



LOWNDES COUNTY BOARD OF COMMISSIONERS
PROPOSED AGENDA
WORK SESSION, MONDAY, SEPTEMBER 8, 2025, 8:30 A.M.
REGULAR SESSION, TUESDAY, SEPTEMBER 9, 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. Work Session - August 25, 2025 & Regular Session - August 26, 2025

Recommended Action: Approve

Documents:

5. Public Hearing

- a. REZ-2024-06 Budd Horace Ave, 1735 Madison Hwy, ~3.0ac, CON & C-H to CON & C-H, Well & Septic

Recommended Action: Deny
Board's Pleasure

Documents:

- b. REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

Recommended Action: Approve

Documents:

6. For Consideration

- a. Pet Shop Ordinance

Recommended Action: Adopt

Documents:

7. Bid

- a. Moody Water Storage Tank Rehab

Recommended Action: Approve

Documents:

8. Reports - County Manager

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

10. Adjournment

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-06 Budd Horace Ave, 1735 Madison Hwy, ~3.0ac,
CON & C-H to CON & C-H, Well & Septic

DATE OF MEETING: September 9, 2025

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- () Annual
- () Capital
- (X) N/A
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2024-06 Budd Horace Ave, 1735 Madison Hwy,
~3.0ac, CON & C-H to CON & C-H, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in the existing boundaries of the CON (Conservation) and C-H (Highway Commercial) zoning to newly proposed boundaries of CON and C-H zoning^[1]. The main motivations in this case are to bring the current commercial use of the property into compliance and for speculative future commercial use. The property is currently owned by Budd Billboards LLC and represented by the Budd Company. The business operator on the subject property is L and G Diesel Service.

The subject property possesses road frontage on Madison Hwy and Horace Ave, an improved State Maintained Arterial Road and an unimproved County Maintained Local Road. The subject property is also within the Valdosta Regional Airport (VLD) Overlay, and is depicted as Park/Recreation/Conservation (90%) and Community Activity Center (10%) on the Comprehensive Plan Character Area Map. The subject property is within the Urban Service Area but is not close to Lowndes County Water and Sewer. The closest water and sewer are from the City of Valdosta (City Limits Adjacent to the West and South). There is also an Atlanta Gas and Light line along Horace Avenue. The property owners do not want to annex into the City of Valdosta and would like to use well and septic to serve the property.

Within the VLD Overlay, the property is in the Conical Surface Zone, Horizontal Surface Zone, Runway Protection Zone, Transitional Surface Zone, Approach Zone, and Noise Contour Zone. Section 4.02.03 (attached) lists supplemental design standards and restricted uses within these zones.

Part of the northern property line is along Mud Swamp Creek. Around 95% of the property is within the flood plain^[2] and ~30% has potential wetlands^[3]. The involvement of FEMA and EPD with the Flood Plain and the Army Corps of Engineers (ACOE) with the wetlands are factors in the development of the subject property. At this point, the applicants have not applied for a flood plain-related application with FEMA or for a jurisdictional wetland determination with the ACOE. Previous owners of the property may have impacted the wetlands depicted in the National Wetland Inventory.

Currently, the property is not zoned for the use, and the office is an unpermitted portable storage

building. The building is fed with unpermitted power and has been retrofitted with a bathroom that appears to have been connected to an unpermitted well and septic system. The compliance history includes complaints and staff conversations that stretch back to February 2024. Most of the staff time since then has been spent working with the property owner and operator addressing issues related to the flood plain, wetlands, and rezoning. This past July, after receiving additional complaints, staff increased their involvement due to the growth of the operation to 50+ vehicles (dominantly semi-trucks) and a lack of substantial progress on the permitting of the subject property. (PRE-2024-11 Notes, 7/18/25 Status E-mail, and Timeline Attached).

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference that: the supplemental standards for the proposed use will apply – ULDC Section 4.03.11, the minimum buffer area between the Commercial use and the R-10 (East) and CON zoning (North) is 60 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence, the regulations for the VLD overlay will apply to the development of the subject property, and Staff recognizes that communication has been limited and would welcome members of the developer's professional team to weigh in on the proposed development of the subject property (Engineer, Surveyor, Environmental Consultant, etc.).

Staff analyzed the request, the standards governing the exercise of zoning powers 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 Well & Septic system, the historic and proposed use of the property, the environmental sensitivity of the site, and the VLD Overlay Standards, and therefore recommends:

A) Tabling:

The Commission could consider tabling the request until:

1. A Jurisdictional Determination has been issued by the ACOE.
2. A Conditional Letter of Map Revision (CLOMR^[4]) has been issued by FEMA/EPD.

B) Approval with Conditions: If the Commission is ready to move forward, then they could consider approval with conditions. The current set of draft conditions are as follows:

1. Regarding the CON / C-H zoning boundary:
 - a. The C-H zoning boundary and its allowed uses shall not extend beyond the delineated wetland boundary as approved by the ACOE.

Or, if that boundary is not known at the time of LCBOC consideration, then

- b. The C-H zoning boundary shall extend from the southern end of the property along Horace Avenue to 55' off of the southernmost GIS wetland boundaries.
2. Any vehicular ingress/egress off of Horace Avenue while it is unimproved shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will 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. The paving shall be completed before the issuance of any Certificate of Occupancy (CO) is granted on the subject property.

3. Per GA EPD Floodplain Management, a guardrail shall be installed around the perimeter of anything stored on the property to a height two (2) feet above the flood zone.
4. A sign and/or billboard shall not be permitted on the property until the commercial use is brought into compliance.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent residentially zoned properties.
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 discernible at any abutting residentially zoned property line.
7. The following list of uses shall not be allowed on the subject property:
 - a. Care Homes
 - b. Transitional Care Facilities
 - c. Agricultural and Farm Operations
 - d. Chicken Coops
 - e. Kennels
 - f. Adult Entertainment
 - g. Animal Care Facilities
 - h. Child Care
 - i. Lodging
 - j. Lounges, Bars, and Nightclubs
 - k. Research and Experimental Laboratories
 - l. Schools & Universities
 - m. Truck Stops
 - n. Telecommunications Towers
3. Deny

At the Planning Commission meeting, the applicant's representative spoke in support of the request, stating they were trying to bring the property into compliance to build a shop for the tenant, and that they understood and were agreeable to staff's conditions. The board had multiple questions about the applicants' compliance history, the ability to build or place structures in a flood plain, and the viability of the site overall to accommodate the current use and potential future uses. Ultimately, the Planning Commission recommended Denial (6-1).

[1] From 1984-1995, the property was zoned entirely F-H (Flood Hazard).

From 1996-2006, the property was split zoned F-H and C-H, the C-H being ~0.75ac. of the 3.0 ac.

From 2006-now, the property is split zoned CON and C-H, the C-H being ~0.75 ac. of the 3.0 ac.

[2] The 2021 FEMA Flood Insurance Rate Maps (FIRM) show ~95% of the property in Flood Zone AE.

[3] The wetlands are a part of the NWI mapped coverage through VALOR GIS (GIS = Geographic Information System).

[4] FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.

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

RECOMMENDED ACTION: Deny
Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:



Horace Avenue History and Timeline:

- 1735 Madison Hwy/Horace Avenue was purchased by Budd in 2022.
- From 1984-1995, the property was zoned entirely F-H (Flood Hazard).
- From 1996-2006, the property was split zoned F-H and C-H (Highway Commercial), the C-H being ~0.75 acres of the 3.0 acres.
- From 2006-now, the property is split zoned CON (Conservation) and C-H
- 2021 FEMA Flood maps show 95% of the property in Flood Zone AE.

1/31/24 – Code Enforcement contacts Mr. Budd about Semi-parking on the property

2/1 -2/5/24 – Budd emails multiple times asking for administrative correction of Zoning Map

2/13/24 – TRC meeting with Budd et. al.

