



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, JULY 7, 2025, 8:30 A.M.
REGULAR SESSION, TUESDAY, JULY 8, 2025, 5:30 P.M.
327 N. Ashley Street - 2nd Floor

1. Call To Order

2. Invocation

3. Pledge Of Allegiance To The Flag

4. Minutes For Approval

- a. June 23, 2025, Work Session Minutes & June 24, 2025, Regular Session Minutes

Recommended Action: Approve

Documents:

- b. June 23, 2025 Budget Public Hearing Minutes

Recommended Action: Approve

Documents:

- c. June 30, 2025, Special Called Meeting (Budget Adoption) Minutes

Recommended Action: Approve

Documents:

5. Public Hearing

- a. REZ-2025-10 Cain Property, 6261 US HWY 41 N, ~21ac, R-21 to PD-R, Well & Septic

Recommended Action: Board's Pleasure

Documents:

- b. REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

Recommended Action: Board's Pleasure

Documents:

6. For Consideration

- a. Beer & Wine License - Mustapha Ndure of Wawa Southeast, LLC DBA WAWA Store #6308 located at 4598 North Valdosta Rd., Valdosta, GA

Recommended Action: Approve

Documents:

7. Reports - County Manager

8. Citizens Wishing To Be Heard - Please State Your Name and Address

9. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-10 Cain Property, 6261 US HWY 41 N, ~21ac, R-21
to PD-R, Well & Septic

DATE OF MEETING: July 8, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-10 Cain Property, 6261 US HWY 41 N, ~21ac,
R-21 to PD-R, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Medium Density Residential (R-21) to a Rural Planned Development (PD-R). The general motivation in this case is for the subject property to be developed into a new RV Park. The conceptual site plan highlighting the requested zoning and proposed uses are attached for consideration.

Proposed access for the subject property is slated to/from US Hwy 41 North, a paved State minor arterial. Concerning the Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and depicted as a Rural Residential Character Area, which recommends PD-R. It should also be noted that the subject property is within the Old US 41 North Corridor Road Overlay District.

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 a Public Well & Septic system, the proposed density of the RV Park, the condition of the developers nearby properties (RV Park, MH Park, and MH Subdivision), and support of a growing and balanced economy. Therefore, the TRC recommends Approval of the request per the site plan.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: Future parking and internal drive areas are to be constructed with an approved permeable or pervious pavement material where the material shall be subject to approval by the County Engineer, ULDC regulations for RV Parks and Campgrounds limit the occupancy of individual lots to a maximum of 90 days, and EPD approval for a tourist accommodation site including the well and septic design are required at the time of construction.

At the Planning Commission Meeting, the applicant's agent spoke in favor of the request, while no one spoke in opposition. The GLPC followed the public hearing with a couple of clarifying questions about the site plan, before ultimately voting 7-0 to recommend Approval of the request per the site plan.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

To whom it may concern:

I propose to rezone that property shown as a part of Land Parcel 004/0043 so that it can be developed to provide the highest and best use of the property. The property is located in a Rural Residential area according to the Greater Lowndes Comprehensive Plan. The property is currently zoned R-21 and the proposed zoning of P-D zoning will allow for the development of a privately owned Recreational Vehicle Park and is consistent with other well established uses in the immediate area. The proposed use also meets the objectives as described in Goal 1 Policy 1.1, Goal 5, Policy 5.1 and Goal 7, Policy 7.2.

Sincerely,

Rodney Cain

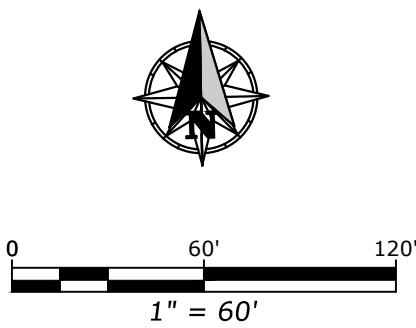
LINE	BEARING	DISTANCE
L1	S 15°05'09" E	235.20'
L2	S 15°12'53" E	250.84'
L3	S 15°23'40" E	159.88'
L4	N 82°43'12" E	420.33'
L5	S 15°21'48" E	410.40'
L6	S 82°37'58" W	116.28'
L7	S 83°12'23" W	102.59'
L8	S 83°13'53" W	102.69'
L9	S 83°10'52" W	596.25'
L10	S 83°11'03" W	249.25'

LOTS 1-9

BACK IN RV SPACES = 42
PULL THRU RV SPACES = 24
TOTAL RV SPACES = 66
TOTAL UNDISTURBED BUFFER = 6.5 ACRES
TOTAL LANDSCAPING BUFFER = 0.8 ACRES
PROJECT AREA = 21.12±



NOTE: LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
ARROW ENGINEERING & CONSTRUCTION SERVICES DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.



NOTE: EXTERIOR LIGHTING WILL BE SHIELDED TO AVOID DIRECT ILLUMINATION OF ADJACENT PROPERTIES.

NOTE: UNLESS OTHERWISE DEPICTED ON THE SITE PLAN FUTURE DEVELOPMENT STANDARDS FOR THE RESIDENTIAL PROPERTY WILL BE GOVERNED BY LOW DENSITY RESIDENTIAL (R-1) ZONING STANDARDS.

NOTE: THE PRIMARY USE OF THE SUBJECT PROPERTY WILL BE FOR AN RV PARK. UNLESS OTHERWISE DEPICTED ON THE SITE PLAN FUTURE DEVELOPMENT STANDARDS FOR THE RV PARK PROPERTY WILL BE GOVERNED BY ULDC SECTION 4.03.14 AND RESIDENTIAL AGRICULTURAL (R-A) ZONING STANDARDS.

LAYOUT PLAN FOR:
**NEW RV PARK
FOR RODNEY CAIN**
LOCATED IN LL 91 & 94 OF THE 12TH L.D.
LOWNEDES COUNTY, GA

ARROW ENGINEERING
& CONSTRUCTION SERVICES
2621 HWY 84 EAST
VALDOSTA, GA 31606
(229) 255-2110
LSANDERS@ARROWENGINEERINGGROUP.COM



