	206 SF	1 space/ 300 SF	.68
Retail Space:	4,459 SF	1 space/ 200 SF	22.29
Kitchen Area:	825 SF	1 space/ 500 SF	1.65
Storage Area:	1,655 SF	1 space/ 1,000 SF	1.65
TOTAL REQUIRED			26.27

A New Liquor Store & Tenant Spaces
 For
 Jay Ma Khodiyar, LLC

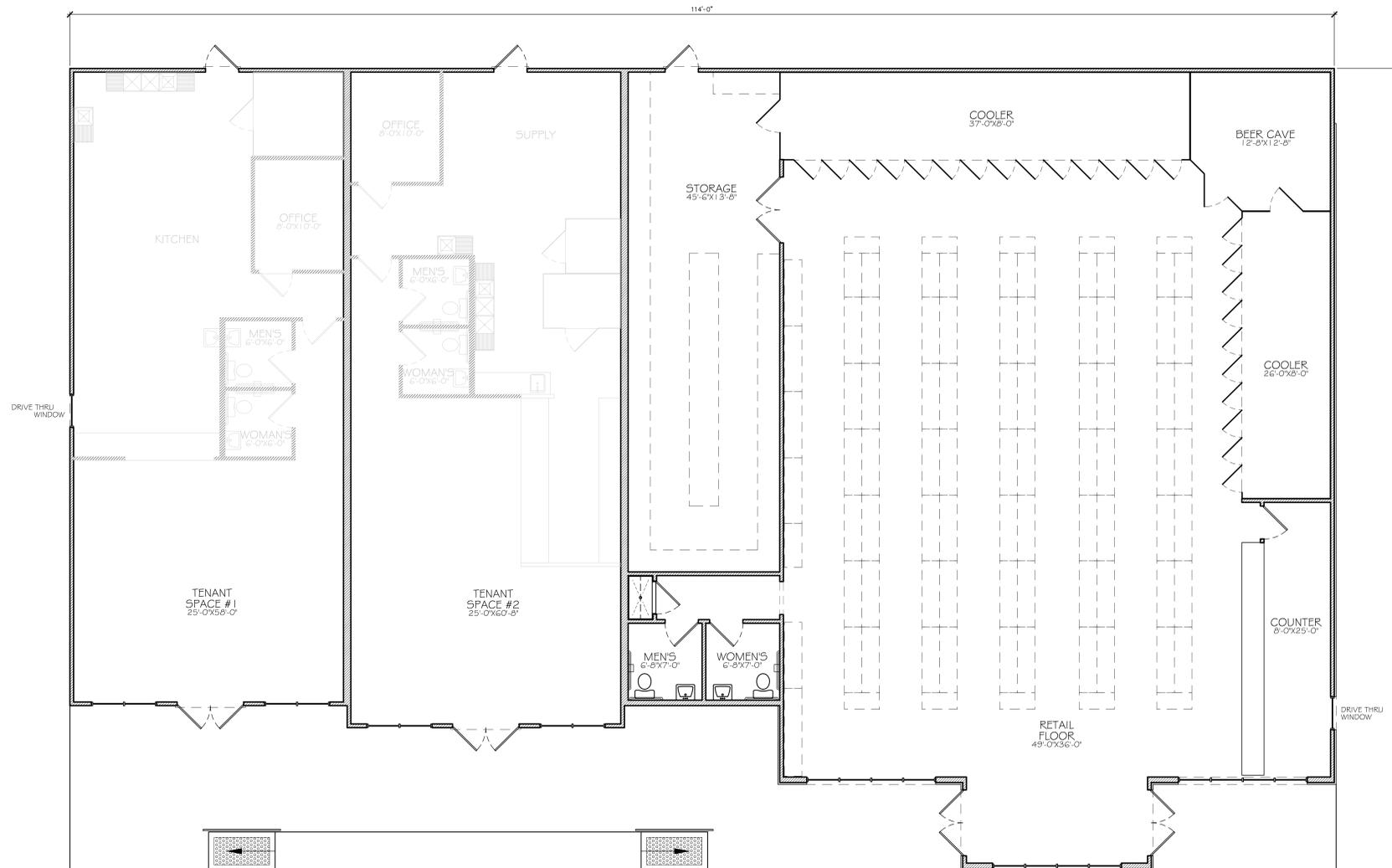


229-560-3062
 Email: jhewett@yellowpillardesigns.com
 Website: www.yellowpillardesigns.com