3/1/24 – Rezoning Application submitted

3/5/24 – TRC Meeting to discuss application, Engineering request for Army Corps Of Engineers (ACOE) to approve Wetland determination and Letter of Map Amendment (LOMA) from FEMA prior to moving the CON Zoning line

3/5/24 – Budd and Herring notified of Engineering requests, respond with a FEMA Flood map

3/13/24 – Staff email to County Leadership of Rezoning request, potential issues, and decision to hold rezoning application while waiting for requested information from Budd/Herring

4/3/24 – VLD Airport Manager contacted, responds with pictures showing expanded operation of Semi repair

6/3/24 – Staff follow-up with Herring about requested ACOE/FEMA documents for Engineering, none provided

12/9/24 – Budd calls Staff, Staff responds still waiting on ACOE/FEMA documents, recommends removing additional vehicles off of property in the mean time

1/7/25 – Budd contacts Staff asking for list of local Engineers able to perform wetland and floodplain delineation for submittal to ACOE/FEMA

5/29/25 – Complaints received about property, Staff contacts Budd about updates on requested information

6/10/25 - No reply from Budd, overall current use of the property not allowed per ULDC

7/2/25 – Code Enforcement meet with tenant on property, 55 vehicles counted, deadline to remove vehicles issued

7/8/25 – Budd/Herring speaking a BoC meeting

7/9/25 – Herring emails updated rezoning request (Aug 1 deadline, GLPC Aug 25, BoC Sept 9)



05/2017 – wetland/ponds present since 1985



02/2020 – wetlands filled in without permit



REZONING SURVEY PLAT FOR
BUDD BILLBOARDS, L.L.C.

BEING IN LAND LOT 75 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

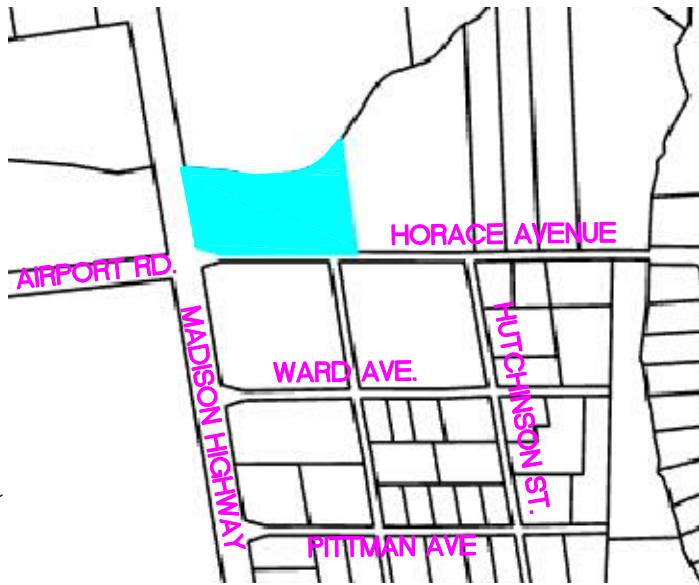
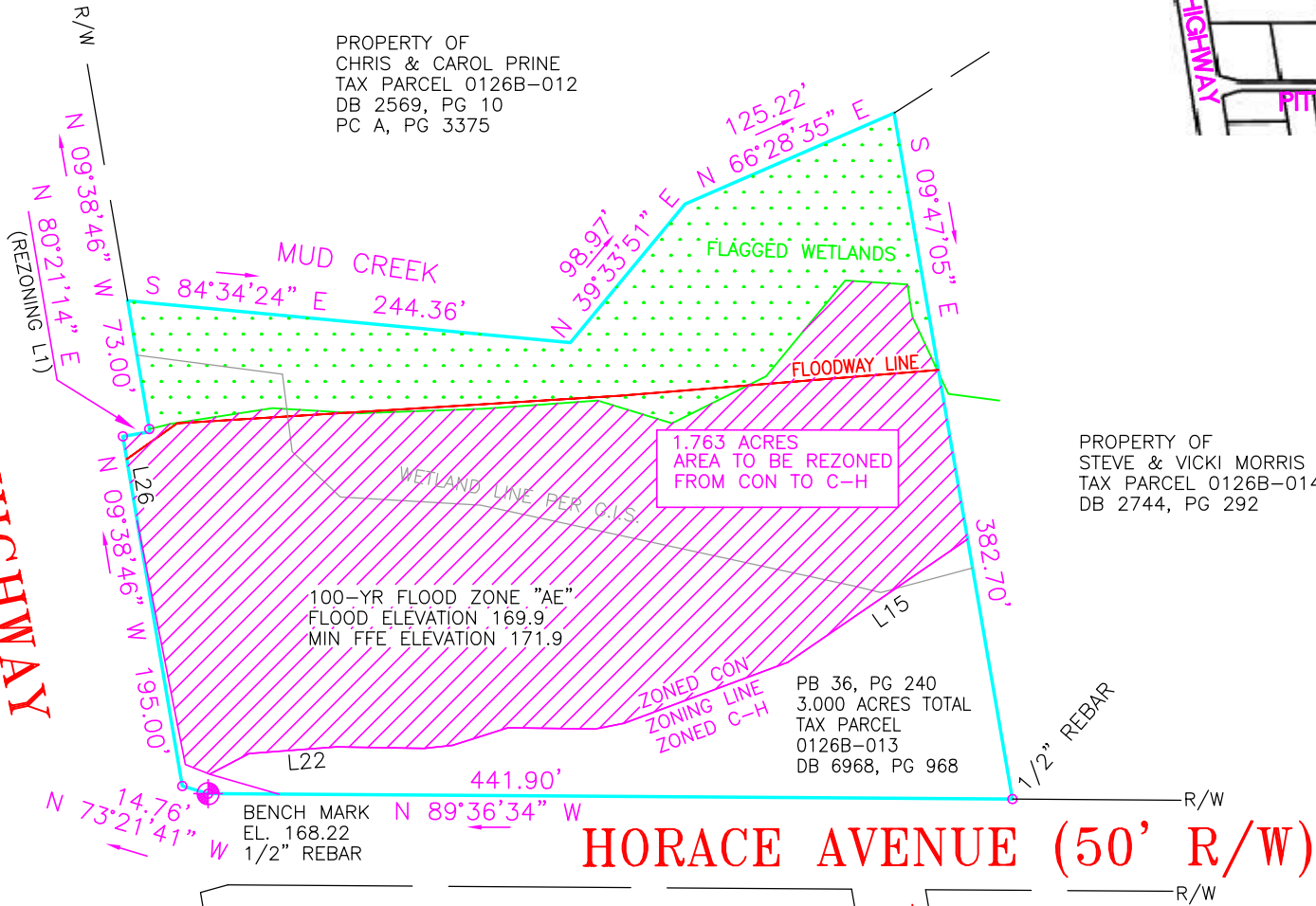
SURVEY DATE: FEBRUARY 15, 2024
PLAT DATE: FEBRUARY 23, 2024



GRAPHIC SCALE : 1 INCH = 100 FT.



MADISON HIGHWAY
S.R. NO. 31
(VARIABLE R/W)



PROPERTY OF
STEVE & VICKI MORRIS
TAX PARCEL 0126B-014
DB 2744, PG 292

WETLANDS VERIFIED AND DELINEATED BY
MURRAY H. GASKINS, JR., ENVIRONMENTAL
AUDIT AND ASSESSMENT, INC.
229-251-1202

**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926

E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

R/W — RIGHT OF WAY
GPS WAS USED FOR THE CONTROL NETWORK
FOR THIS SURVEY.
THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS AN AVERAGE RELATIVE
ACCURACY OF 0.04' AT THE 95% CONFIDENCE
LEVEL.
GEORGIA STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NAD 1983.
TRIMBLE 5800 GPS 58001-50 RTK RECEIVER,
TRIMBLE 39843-TS SOFTWARE. eGPS GPS
GEORGIA NETWORK
PLAT CLOSURE:

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PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN CHAPTER 180-7 OF THE RULES OF THE
GEORGIA BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

| REZONING LINE TABLE | | |
|---------------------|--------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 15.00 | N 80°21'14" E |
| L2 | 1.52 | N 09°38'46" W |
| L3 | 11.90 | N 76°37'58" E |
| L4 | 56.69 | N 81°08'10" E |
| L5 | 47.10 | S 86°28'48" E |
| L6 | 69.34 | N 87°55'14" E |
| L7 | 62.54 | N 85°50'20" E |
| L8 | 42.72 | S 72°58'58" E |
| L9 | 57.82 | N 63°31'52" E |
| L10 | 68.17 | N 39°29'22" E |
| L11 | 34.26 | S 86°30'11" E |
| L12 | 17.82 | S 08°31'15" E |
| L13 | 34.95 | S 25°05'53" E |
| L14 | 92.08 | S 09°47'05" E |
| L15 | 119.71 | S 55°35'22" W |
| L16 | 96.03 | S 69°35'00" W |
| L17 | 16.07 | S 78°33'40" W |
| L18 | 48.01 | N 89°10'43" W |
| L19 | 31.99 | S 72°25'41" W |
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REZONING SURVEY PLAT FOR
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BEING IN LAND LOT 75 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA