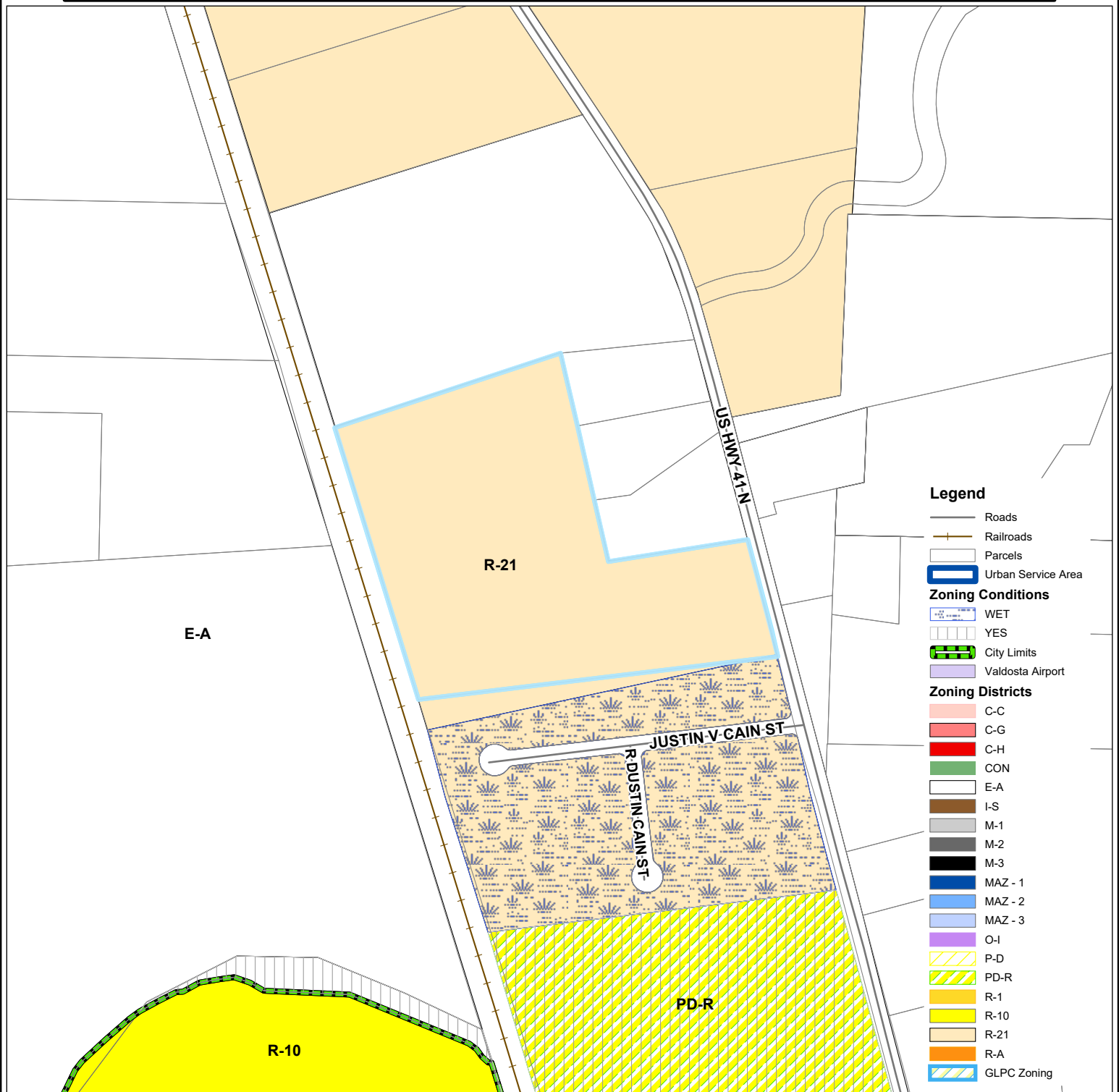
PROJECT: 25010
SHEET
C3.0

REZ-2025-10

Zoning Location Map

Cain Property
Rezoning Request

CURRENT ZONING: R - 21
PROPOSED ZONING: PD - R



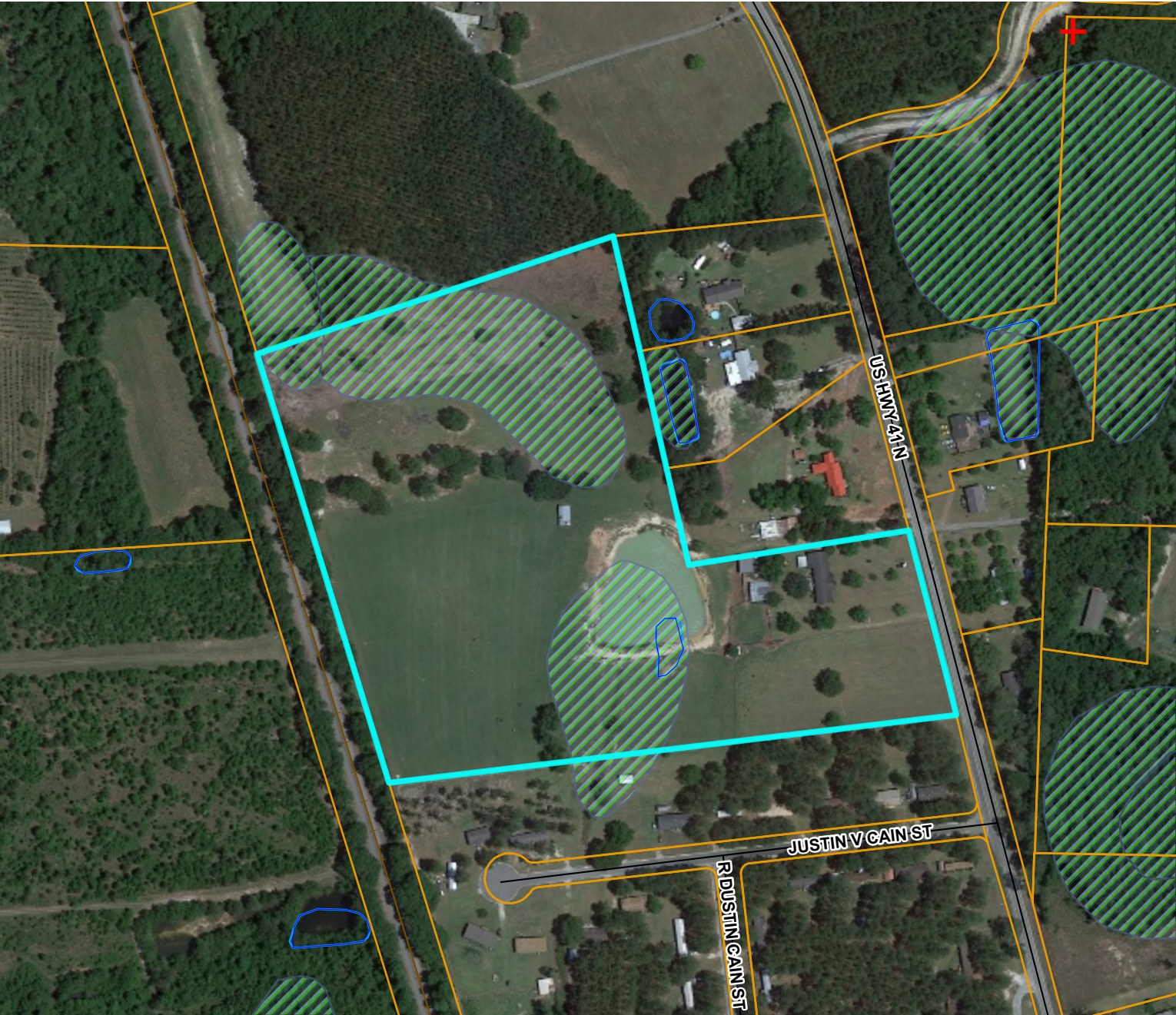
REZ-2025-10

WRPDO Site Map

Cain Property Rezoning Request

Legend

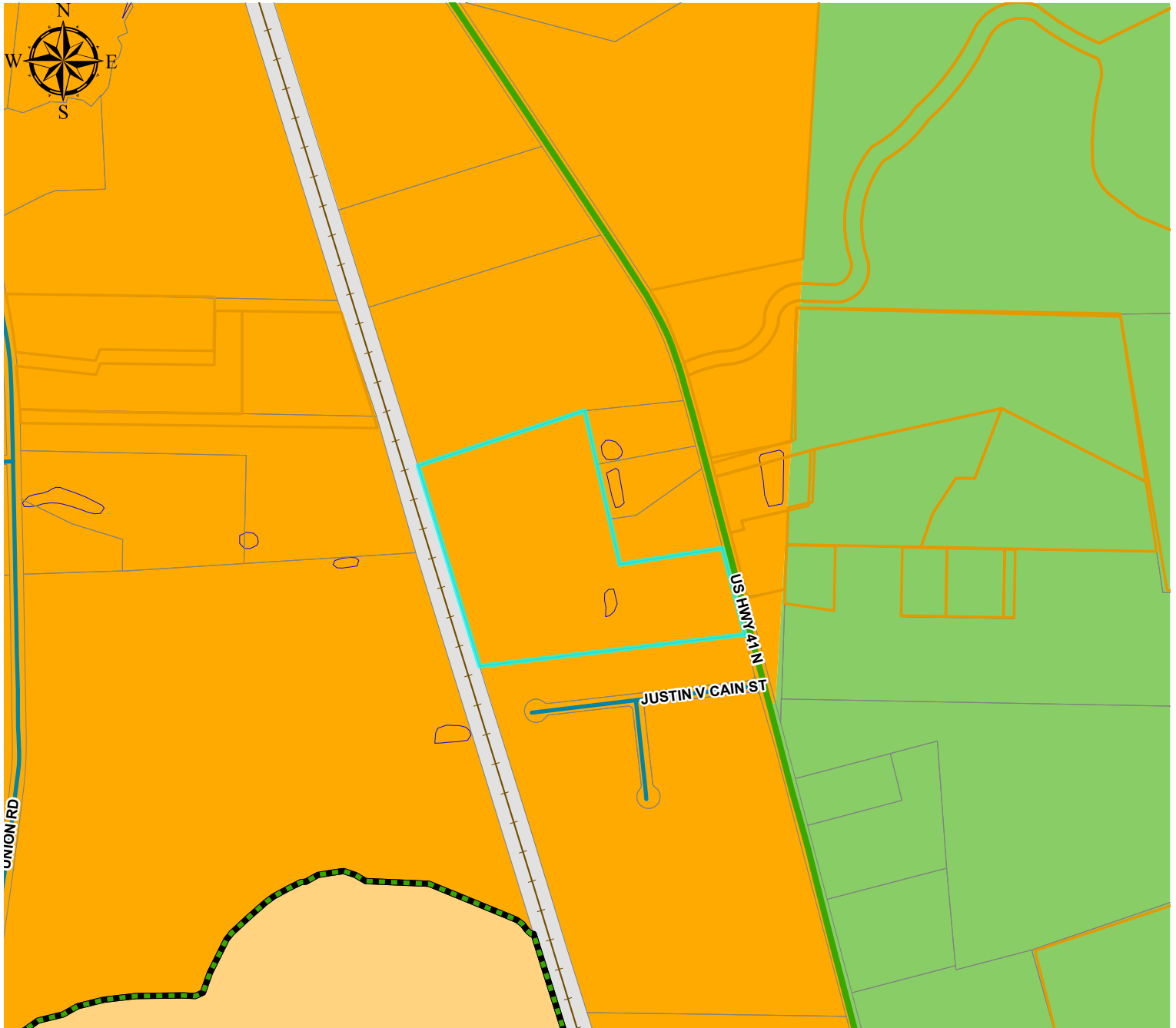
- | | | |
|--------------------|------------------|---------|
| — Roads | Open Water | portion |
| — Railroads | Valdosta Airport | |
| Park | Wetlands | |
| City Limits | 100 Yr Flood | |
| Crashzone | Hydrology | |
| Crashzone West | Drastic | |
| Urban Service Area | Recharge Areas | |
| | Parcels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



REZ-2025-10

Future Development Map

Cain Property Rezoning Request



0 250 500 1,000
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

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-11 Langdale Capital Assets, Coleman Road, ~719
ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

DATE OF MEETING: July 8, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-11 Langdale Capital Assets, Coleman Road,
~719 ac, C-C, R-1, & CON, to M-1 & CON, County Utilities

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from C-C (Crossroads Commercial), R-1 (Low Density Residential) and CON (Conservation District) to M-1 (Light Manufacturing) and CON (Conservation District). The general motivation in this case is for the subject property to be developed into a large warehouse type campus.

Proposed access for the subject property is along Coleman Road, a paved County Collector Road. The property is also split by the Norfolk Southern Railroad. The Comprehensive Plan Future Development Map depicts the subject property within the Urban Service Area, with Tract 1 depicted as an Industrial Activity Center Character Area, and Tract 2 mixed between Community Activity Center, Recreation and Conservation, Suburban, and Transportation and Utilities Character Areas.

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, the environmentally sensitive wetlands and flood plains, the availability of County Utilities, the potential scale of the proposed development, the review process for a Development of Regional Impact (DRI^{[1](#)}), and support of a growing and balanced economy. Therefore, the TRC recommends Approval of the request with the following conditions:

1. There shall be no access to Briarberry Drive and Quail Hollow Circle from the subject property.
2. Should a change in use occur where additional transportation and/or water/sewer infrastructure upgrades are required, the Developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the infrastructure improvements.
3. All lots shall front interior roads.
4. A 200' undisturbed buffer shall be required along the Northern and Southern property lines abutting current Residential Zoning District boundaries.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent properties zoned Residentially.

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 discernable at any abutting property line zoned Residentially.
7. Correctional Facilities, Transitional Care Facilities, and Kennels with Outdoor Runs shall not be allowed.

At the GLPC meeting, the applicant spoke in support of the request, stating that they do not intend to bring any harm or incompatibility to the adjoining residences, and were in agreement with the Staff's recommended conditions. Several neighbors spoke in opposition to the request, citing concerns about environmental impacts, the proposed buffers, additional traffic on Coleman Road and North Valdosta Road, and the possibility of hazardous material storage and pollutants. The GLPC followed the public hearing with additional questions to Staff about the allowable uses in M-1, the timelines for studies to address the environmental and engineering concerns, and clarified that a use not allowed in M-1 would require another public hearing cycle and Board approval. Ultimately, this led to a recommendation of Approval with the seven (7) Staff Conditions by a split vote of (4-3).