DRAWN JDH
 CHECKED JDH
 JOB NUMBER 24-87
 DATE Sept 16, 2024
 REVISIONS
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 DRAWING NUMBER
C-1.1
 SHEET 1 OF 2
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Front Elevation
Scale: 3/16" = 1'-0"



Preliminary Floor Plan

Scale: 3/16" = 1'-0"

SQUARE FOOTAGE CALCULATIONS	
LIQUOR STORE	4,195 SF
TENANT SPACE #1	1,450 SF
TENANT SPACE #2	1,500 SF
TOTAL	7,145 SF

229-560-3062
Email: jhebert@yellowpillardesigns.com
Website: www.yellowpillardesigns.com



A New Liquor Store & Tenant Spaces
For
Jay Ma Khodiyar, LLC

DRAWN: JHM
CHECKED: JHM
JOB NUMBER: 25-87
DATE: Sep 14, 2025
REVISIONS:

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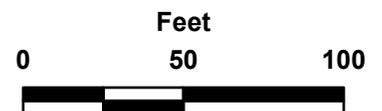
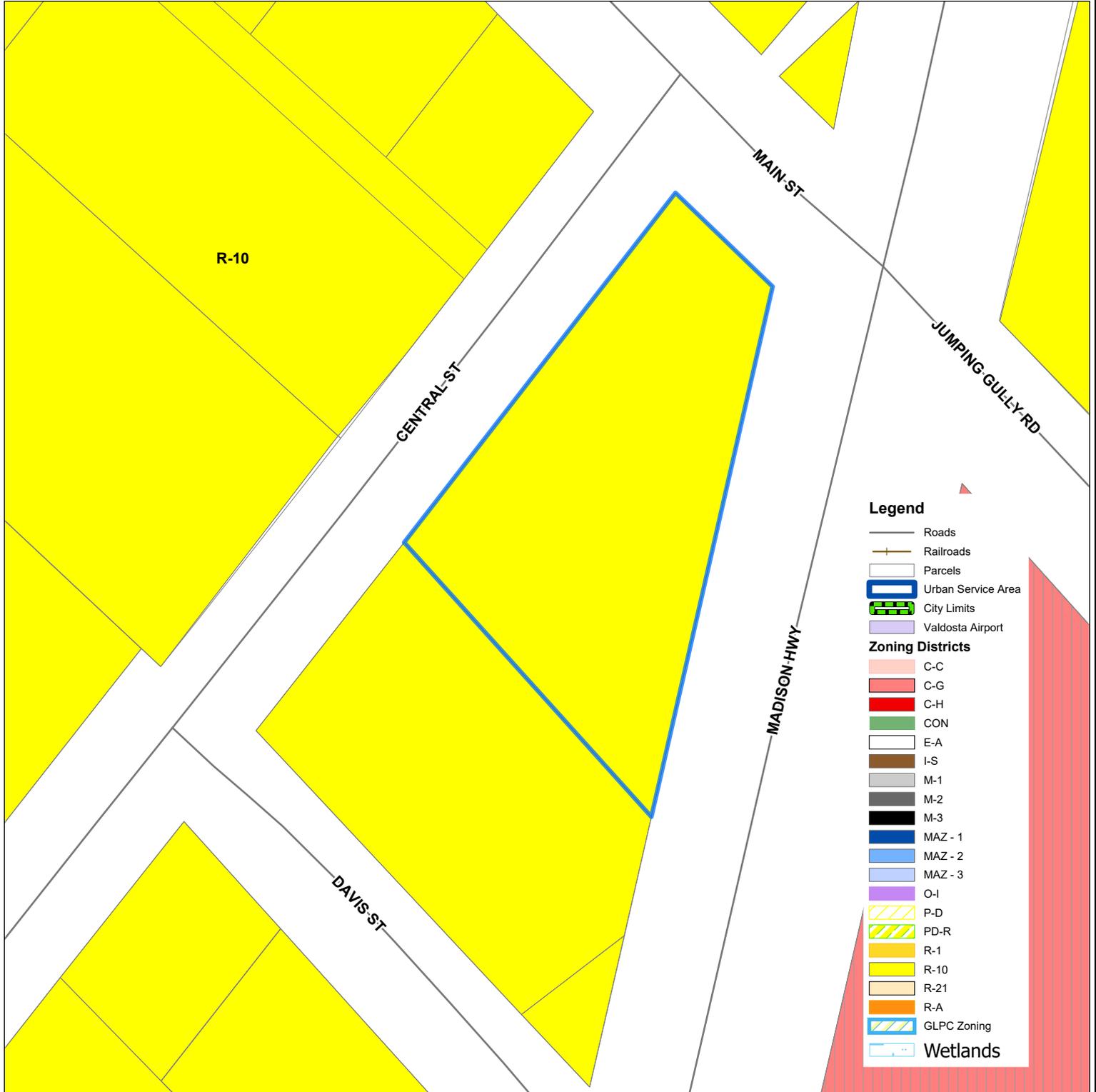
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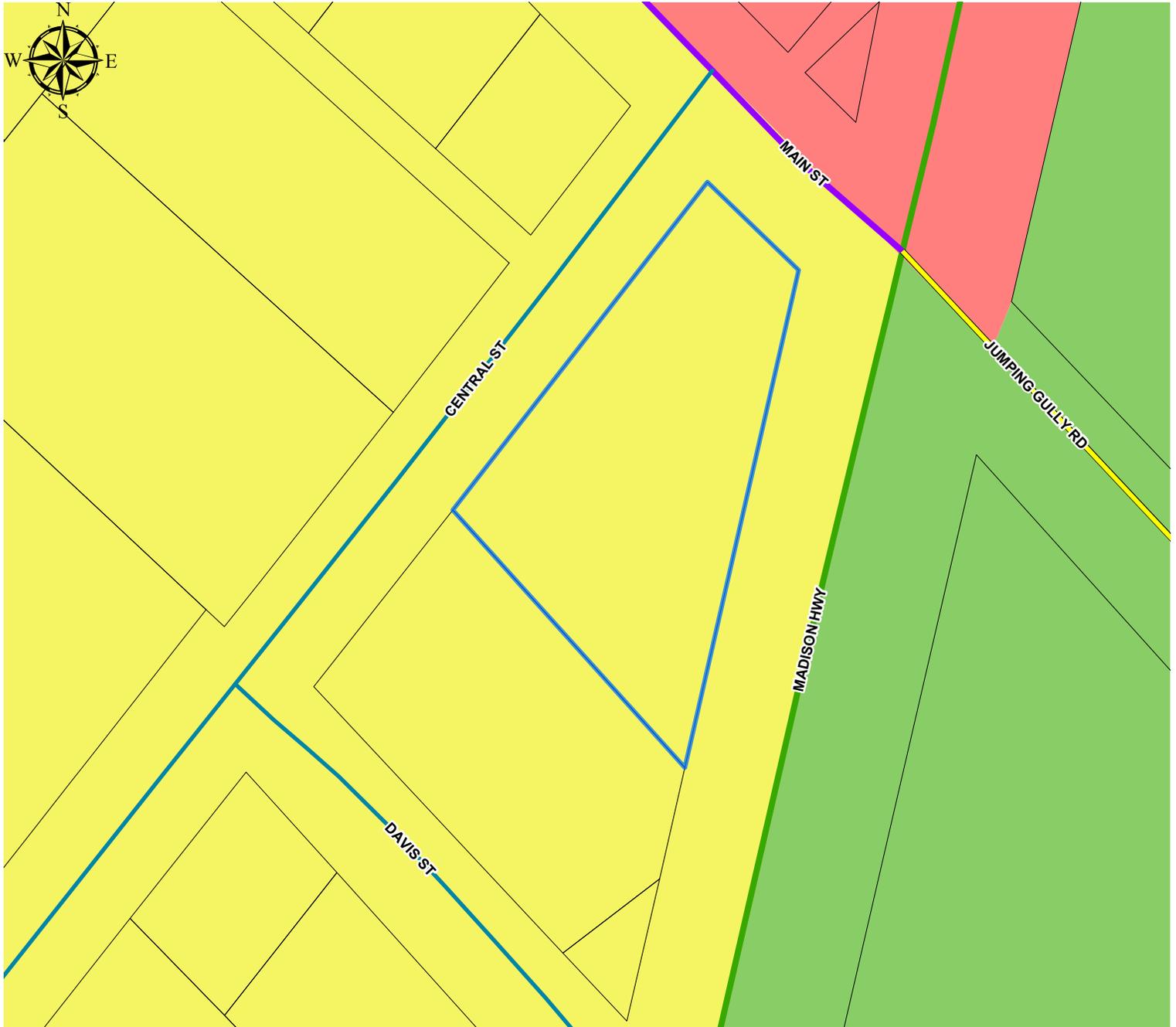
Zoning Location Map

VII7B
Rezoning Request

CURRENT ZONING: R - 10
PROPOSED ZONING: C - G



VII7B Rezoning Request



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

VII7B Rezoning Request

Legend

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