SURVEY DATE: FEBRUARY 15, 2024
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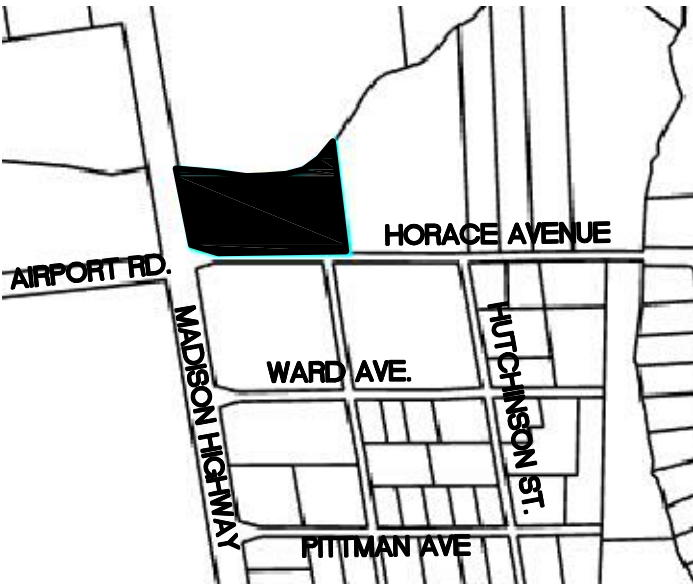


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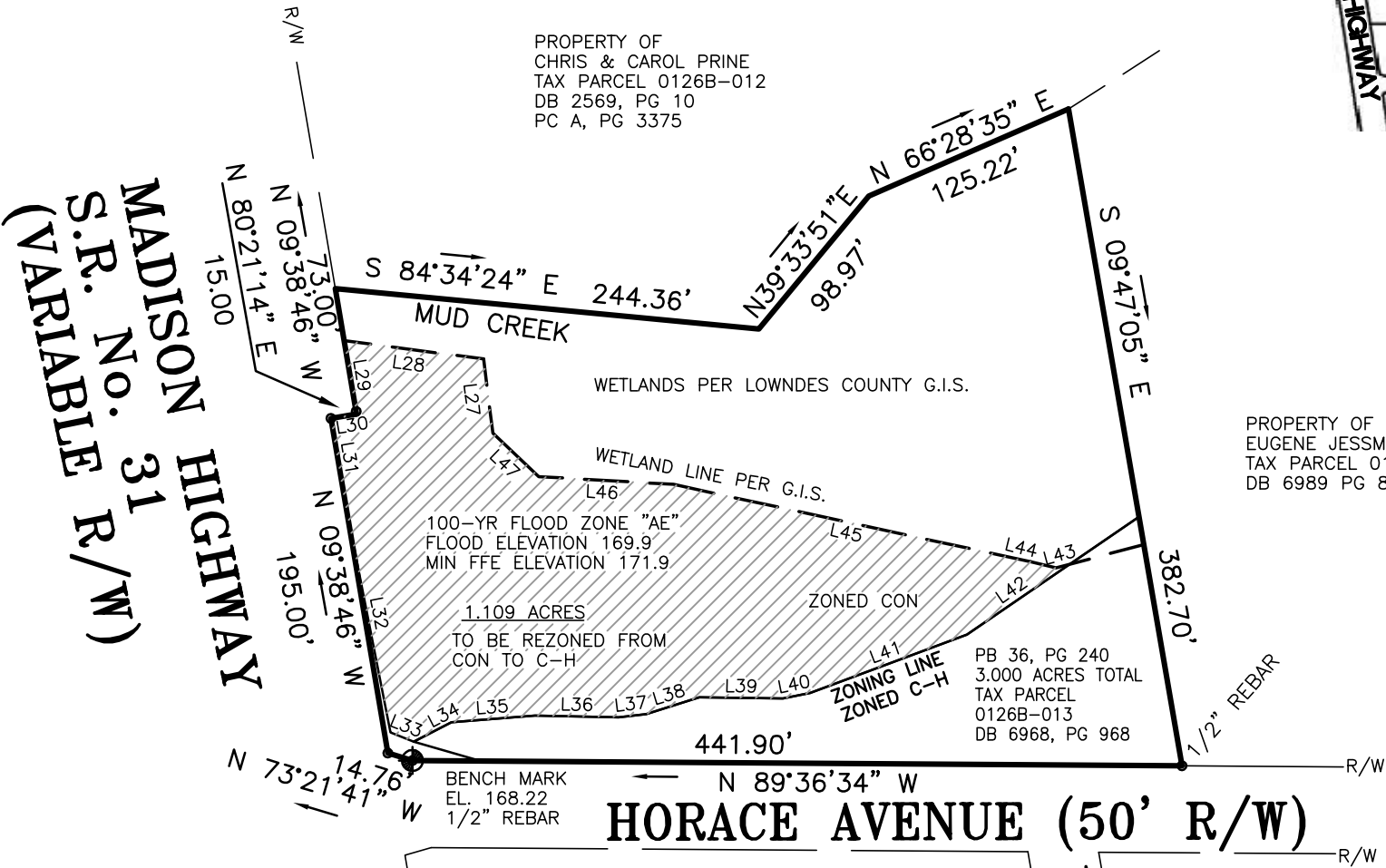


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PROPERTY OF
CHRIS & CAROL PRINE
TAX PARCEL 0126B-012
DB 2569, PG 10
PC A, PG 3375



PROPERTY OF
EUGENE JESSMON & HWA CHIN YI
TAX PARCEL 0126B-014
DB 6989 PG 859



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PLAT CLOSURE: 1'/259,049

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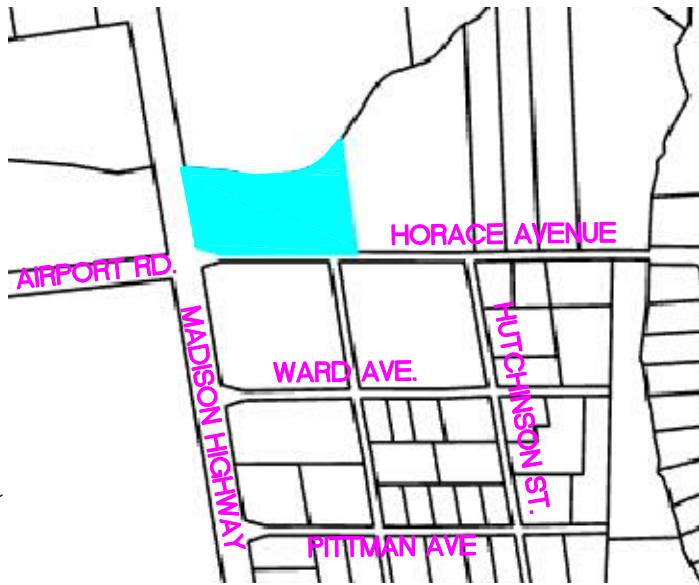
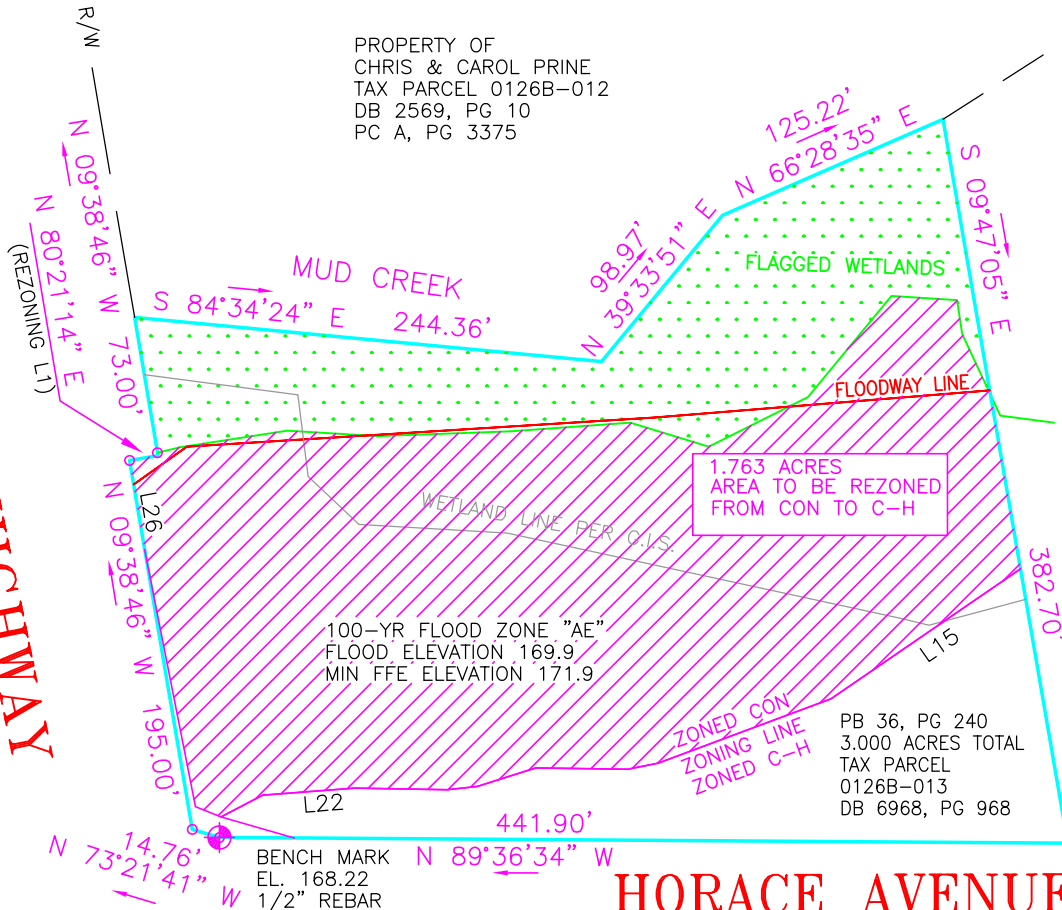
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(VARIABLE R/W)