[\[1\]](#) Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

Commercial, Office, and Institutional Zoning Districts

- 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.

Industrial and Intensive Zoning Districts

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Land Uses:								
Social Services								
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	P			
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S	S	S		
Correctional Facility (For an “S” See Also Section 4.03.28)					S	S	S	
Agricultural and Farm Operations				P	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
(For an “S” See Also Section 4.03.02)								
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)		S		S	P	P	P	
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S	P	P	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)					P	P	P	
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S	S	S	S	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run				S	S	S	S	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
(For an “S” See Also Section 4.03.01)								
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	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	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	S	P	P	
Bulk Storage Yards						P	P	P

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Business Services such as Copying, Mailing, or Printing	P	P	P	P	P	P	P	
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S	S	S		
Club, Lodge, Meeting or Event Facility			P	P	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	P	P	P	
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S	S	P		

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Financial Institutions, Banks and Credit Unions	P	P	P	P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic Buildings, including Library,	P	P	P	P	P	P	P	P

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Museum, and Cultural Facilities								
Grocery Store		P	P	P	P	P		
Home Sales Lot, Manufactured or Site Built Display				P	P	P		
Hotels and Motels			P	P	P			
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)						S	S	S
Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)							S	S
Laundry, Self-Service		P	P	P	P	P	P	
Lounge, Bar, and Nightclub				P				
Light Industry with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Light Industry with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Heavy Industry						P	P	
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)						S	S	S
Medical and Dental Clinics, Laboratories	P	P	P	P	P	P	P	
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S	S	S	S	
Parking lots and Parking Garages		P	P	P	P	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P	P
Radio, TV and Telecommunication	S	S	S	S	S	S	S	S

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Towers (For an “S” See Also Section 5.05.00)								
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P	P			
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	P	P	P	S
Recreational Vehicle Park and Campground (For		S		S				

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
an “S” See Also Section 4.03.14)								
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.						P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S”		S	S	S	P	P	P	

	Commercial, Office, and Institutional Zoning Districts				Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
See Also Section 4.03.04)								
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.					P	P	P	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	

REZONING MAP FOR:
LANGDALE CAPITAL ASSETS, INC
BEING LOCATED IN LAND LOT 12 OF THE 12TH LAND
DISTRICT, CITY OF VALDOSTA, LOWNDES COUNTY,
GEORGIA

DATE: MAY 9, 2025



TRACT 1 = 339.21± AC.

PROPERTY ZONED C-C
PARCEL NO. 055 021
COLEMAN ROAD

TRACT 2 = 380.25± AC.

PROPERTY ZONED R-1 & CON
PARCEL NO. 055 021
COLEMAN ROAD

TOTAL = 719.46± AC.

PROPERTY OWNER:
LANGDALE CAPITAL ASSETS, INC. ET AL
DEED BOOK 4500, PG. 34

ZONING NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1
(SINGLE FAMILY RESIDENTIAL), C-C (COMMUNITY
COMMERCIAL) AND CON (CONSERVATION).

