

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-09 All Metal Buildings, 2515 Madison Hwy, ~2
acres, C-G to C-H, Well and Septic

DATE OF MEETING: June 10, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- ☐ Annual
- ☐ Capital
- ☒ N/A
- ☐ SPLOST
- ☐ TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2025-09 All Metal Buildings, 2515 Madison Hwy, ~2
acres, C-G to C-H, Well and Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to unify the commercial zoning on the properties for their expanding business. The subject property possesses road frontage on Madison Highway, Cannon Avenue, Poole Street, and Douglas Avenue. Madison Hwy is classified as a state maintained minor collector, and shall be considered the primary front for access and setbacks. Douglas Avenue is an improved County Road, while Poole Street and Cannon Avenue remain unimproved County maintained roads.

The property is within the Urban Service Area, Community Activity Center Character Area, the Valdosta Airport Overlay, and a Drastic Groundwater Recharge area. C-H zoning is recommended for this area, and City of Valdosta Utilities are available across Madison Hwy, while Atlanta Gas and Light lines are along Douglas and Cannon Avenues.

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 lack of availability of County Utilities, the viability of well and septic systems, the existing and proposed expanding business on the property, and therefore recommends approval of the request for C-H zoning with the following conditions:

1. Any vehicular ingress/egress off of Poole Street or the unimproved portion of Cannon Avenue 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 those sections mentioned above.
2. The eastern property line along Poole Street shall be required to have a landscaped buffer that meets or exceeds ULDC Section 4.07.06.