PROPERTY OF
STEVE & VICKI MORRIS
TAX PARCEL 0126B-014
DB 2744, PG 292

PB 36, PG 240
3.000 ACRES TOTAL
TAX PARCEL
0126B-013
DB 6968, PG 968

HORACE AVENUE (50' R/W)

POOLE ST

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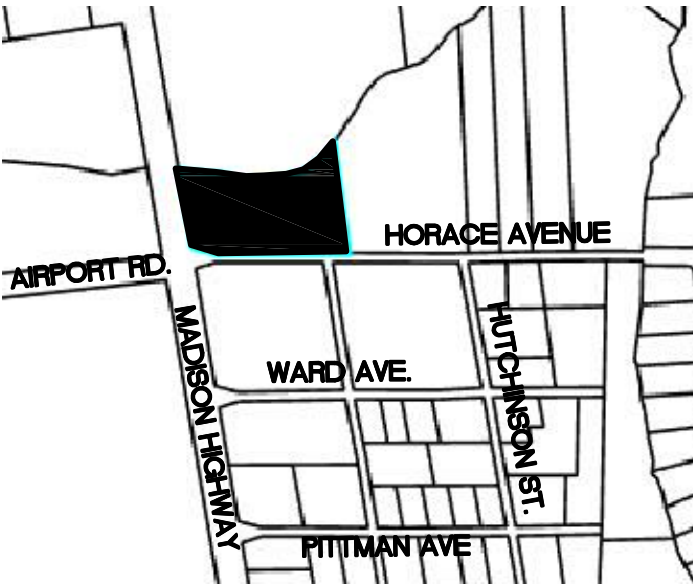


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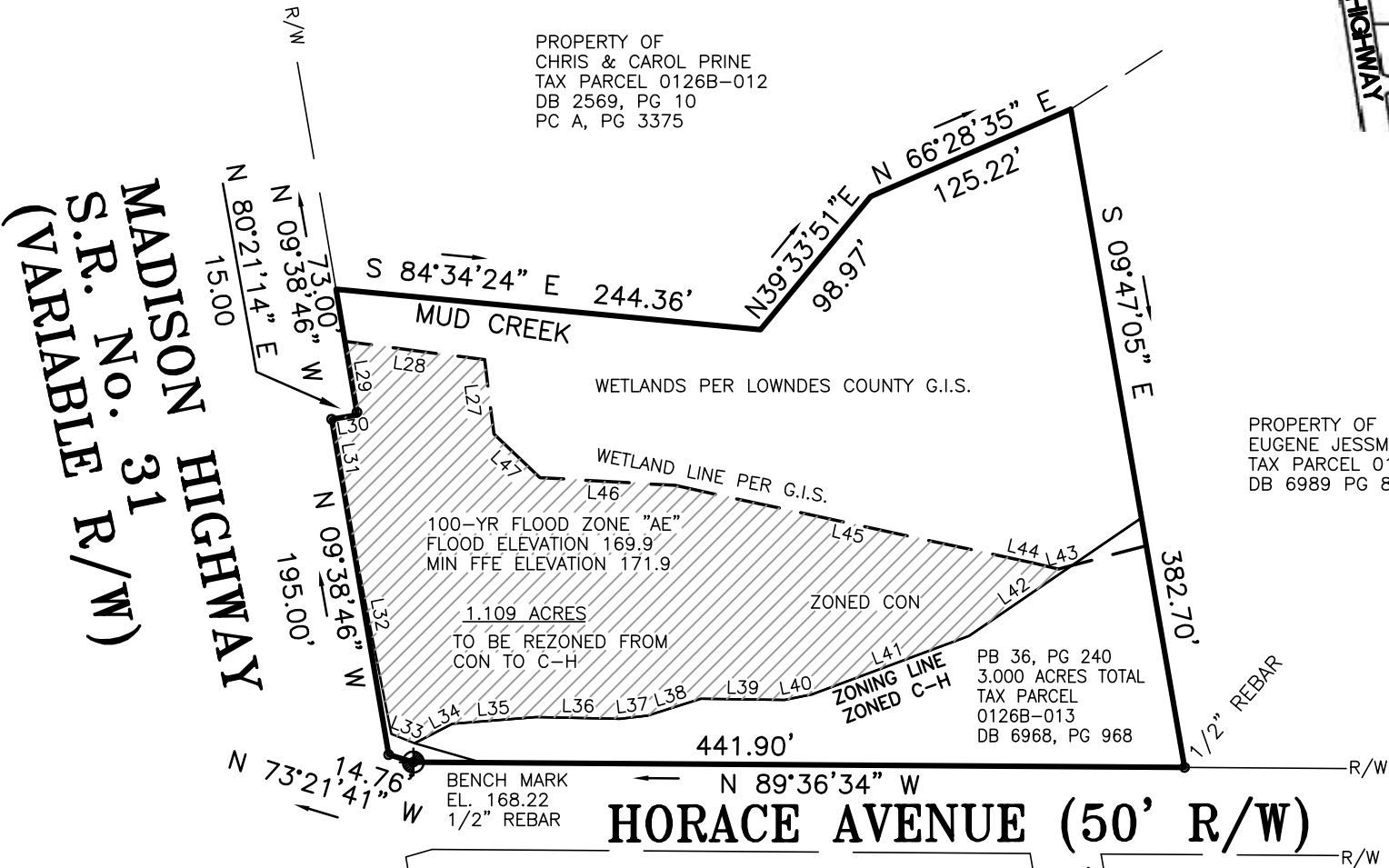