THE PROPOSED ZONING IS M-1 (LIGHT MANUFACTURING
DISTRICT).

MINIMUM BUILDING SETBACKS FOR R-1:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
FRONT RESIDENTIAL - 60' FEET
SIDE - 20' FEET
REAR - 40' FEET

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT ARTERIAL - 80' FEET
FRONT COLLECTOR - 70' FEET
SIDE - 20' FEET
REAR - 12' FEET

MINIMUM BUILDING SETBACKS FOR M-1:

FRONT ARTERIAL - 100' FEET
FRONT COLLECTOR - 80' FEET
SIDE - 20' FEET
REAR - 12' FEET

ADJOINING OWNER DATA

Number	Name	Parcel Number	Deed Book/Page	Plat Book/Page
1	DI Land & Development LLC	0055 047	3665 071	PCA 3051
2	DI Land & Development LLC	0073 004A	3665 071	PCA 2548
3	DI Land & Development LLC	0073 319	5185 17	PCB 91
4	Chunlei Liu & Li-Mei Chen	0073 320	3402 106	PCA 2277
5	Alan & Paige Chambers	0073 320A	6933 685	PCA 2277
6	Travis Dylan & Francesca Theres Caldwell	0073 229	6994 549	PCA 329
7	Dennis Norman	0073 230	3266 252	PCA 329
8	Kenneth L & Clemestine Marshall	0073 231	1803 8	PCA 329
9	Donald A & Anna F Dreibelbis	0073 232	1495 145	PCA 329
10	Virgil & Valerie Brenda Spainhour	0073 233	6483 287	PCA 329
11	Karen T White	0073 234	5727 70	PCA 329
12	Moss Oak Properties LLC	0073 235	3058 197	PCA 329
13	James R & Karyl A Miller	0073 236	1667 29	PCA 329
14	Daniel Leo Jr & Alexandra Litten	0073 237	6609 332	PCA 329
15	Peggy E Hart	0073 238	6467 40	PCA 329
16	Rich & Camela Lathrop	0073 239	6904 851	PCA 329
17	Stacey M & Renita F Young	0073 017C	6992 976	32 261
18	Raymond William Bundschuh Jr	0073 036	392 263	N/A
19	Kenneth T Ricket	0073 037	3932 84	B 114
20	Lowndes County	0073 041	301 225	N/A
21	McLane Funeral Services Inc	0074 090	338 521	N/A
22	Valdosta Lowndes County Parks & Recreation Authority	0076C 025	4379 91	N/A
23	Eager River Property LLC	0078C 022	5828 180	PCB 806
24	William Earl Babcock III	0077 014	6990 1	30 156
25	The Rowell Group of Valdosta LLC	0077 039	5783 139	31 221
26	Foupack Enterprise LLC	0077 040	6830 729	PCC 117
27	Mary Ann Kilpatrick	0055 041	2008 237	21 55
28	Sabine M B Carter	0055 040	4121 18	G 175
29	3671 Coleman Rd N Valdosta GA LLC	0055 039	6864 544	G 175
30	3671 Coleman Rd N Valdosta GA LLC	0055 038	6864 544	G 175
31	Richard S Bennett	0055 037	1839 239	G 175
32	Bellsouth Telecommunication DBA AT&T GA	0055 036	1717 0023	PCA 0989
33	DI Land & Development LLC	0055 035	6365 142	N/A
34	Gregory Mose Flythe	0055 033	460 117	N/A
35	Charles F & Laura C Flythe	0055 042	4446 290	29 165
36	Matthew M Martinez	0056 004A	5529 4	PCA 2242

SURVEY NOTES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.10" AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION AND CARLSON BRK6 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1/4"=1.07'.

THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 (GEORGIA STATE PLANE WEST) AND WERE ESTABLISHED VIA THE EGS REAL TIME GPS NETWORK.

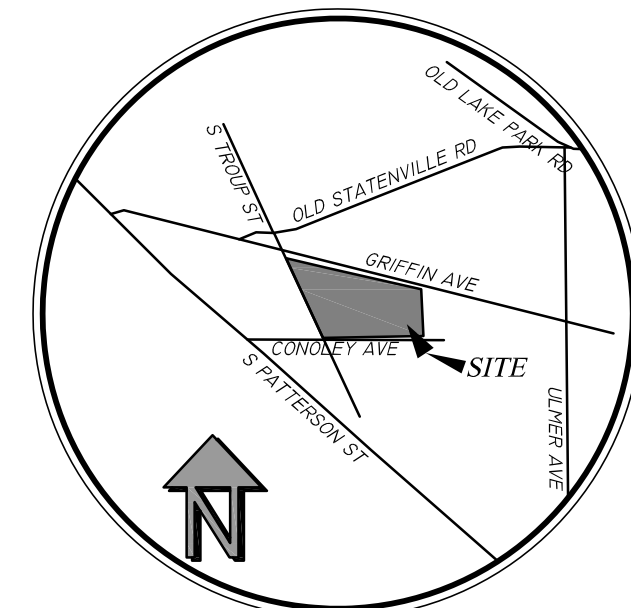
NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC, DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFORM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

SURVEY NOTE

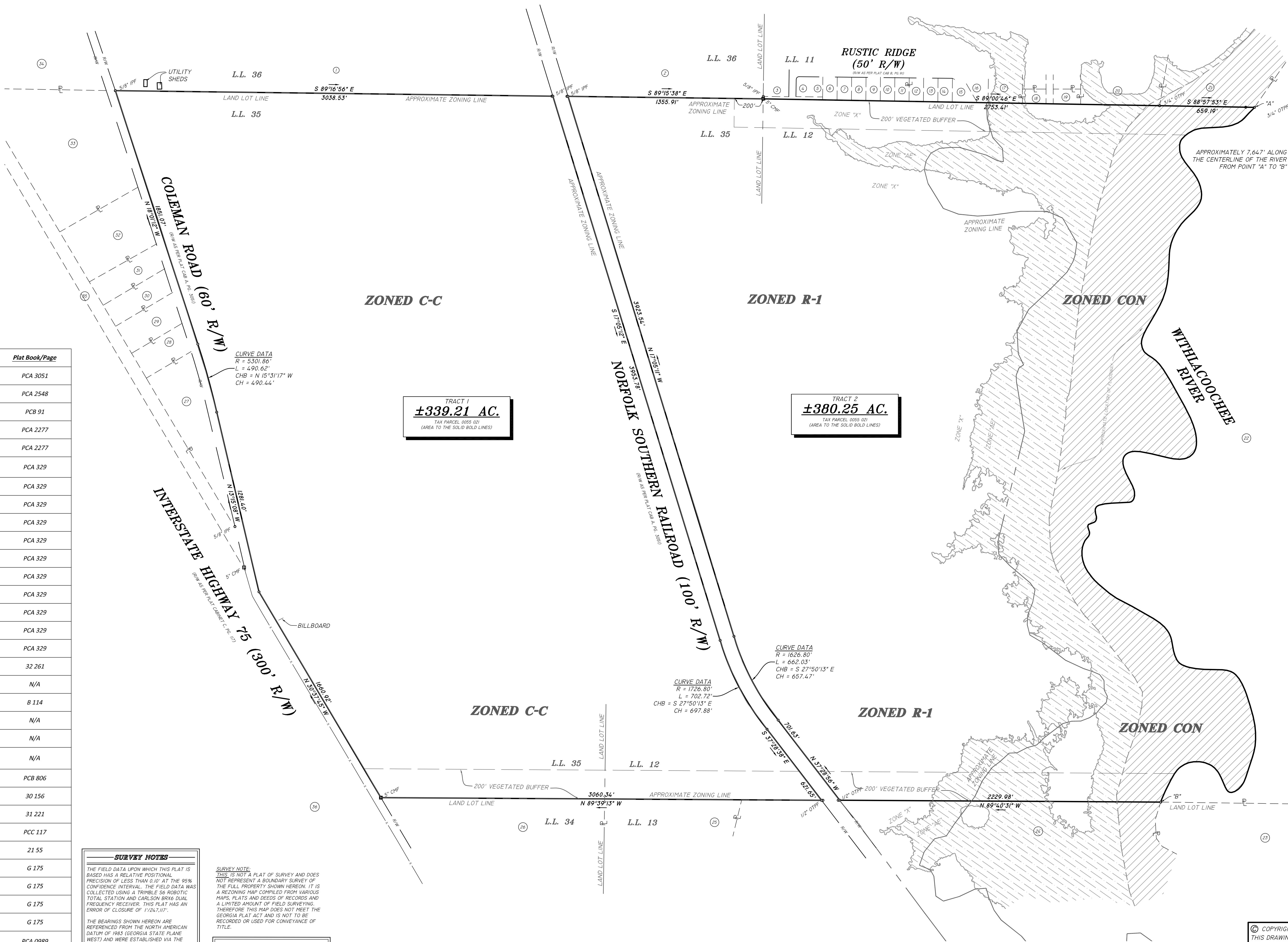
THIS IS NOT A PLAT OF SURVEY AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE FULL PROPERTY SHOWN HEREON. IT IS A REZONING MAP COMPILED FROM VARIOUS MAPS, PLATS AND DEEDS OF RECORDS AND A LIMITED AMOUNT OF FIELD SURVEYING. THEREFORE, THIS MAP DOES NOT MEET THE GEORGIA PLAT ACT AND IS NOT TO BE RECORDED OR USED FOR CONVEYANCE OF TITLE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE FLOODWAY AND AN "AE" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP (MSR05015E, DATED 9/27/2024).