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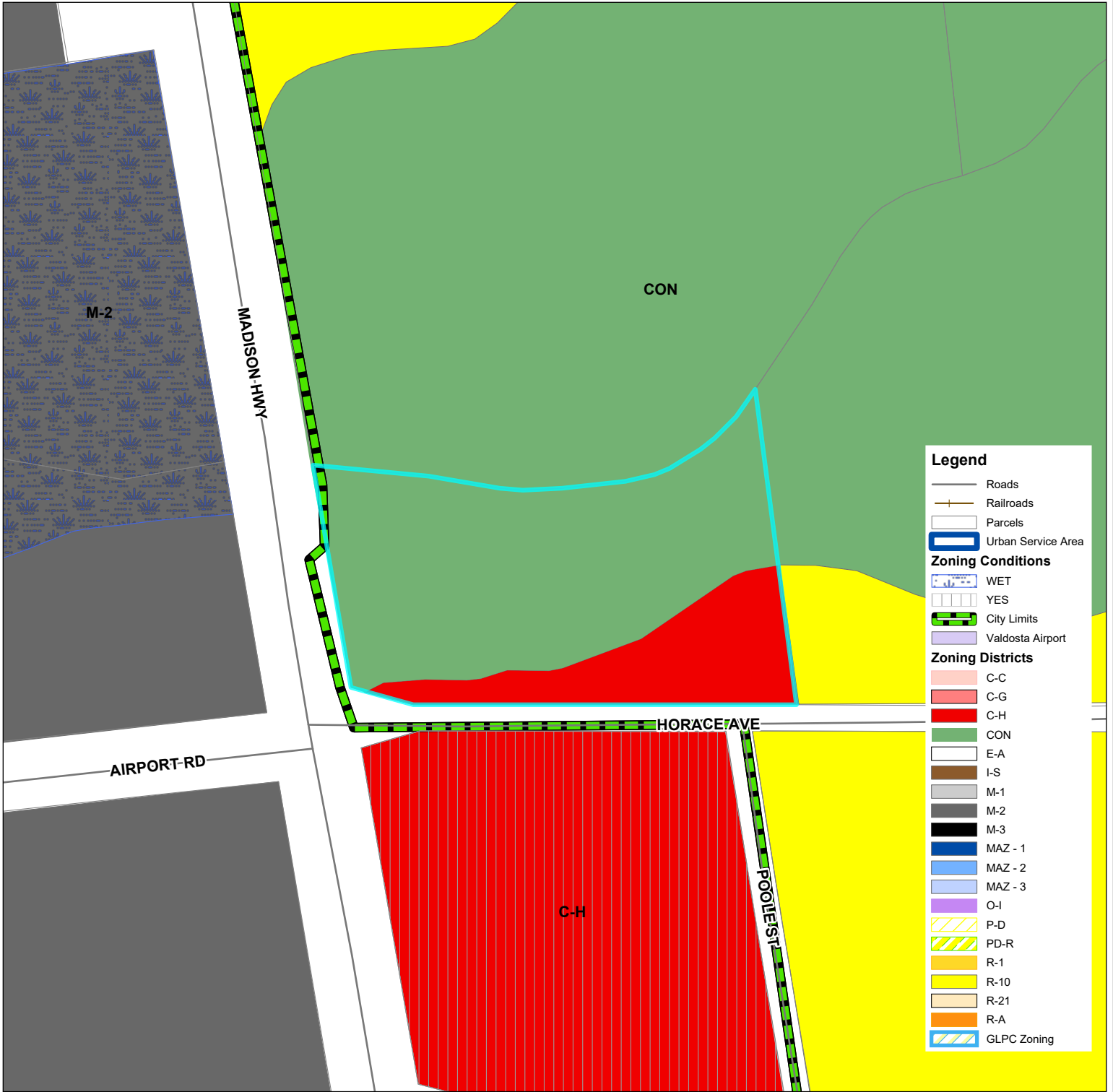
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REZ-2024-06

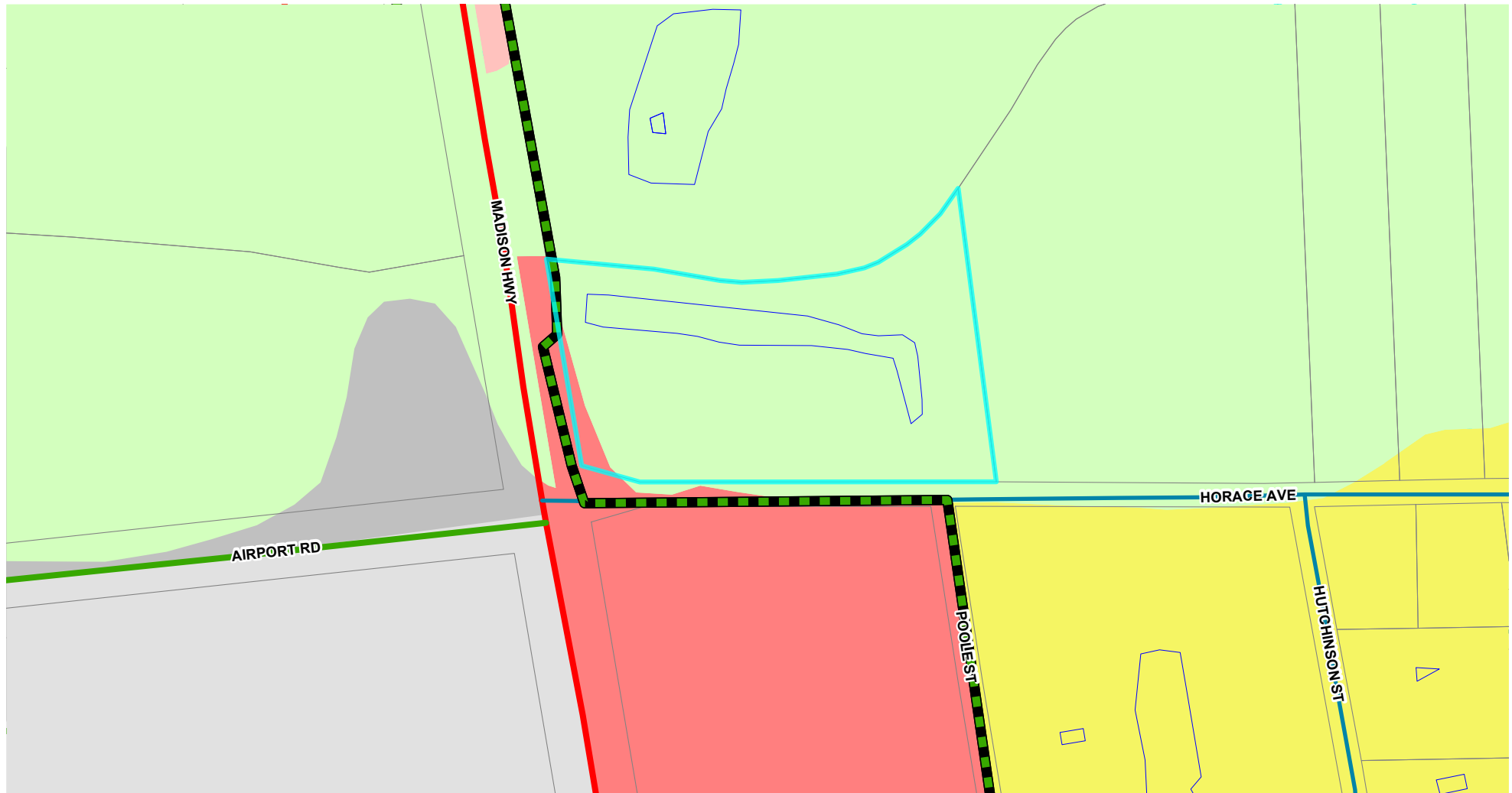
Zoning Location Map

Horace Ave Rezone
Rezoning Request

CURRENT ZONING: CON
PROPOSED ZONING: C-H



Horace Ave Rezone Rezoning Request



0 37.5 75 150
Feet



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- 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

Horace Ave Rezone Rezoning Request

Legend

Roads

Railroads

Park

City Limits

Crashzone

Crashzone West

Urban Service Area

Open Water

Valdosta Airport

Wetlands

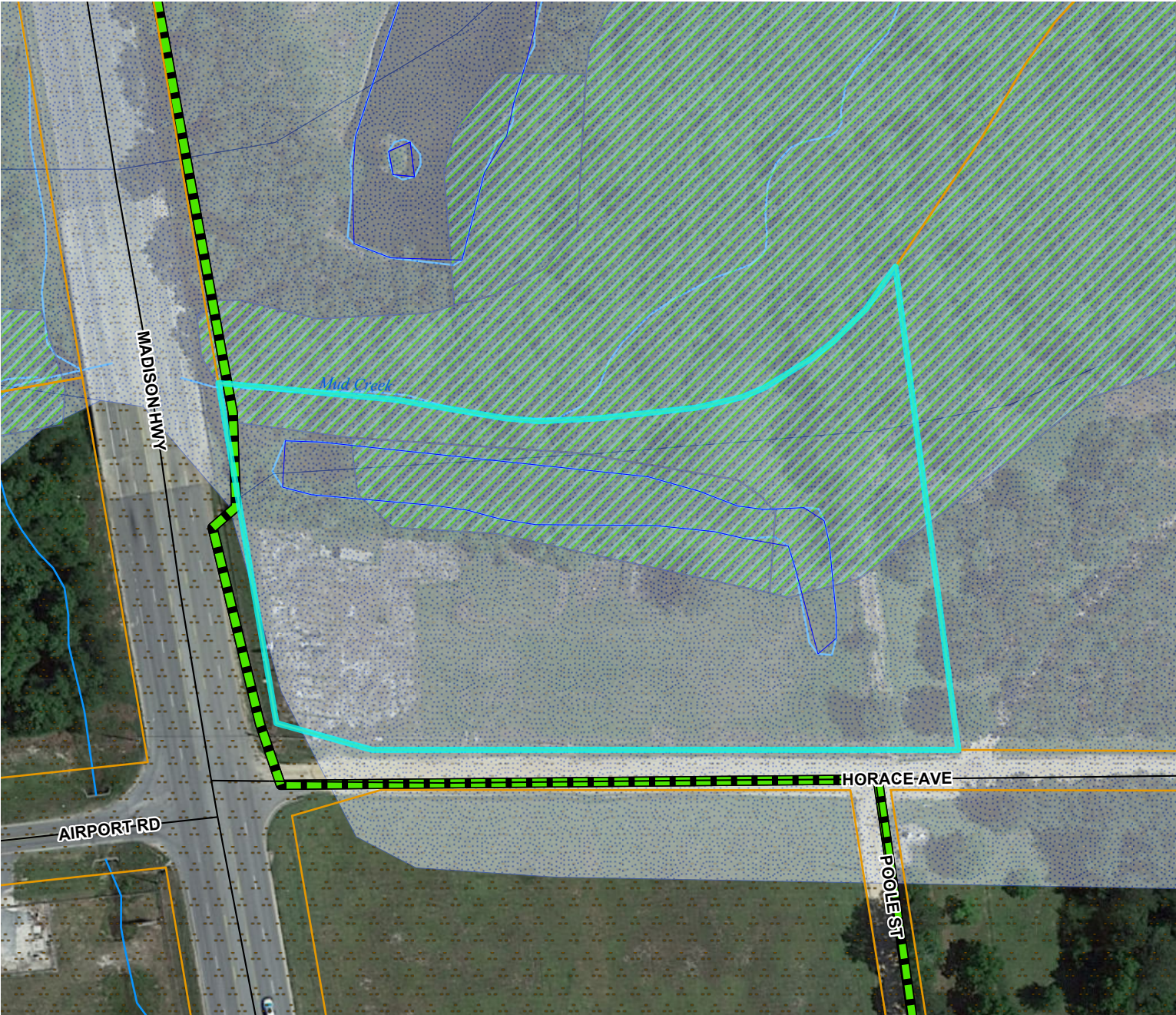
100 Yr Flood

Hydrology

Drastic

Recharge Areas

Parcels



4.02.03 Site Design Standards for the Valdosta Regional Airport Overlay District (VLD)

Generally

1. Airport zoning regulations are important for both the protection of airspace and land **use** compatibility in relation to the airport. The regulations set forth in this section are intended to prevent encroachment into the **runway protections zones**, airspace zones, and noise zones of the Valdosta Regional Airport. Further, these regulations are intended to ensure that **structures**, such as but not limited to telecommunication towers/cellular antennas, **buildings**, water tanks, smokestacks, power lines, and cranes, are not erected too close to the airport.
 2. The specific purposes of the regulations set forth in this section are:
 - i. To protect the health, safety, and welfare of **persons** and the value of property within the vicinity of the Valdosta Regional Airport in Lowndes County, Georgia;
 - ii. To provide for the safe and efficient operation of the Valdosta Regional Airport;
 - iii. To ensure the safety of flyers using the Valdosta Regional Airport from hazards to air navigation;
 - iv. To ensure compatibility between Valdosta Regional Airport and surrounding land **uses**; and
 - v. To protect the Valdosta Regional Airport from encroachment of incompatible **uses**, **structures**, and natural growth.
 3. Illustrations and additional details regarding FAA designations of approach zones, surface zones, **runways**, and other physical features of the airport layout may be found in *FAA Advisory Circular 150* and in the *Airport Master Plan Update*, dated April 2001, prepared for the Valdosta – Lowndes County Airport Authority.
1. **Runway protection zones** are established within the VLD **Overlay District**. These protection zones are described on the Part 77 Plan, and as depicted on drawing “6 of 8” in the *Airport Master Plan Update*.
 2. This section establishes standards that apply to any **development**, **use**, alteration, **structure**, or natural growth on any **lot** or portion thereof, which is in whole or in part contained within the boundaries of the VLD **Overlay District**. The standards and criteria apply only to that portion of the subject property within the boundaries of the VLD **Overlay District**. These standards and criteria shall be applied in **addition** to the site design standards for the underlying **zoning district**. In the event of a conflict between the requirements of the VLD **Overlay District** and the underlying **zoning district**, the stricter standard shall apply.
 3. The provisions of this section do not require any change in the **construction**, or intended **use** of any **structure**, the **construction** or

alteration of which was begun prior to the effective date of this ULDC and which is pursuant to a valid **building permit**.

| The following generalized land **uses** are prohibited within **runway protection zones**:

1. Any natural growth, tree, or man-made **structure** that exceeds thirty (30) feet in **height**.
2. Combustible Material Storage, **Single-family dwellings**, **Two-family dwellings**, **Multi-family dwellings**, **Manufactured homes**, **Manufactured Home Communities**, **Family Personal Care Homes** (4-6 residents), **Group Personal Care Homes** (7-15 residents), Hospital, Nursing Homes, **Congregate Personal Care Homes**, **Transitional Care Facility**, **Correctional Facility**, Agricultural Processing, Agricultural Sales (wholesale and retail), Agricultural Outdoor Storage, **Bed and Breakfast** Lodging, **Club**, **Lodge**, Meeting or Event Facility, Day Care Center (19+ children), Home Day Care (7-18 children), **Family** Day Care (6 or less children), Farmers Market and Outdoor Sales, Financial Institutions, Banks and Credit Unions, Funeral Home, Gasoline Station (With or without a Convenience Store), Government and Civic **Buildings** (Including Library, Museum, and Cultural Facilities), Grocery Store, Hotels and Motels, **Landfill** (Sanitary or **Inert**), Laundry (Self-Service), Lounge, Bar, Nightclub, Industrial uses with Nuisance Features (Such as Odor, Noise, Vibration, or Hazardous Materials), Medical and Dental Clinics, Medical and Dental Laboratories, **Personal** Services (Barber, Beauty, Shoe Repair, and Dry Cleaning Pick-Up), Professional Offices, Radio Towers, TV Towers, Telecommunication Towers, Amusement Parks, Drive-In Theaters, Nature Facilities, Picnic Areas, Parks, Trails, Indoor Recreation (Such as Billiard Parlors, Bowling **Alleys**, Game Rooms, and Skating Rinks), Outdoor Recreation (Such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves), **Recreational Vehicle** Parks, Campgrounds, Religious uses and Facilities, Restaurants, Retail Stores, Business Schools, Commercial Schools, Private K-12 Schools, Private Colleges, Universities, Trade Schools, Industrial Schools, Studios (Such as Music, Dancing, Art, or Photography Schools), Theaters (Movie or Performing Arts (Indoor Only)), and Truck Stops.
3. Land **uses** that attract birds or which **significantly** increase the potential for interference of airborne fowl with landing and departing aircraft such as **stormwater management** facilities or waste disposal/handling facilities.
4. **Construction** activities and land **uses** that would produce smoke and/or dust in such a manner to impair visibility of pilots using the airport.

5. High intensity lighting, including, but not limited to, lighting for **signage**, private drives, **parking lots**, and security, which is located in such a manner as to impair the visibility of pilots using the airport, unless such lighting is properly shielded.
6. Land **uses** which create electrical interference with navigational signals or radio communications between the airport and aircraft.
7. Land **uses** which make it difficult for flyers to distinguish between airfield lights and other lights, results in glare in the eyes of flyers using the airfield, impairs visibility in the vicinity of the airfield, or otherwise endangers the landing, takeoff, or maneuvering of aircraft.