LOCATION MAP
NOT TO SCALE



TRACT 1
±339.21 AC.
TAX PARCEL 0055 021
(AREA TO THE SOLID BOLD LINES)

TRACT 2
±380.25 AC.
TAX PARCEL 0055 021
(AREA TO THE SOLID BOLD LINES)

SYMBOL LEGEND

✓	IRON PIN FOUND
✓	5/8" IRON PIN SET W/ASA CAP
✓	OPEN TOP FOUND
✓	NOT MONUMENTED
•	POINT OF BEGINNING
•	POINT OF COMMENCEMENT
---	FENCE
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	RIGHT-OF-WAY

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THIS DRAWING IS THE PROPERTY OF ASA ENGINEERING & SURVEYING, LLC, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

ASA ENGINEERING & SURVEYING, LLC.
103A S. PATTERSON ST. - VALDOSTA, GA 31601
PH: (229) 244-0596 - INFO@ASASURV.COM - LSF 000380

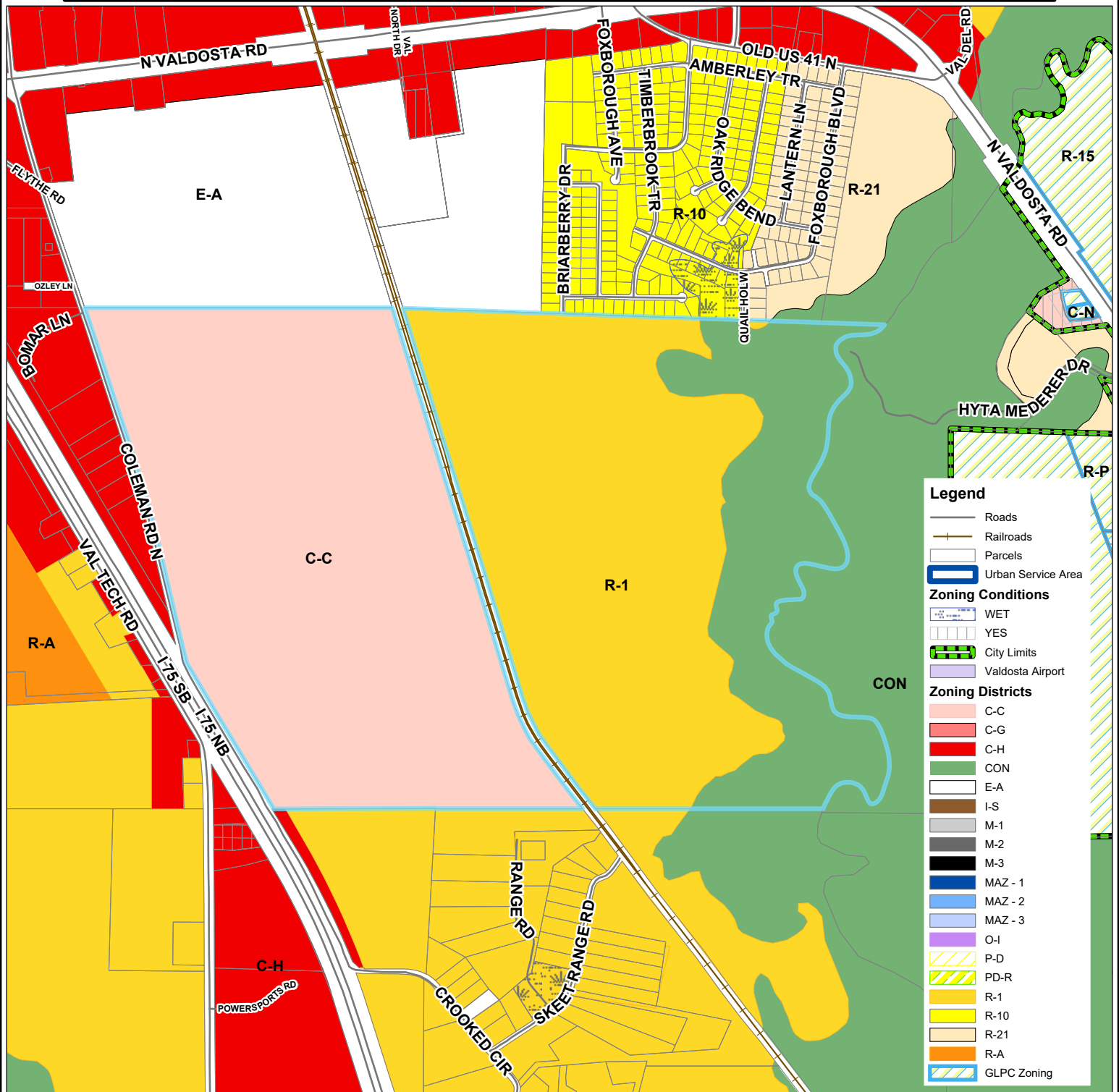
DRAWN BY: JAX
0519 REZONE.DWG

REZ-2025-11

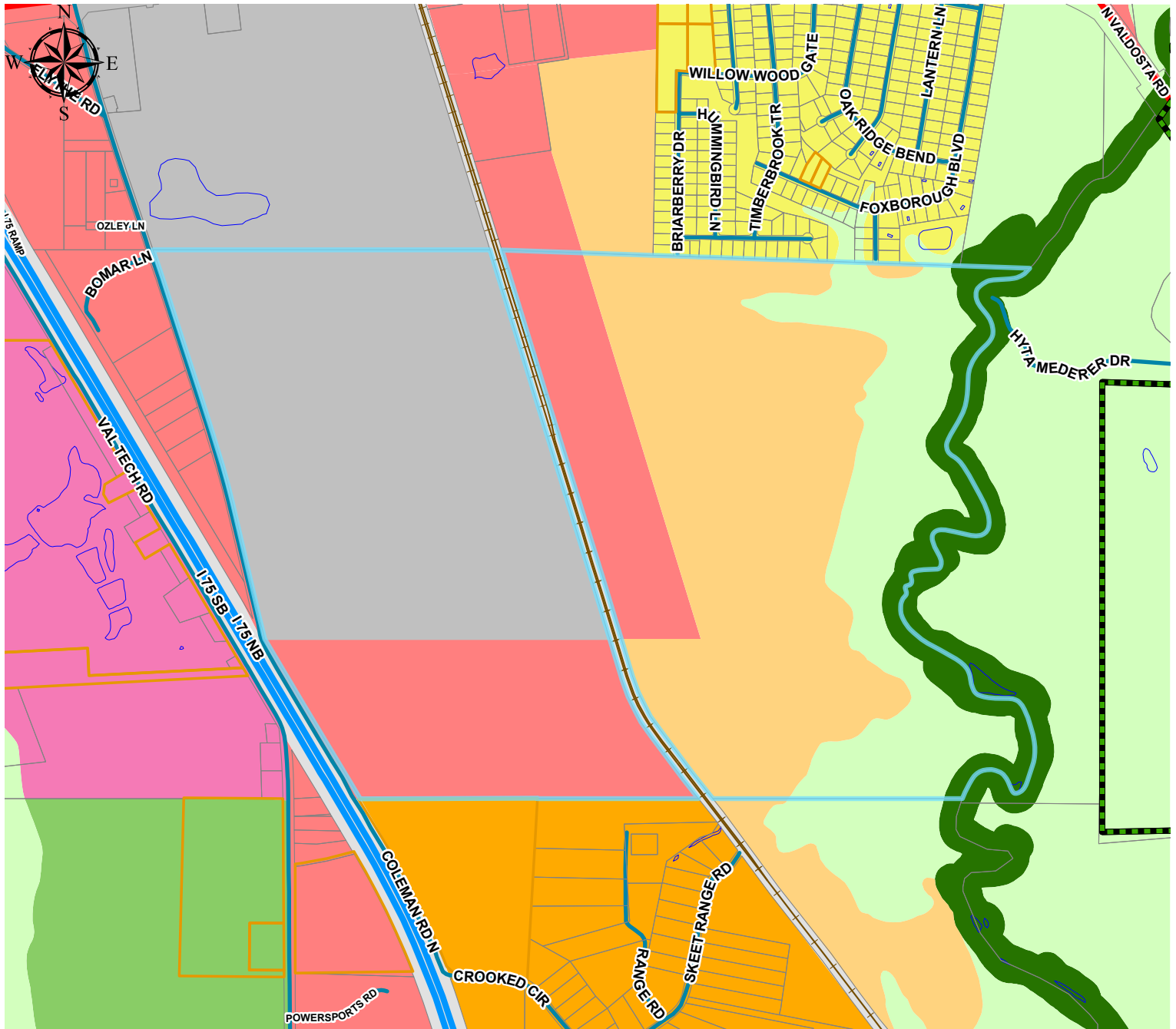
Zoning Location Map

Langdale Capital Assets
Rezoning Request

CURRENT ZONING: C - C, R - 1, CON
PROPOSED ZONING: M - 1, CON



Langdale Capital Assets Rezoning Request



0 625 1,250 2,500 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

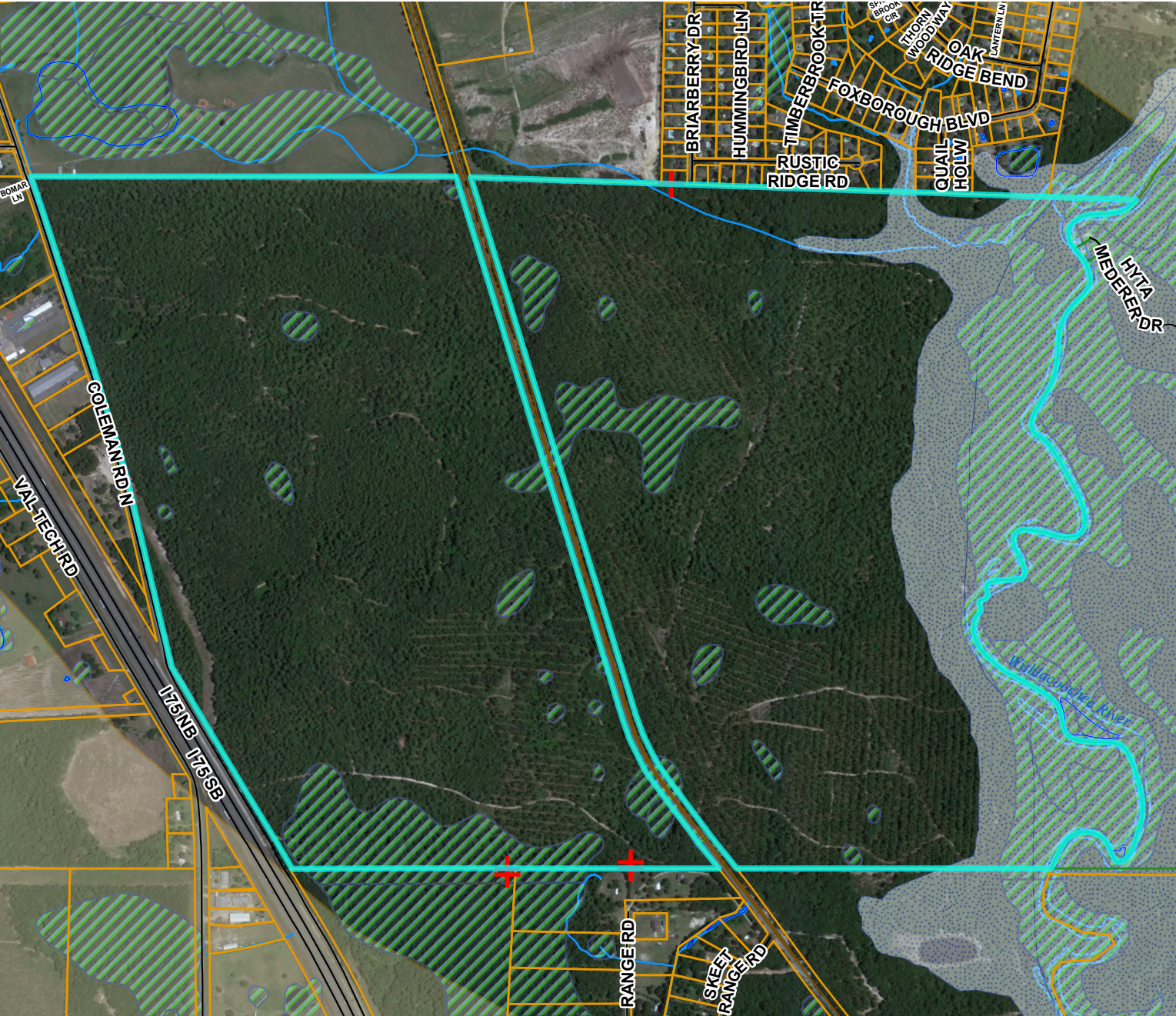
REZ-2025-11

WRPDO Site Map

Langdale Capital Assets 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 | |



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Beer & Wine License - Mustapha Ndure of Wawa
Southeast, LLC DBA WAWA Store #6308 located at 4598 North
Valdosta Rd., Valdosta, GA

DATE OF MEETING: July 8, 2025

Work
Session/Regular
Session

BUDGET IMPACT:
FUNDING SOURCE:

- () Annual
- () Capital
- () N/A

COUNTY ACTION REQUESTED ON: Beer & Wine License - Mustapha Ndure of Wawa
Southeast, LLC DBA WAWA 6308 - 4598 North Valdosta Rd., Valdosta, GA

HISTORY, FACTS AND ISSUES: Mustapha Ndure of Wawa Southeast, LLC DBA WAWA, Store #6308 located at 4598 North Valdosta Rd., Valdosta, GA is requesting a license for the sale of beer and wine for consumption off the premises. This is a new establishment. The ordinance and guidelines for approval of the license have been met. All forms are attached and upon approval by the Board the license will be granted.

OPTIONS: 1. Approval of the Beer & Wine License
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Finance

DEPARTMENT HEAD: Stephanie Black

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

**Alcoholic Beverage License Application
Lowndes County Board of Commissioners
Finance Department – Licensing Division**

Before completing this application, you must verify that the proposed location of your establishment is located in unincorporated Lowndes County.