No **building** or **structure** shall be erected, altered, or maintained in a zone created by this section to a **height** in excess of the **height** limit established below. Such **height** limitations are computed from the established airport elevation.

1. Precision approach zone – Slopes fifty (50) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended **runway** centerline.
2. Non-precision approach zone – Slopes thirty-four (34) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline.
3. Visual approach zone – Slopes twenty (20) feet outward for each one (1) foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended **runway** centerline.
4. Transitional surface zone – One (1) foot in **height** for each seven (7) feet in horizontal distance beginning at the lateral edge of each approach zone of the **runways**, measured at right angles to the longitudinal center line of the **runway**, extending upward to a maximum **height** of 1,026 feet above **mean sea level**. Where the non-precision instrument approach zones project beyond the conical zone, there are established **height** limits sloping seven (7) feet outward for each one (1) foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at ninety (90) degree angles to the extended **runway** centerline.
5. Horizontal surface zone – 1,026 feet above **mean sea level**.
6. Conical surface zone – One (1) foot in **height** for each twenty (20) feet of horizontal distance beginning at the periphery of the horizontal zone and at 1,026 feet above **mean sea level** and extending to a **height** of 1,226 feet above **mean sea level**.

Noise protection requirements apply within the area shown on drawing “7 of 8” in the *Airport Master Plan Update* within the 65 Ldn noise contour for the specified **uses** below.

1. The noise protection zones are based on the LDN noise contours for airport noise developed as part of the *Airport Master Plan Update*. A property is considered inside the noise zones if any LDN noise contour line crosses all or part of the property.
2. All new **residential**, school, hospital, nursing home, or library, **buildings** shall be constructed with sound protection based on the level of noise exposure, which can be determined by the location of the **building** within the adopted noise contour maps. Sound attenuation is not required if the site is located outside the 65 LDN noise contour. Noise reduction standards, **construction**, and methods are specified in *FAA Advisory Circular 150*.

Permits For Certain Other Future Uses

Within the VLD Overlay Zone, no material change shall be made in the **use** of land, and no **structure** or natural growth shall be materially erected, altered, planted, or otherwise established unless a **permit** has been granted as set forth in Chapter 10, including notification of the Director of the Valdosta – Lowndes County Airport Authority.

Hazard marking and lighting

In order to carry out the intended purpose of this section, any **permit** or **variance** granted under the provisions of this ULDC may be granted with the conditions that the owner of the **structure** or natural growth in question shall, at his or her own expense, install, operate, and maintain thereon such markers and lights as may be necessary, to indicate to aircraft pilots the presence of a hazard to air navigation. (See Chapter 9 regarding **variance** procedures and Chapter 10 regarding issuance of **Development Permits**.)

Navigation Easement

Any **permit** or **variance** granted under the provisions of this ULDC may be granted with the condition that the owner of the **structure** or natural growth in question shall enter into a navigation **easement**, which shall be in a form established by the Lowndes County, signed by the landowner, recorded in the Lowndes County Clerk’s Office, and a note on all final plats and site improvements plans, indicating the book and page of the recorded **easement**, shall be required. (See Chapter 9 regarding **variance** procedures and Chapter 10 regarding issuance of **Development Permits**.)

4.03.11 Vehicle Repair Shops

Drainage pits for oil and fluid change shall be located within an enclosed **structure**. Applications for vehicle repair shops providing oil and fluid change facilities and services shall include proof of compliance with State and federal regulations regarding handling and disposal of oil and automotive fluids.

There shall be no more than ten (10) vehicles offered for sale at any time.

There shall be no more than one (1) junk vehicle per 350 s.f. of under roof area stored in addition to the cars offered for sale at any time.

Vehicle repair shops shall comply with the standards set forth in Table 4.03.11(D).

Table 4.03.11(D). Standards for Vehicle Repair Shops.

| | |
|---|---|
| Buffers | 2.0 times the buffer requirements stated in Section 4.07.06 |
| Vibration or electromagnetic interference | Shall not be discernable on adjacent properties |
| Loading docks | Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property |
| Outside storage | Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from any residentially zoned property |
| Exterior lighting | Directed and shielded to avoid illumination of adjacent properties |
| Loudspeakers and paging equipment | Prohibited |

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 | C-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 | C-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 |
| Bulk Storage Yards | | | | |

| | 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 |
| 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 |
| | | | | |
| Farmers Market and Outdoor Sales | | 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 |
| (For an “S” See Also Section 4.03.09) | | | | |
| 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 |
| Government and Civic Buildings, including Library, | 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 |
| Museum, and Cultural Facilities | | | | |
| 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 |
| | | | | |
| Light Industry 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 |
| 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 |
| | | | | |
| Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up | P | P | P | P |
| Professional Offices | 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 |
| 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 |
| 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 |

| | 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 |
| 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 |
| | | | | |
| 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 | | | | 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 |
| building sqft. under 30,000 sqft. | | | | |
| 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 |
| 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-C |
| | | | | |
| Warehouse, Not Including Mini- Storage with total cumulative building sqft. over 30,000 sqft. | | | | |
| Wholesale Establishments with total cumulative | | | | 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-C |
| building sqft. under 30,000 sqft. | | | | |
| Wholesale Establishments with total cumulative building sqft. over 30,000 sqft. | | | | |

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

DATE OF MEETING: September 9, 2025

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

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

Historically, the property has been zoned C-N (Neighborhood Commercial) since its conception in the late 1980s.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the availability of County water, the viability of septic systems, and the changing conditions within the neighborhood, and therefore recommends approval of the request for R-21 zoning.

At the Planning Commission, the applicant spoke in favor of the request, and no one spoke in opposition, therefore the GLPC recommended unanimous approval (7-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

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

March 31, 2025

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

Subject: Letter of Intent for Rezoning

To whom it may concern,

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

Thank you for your consideration.

Sincerely,

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

Tony Dinkins

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



CARLSON CL 2 SOFTWARE

HEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON REFERENCE HEARINGS TAKEN FROM A PLAT BY

RECORDED P.C. "A" PG. 3500-3508

ROBIN N. HARRIS ROSEMARY GENE TENERY JR.

GA. P.E. NO. 8711 GA. L.S. NO. 3915

GA. L.S. NO. 2789

FLA. P.E. NO. 23028

FLA. L.S. NO. 3617

(LICENSE & SURVEYING CONTROL)
 I AM A CERTIFIED DESIGN PROFESSIONAL
 ROBERT M. MARSH CERTIFICATION # 3249
 ADDENDUM CODE TENDRY AIR CERTIFICATION # 3256
 I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT
 AND WERE PREPARED FROM AN ACTUAL SURVEY OF
 THE PROPERTY MADE UNDER MY SUPERVISION.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED
 SHOWS A CLOSURE PER 1000 FEET OF 10.00 FEET IN 10,000
 FEET PERMANENT AND AN ANGULAR ERROR OF
 07" OF 10" PER ANGULAR POINT AND WAS ADJUSTED AS
 NECESSARY BY THE METHOD OF LEAST SQUARES. THIS PLAT
 HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET
 PERMANENT.
 MEASUREMENTS AND PMS ARE AS SHOWN IN THE
 LEGEND OR ON THE PLAT PLATE.
 G.A. BUSINESS LICENSE NO. 2534
 F.L.A. BUSINESS LICENSE NO. 7917

SIGNED: *[Signature]*
 DATED: 02-05-09

GEORGIA, LOWNDES COUNTY
RECORDED
This 12th day of Feb 2001
at Canton, Ga Page 02
Sara L. Crow
Clerk Superior Court

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

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
REVISION
This 1st day of July, 2011 at 11 a.m.
File Number 2011-0001
Jason M. Davenport
Chairman, Technical Review Committee

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

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

| | |
|---|------------------------|
| Robin N. Harris | Rodney Gene Tenery Jr. |
| 1207 BAYTREE ROAD | Ph. (229) 244-9755 |
| Valdosta, GA 31602 | Fax (229) 244-9781 |
| E-MAIL harris613@bellsouth.net | |

| | | |
|--------------------|-----------------|--------------------|
| Date: 02 / 05 / 09 | Scale: 1" = 60' | DRAWN BY: JH422 |
| Job ID: J-11780A | Field Book #238 | Pg: 14 |