1. TYPE OF LICENSE(s) APPLIED FOR (check all that apply):

- ☒ Retail Dealer – Off Premises Consumption (Malt Beverages)
- ☒ Retail Dealer – Off Premises Consumption (Wine)
- ☐ Retail Dealer – Off Premises Consumption (Distilled Spirits)
- ☒ Retail Dealer – Off Premises Consumption (Sunday Sales)
- ☐ Retail Consumption Dealer – Consumption on Premises (Malt Beverages)
- ☐ Retail Consumption Dealer – Consumption on Premises (Wine)
- ☐ Retail Consumption Dealer – Consumption on Premises (Distilled Spirits)
- ☐ Retail Consumption Dealer – Consumption on Premises (Sunday Sales)
- ☐ Wholesaler – Malt Beverages with warehousing in Lowndes County
- ☐ Wholesaler – Malt Beverages without warehousing in Lowndes County
- ☐ Wholesaler – Wine with warehousing in Lowndes County
- ☐ Wholesaler – Wine without warehousing in Lowndes County
- ☐ Wholesaler – Distilled Spirits with warehousing in Lowndes County
- ☐ Wholesaler – Distilled Spirits without warehousing in Lowndes County
- ☐ Alcoholic Beverage Catering License

No retail dealer licensee shall hold any retail consumption dealer license for the same location, and vice versa; and no wholesale dealer licensee shall hold any retail dealer license or retail consumption dealer license for the same location.

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2. Official Legal Name of Entity or Person seeking the License(s) (the "Applicant"):

Wawa Southeast, LLC

3. Applicant's Business or Trade Name (if different than official legal name):

WAWA 6308

4. List any aliases, tradenames, or other names under which the Applicant is known or conducting business, or has been known or conducted business during the past three years:

N/A

5. If Applicant is an Entity, Full Name of the Individual Making this Application for the Applicant:

Mustapha Ndure

6.

Street Address of establishment for which license is sought: 4598 North Valdosta Rd., Valdosta,

GA 31602

7. Street Address of Applicant's Primary Place of Business, if different from question #6 above:

260 W. Baltimore Pike, Wawa, PA 19063

8. Describe the type of establishment to be operated pursuant to the license applied for and the category(ies) of alcoholic beverage related functions and activities to be conducted at such establishment.[Attach additional pages if more space is needed]

Convenience stores with gasoline pumps, retail sales of beer & wine; retail sales of convenience items, retail sales of grab and go food, such as soups and sandwiches.

9. Lowndes County's alcohol ordinance prohibits the distribution, sale or consumption of alcoholic beverages within 300 feet of any church building. The ordinance also prohibits 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. Those distances are measured from the door of the licensed establishment to the nearest street, thence along said street to the nearest point of any church building, school building, educational building, school grounds or college campus. List below the name and street address of the nearest church and the nearest educational facilities to the proposed establishment including the address.

Church: Valdosta Islamic Center & Mosque, 4004 Coleman Rd N, Valdosta, GA 31602

School, college or other educational facility or grounds: Wiregrass Georgia Technical College
4089 Val Tech Rd., Valdosta, GA 31602

10. Has the Applicant or the establishment to be licensed been denied or had revoked an alcohol license by Lowndes County within the preceding twelve (12) months? [] YES [X] NO
If yes, please explain. [Attach additional pages if more space needed]

11. Has the Applicant, any person identified in question 12 below, or any employee of the establishment for which licensure is being sought ever been refused a license related to alcohol or had such license suspended or revoked (either by Lowndes County or another jurisdiction)? [] YES [XX] NO
If yes, state the month and year of such occurrence, the jurisdiction, and the circumstances. [Attach additional pages if more space needed]

12. Type of Legal Entity applying for license: [] Individual [] Partnership
[] Joint Venture [] Corporation
[] Firm [] Association
[X] Limited Liability Company (LLC)
[] Other: _____

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If the Applicant is a partnership, joint venture or firm, list the names and addresses of all owners of the partnership, joint venture or firm. [Attach additional pages if more space is needed]

_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address

If the Applicant is a corporation or association, list the names and addresses of its principal officers, directors and the three stockholders owning the largest amounts of stock. [Attach additional pages if more space is needed]

_____ President	_____ Address
_____ Vice President	_____ Address
_____ Secretary	_____ Address
_____ Treasurer	_____ Address
_____ Director	_____ Address
_____ Stockholder	_____ Address
_____ Stockholder	_____ Address
_____ Stockholder	_____ Address

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If the Applicant is a limited liability company, list the names and addresses of the three (3) members owning the largest amounts of ownership interest and the names and addresses of any managers or principal officers. [Attach additional pages if more space is needed]

Wawa, Inc. is 100% owner

Member Name

260 W. Baltimore Pike, Wawa, PA 19063

Address

Member Name

Address

Member Name

Address

Manager Name

Address

Manager Name

Address

Address

Michael J. Eckhardt
Officer Name

260 Wes Baltimore Pike, Wawa, PA
19063

Address

If the Applicant is any other type of entity or non-natural person, list the names and addresses of all the members of its governing body, officers and others having management, control or dominion over such application.

Name

Address

Name

Address

Name

Address

Name

Address

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13. Has the Applicant, any person listed in question 12 above, or any employee of the applicant's establishment ever been convicted of a felony? ☐ YES ☒ NO

14. Has the Applicant, any person listed in question 12 above, or any employee of the Applicant's establishment been convicted within the previous five (5) years of a misdemeanor or of any other violation involving 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? ☒ YES ☒ NO

15. Has the Applicant, any person identified in question 12 above and each employee of Applicant's establishment attach a fully completed and executed consent statement for necessary investigation reports? (see attachment A) ☐ YES ☐ NO

16. If the establishment for which a license is sought is or was licensed under the Lowndes County Alcohol Ordinance (or any previous ordinances or resolutions pertaining to alcoholic beverages), present details of how the Applicant has or will acquire the establishment, including on what terms and conditions. Further, describe in detail any familial, business, investment, debtor/creditor, or other relationship the Applicant may have or have had during the past three (3) years with the current or former licensee or establishment owner, and in each case with any person identified in question 12 above. [Attach additional pages if more space is needed]

N/A

17. Has the individual making this application attached a fully completed and executed affidavit (see attachment B) verifying his or her legal presence in the U.S., and also presented as his or her identification an original of one of the following current and valid "secure and verifiable documents" under O.C.G.A. § 50-36-1: driver's license issued by one of the states or territories of the U.S. or Canada; U.S. or foreign passport; picture I.D. issued by one of the states or territories of the U.S.; U.S. Certificate of Citizenship or Naturalization; or U.S. Permanent Resident Card or Alien Registration Receipt Card?

☒ YES ☐ NO

18. Is there attached a fully completed and executed affidavit verifying compliance by the Applicant with the federal work authorization program? (see attachment C or D) ☒ YES ☐ NO

NOTE: The Applicant may be required to submit further information or documentation as requested by the County.

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CERTIFICATION REGARDING APPLICATION

Personally, appeared before the undersigned officer duly authorized to administer oaths, the undersigned affiant, who after first being duly sworn, hereby affirms, says and certifies that he/she is the General Manager of Wawa 6308 is authorized to make and execute this application on behalf of the Applicant, and further hereby affirms, says and certifies as to each of the following:

I have read and understand the Lowndes County Alcoholic Beverage Ordinance and will ensure that all employees of the establishment for which licensure is sought will be familiar with the provisions and regulations of that Ordinance.

I will ensure that the establishment for which licensure is sought complies at all times with all applicable laws, rules and regulations of the United States, the State of Georgia and Lowndes County, now in force or which may hereafter be enacted as relates to the sale, distribution, or consumption of alcoholic beverages.

I understand that any license issued is valid for a period of one year, beginning January 1st and expiring December 31st, that no license shall be assignable or transferrable either to a new licensee or for another location, and that no portion of the license fee shall be refunded should the license be revoked during the license year or should the establishment close.

The information, documents and statements made or contained in this Application, or submitted as a part thereof or supplementary thereto is in each case accurate and complete. I further understand that making false or fraudulent statements and/or representations in or with respect to this Application may subject me to criminal and/or civil penalties including a fine and/or imprisonment.

Submitted herewith is the sum of \$1,400.00 [must be a cashier's check, money order, other certified funds, or cash] which includes the license fee for the year, or partial year, plus the administration fee. I understand that, should the Application be denied, I will receive a refund for the license fee only and that the administration fee is non-refundable.



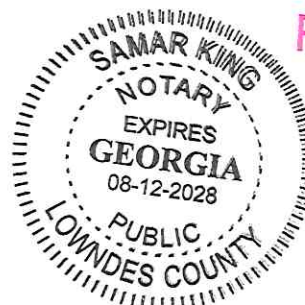
Signature of Individual Making this Application

Sworn to and subscribed before me
this 12 day of June, 2025.

Date: 6-12-2025

Samar King
Notary Public

My commission expires: 08-12-28



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ATTACHMENT B

AFFIDAVIT OF COMPLIANCE WITH O.C.G.A. §50-36-1

By executing this affidavit under oath, as an Applicant for an alcoholic beverage license from the Lowndes County Board of Commissioners, the undersigned Applicant verifies one of the following with respect to my application:

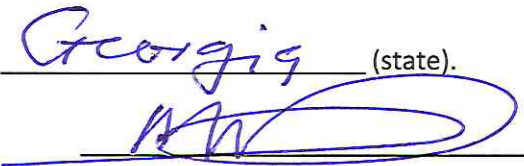
☒ I am a citizen of the United States.

☐ I am a legal permanent resident of the United States.

☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number is: _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1, with this affidavit. Form of secure and verifiable document: Georgia Driver's License.

In making the above representations under oath, I understand that any person who knowingly and willfully makes a false, fictitious or fraudulent statement, or representation in an affidavit may be guilty of a violation of O.C.G.A. §16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Vadosta (city), Georgia (state).


Signature of Applicant

Mustapha Ndure

Printed Name of Applicant

Sworn to and subscribed before me this 12 day of June, 2025.

Samar King

Notary Public

My commission expires: 08-12-28.



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ATTACHMENT C

AFFIDAVIT OF PRIVATE EMPLOYER OF COMPLIANCE PURSUANT TO O.C.G.A. §36-60-6

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

614636
Federal Work Authorization User Identification Number

5-1-2013
Date of Authorization

WAWA
Name of Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 6-12-25, 2025, in Valdosta (city), Ga (state).

[Signature]
Signature of Authorized Officer or Agent

Mustapha Ndure, General Manager
Printed Name and Title of Authorized Officer or Agent

Sworn to and subscribed before me this 12 day of June, 2025.

Samar King
Notary Public

My commission expires: 08-12-28.



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JUN 18 2025

ATTACHMENT D

AFFIDAVIT OF PRIVATE EMPLOYER OF COMPLIANCE PURSUANT TO O.C.G.A. §36-60-6

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. §36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-90.

N/A
Signature of Exempt Private Employer

Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2025, in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

Sworn to and subscribed before me this _____ day of _____, 2025.

Notary Public

My commission expires: _____.

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APPENDIX A

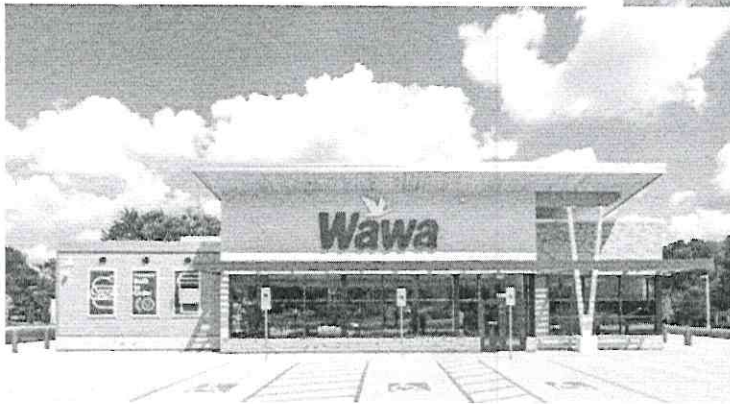
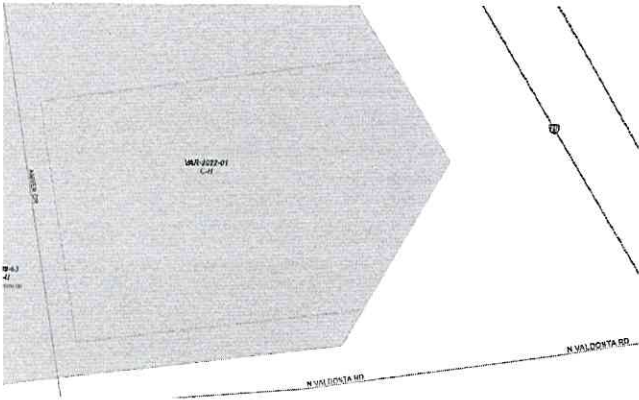
FEES AND CHARGES

1. Alcoholic beverage licenses fees shall be as follows:

<u>License</u>	<u>Annual Fee</u>
(a) Retail Dealer – Off Premises Consumption (Malt Beverages)	\$500.00
(b) Retail Dealer – Off Premises Consumption (Wine)	\$500.00
(c) Retail Dealer – Off Premises Consumption (Distilled Spirits)	\$1,075.00
(d) Retail Dealer – Off Premises Consumption (Sunday Sales)	\$250.00
(e) Retail Consumption Dealer – Consumption on Premises (Malt Beverages)	\$675.00
(f) Retail Consumption Dealer – Consumption on Premises (Wine)	\$675.00
(g) Retail Consumption Dealer – Consumption on Premises (Distilled Spirits)	\$3,200.00
(h) Retail Consumption Dealer – Consumption on Premises (Sunday Sales)	\$250.00
(i) Wholesaler – Malt Beverages with warehousing in Lowndes County	\$300.00
(j) Wholesaler – Malt Beverage without warehousing in Lowndes County	\$100.00
(k) Wholesaler – Wine with warehousing in Lowndes County	\$300.00
(l) Wholesaler – Wine without warehousing in Lowndes County	\$100.00
(m) Wholesaler – Distilled Spirits with warehousing in Lowndes County	\$500.00
(n) Wholesaler – Distilled Spirits without warehousing in Lowndes County	\$100.00
(o) Alcoholic Beverage Catering License	\$250.00
2. Event Permit (issued to alcoholic beverage caterer licensed by the County	\$50.00
3. Event Permit (issued to alcoholic beverage caterer licenses by a municipality or county in Georgia other than the County	\$50.00
4. Administration Fee	\$150.00

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4598 N Valdosta Rd
Wawa

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JUN 17 2025

Request for Distance Check

From: _____ Dept: _____ Date: _____

Contact Info: _____ Deadline: _____ 5:00pm

Establishment: Wawa Location: 4598 N. Valdosta Rd
Valdosta, Ga. 31602

Nearest School (Name) Wiregrass Georgia Technical College over

School Address: 4089 Val Tech Rd. Valdosta, Ga. 31602 Distance: 3,000 feet

Nearest Church (Name) Charity Baptist Church over

Church Address: 4690 Shiloh Rd ~~at~~ Hahira, 31632 Distance: 3,000 feet

Officer Assigned: Bobby Lee Date: 6/18/2025

Signature: X Bobby Lee

Report Submitted Via: _____ Date: _____ Time: _____

Scan/ Email _____ Faxed _____ Inner Office _____ Pers. Deliver _____

Comments: _____

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JUN 20 2025