SEAL 02-05-09

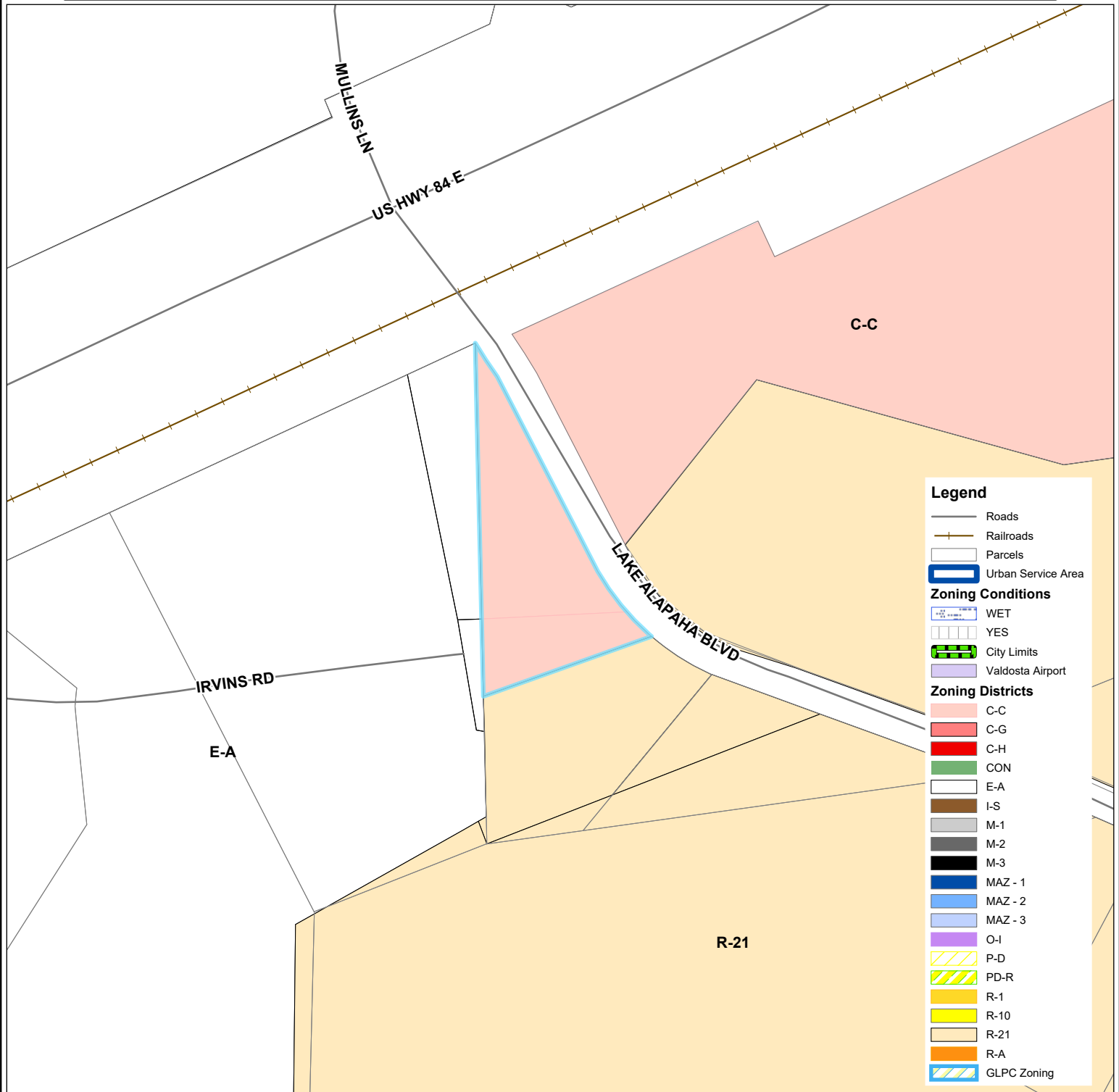
[illegible]

REZ-2025-14

Zoning Location Map

Dinkins
Rezoning Request

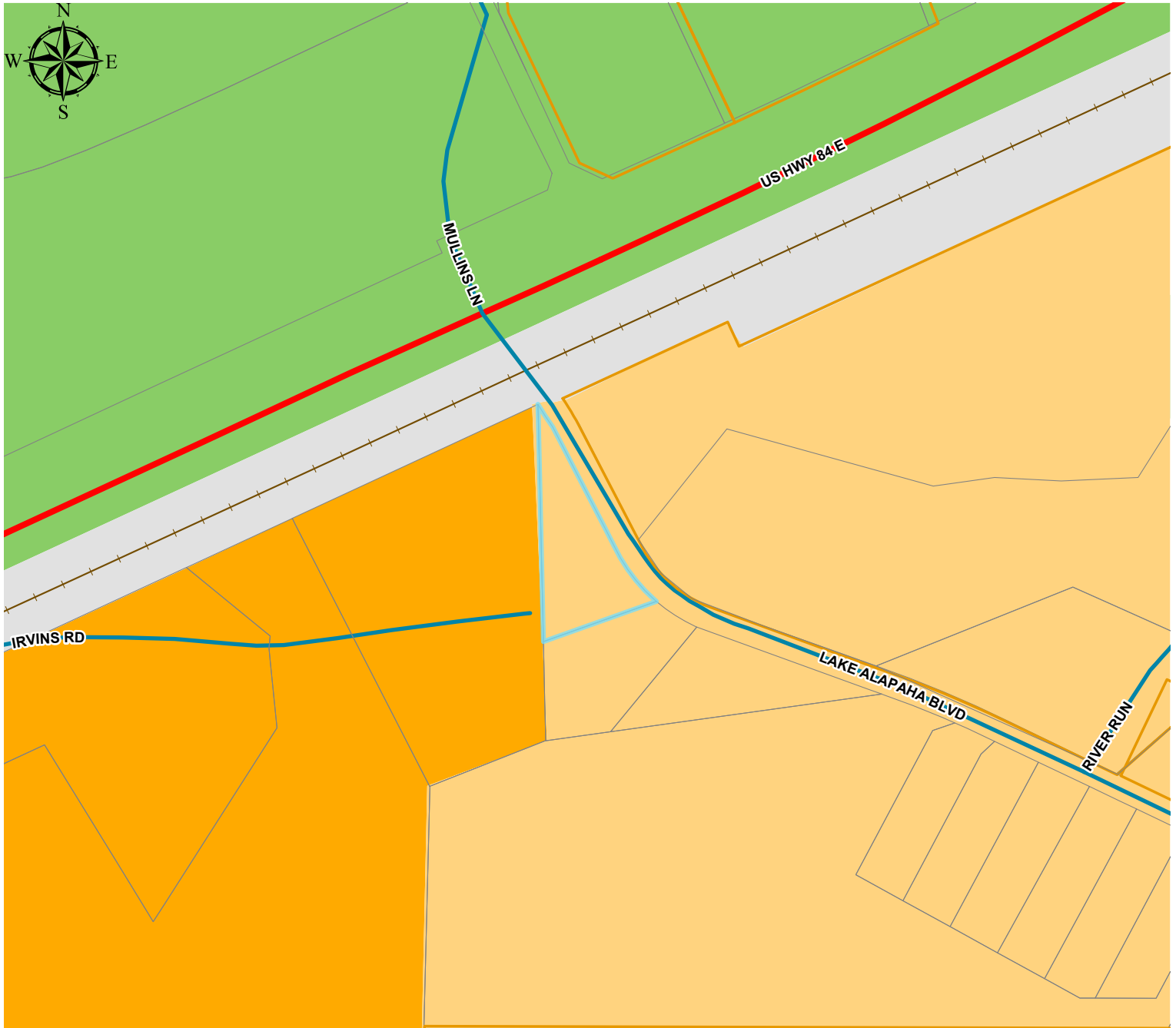
CURRENT ZONING: C - C
PROPOSED ZONING: R - 21



REZ-2025-14

Future Development Map

Dinkins Rezoning Request



0 125 250 500 Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

REZ-2025-14

WRPDO Site Map

Dinkins Rezoning Request

Legend

Roads

Railroads

Park

City Limits

Crashzone

Crashzone West

Urban Service Area

Open Water

Valdosta Airport

Wetlands

100 Yr Flood

Hydrology

Drastic

Recharge Areas

Parcels

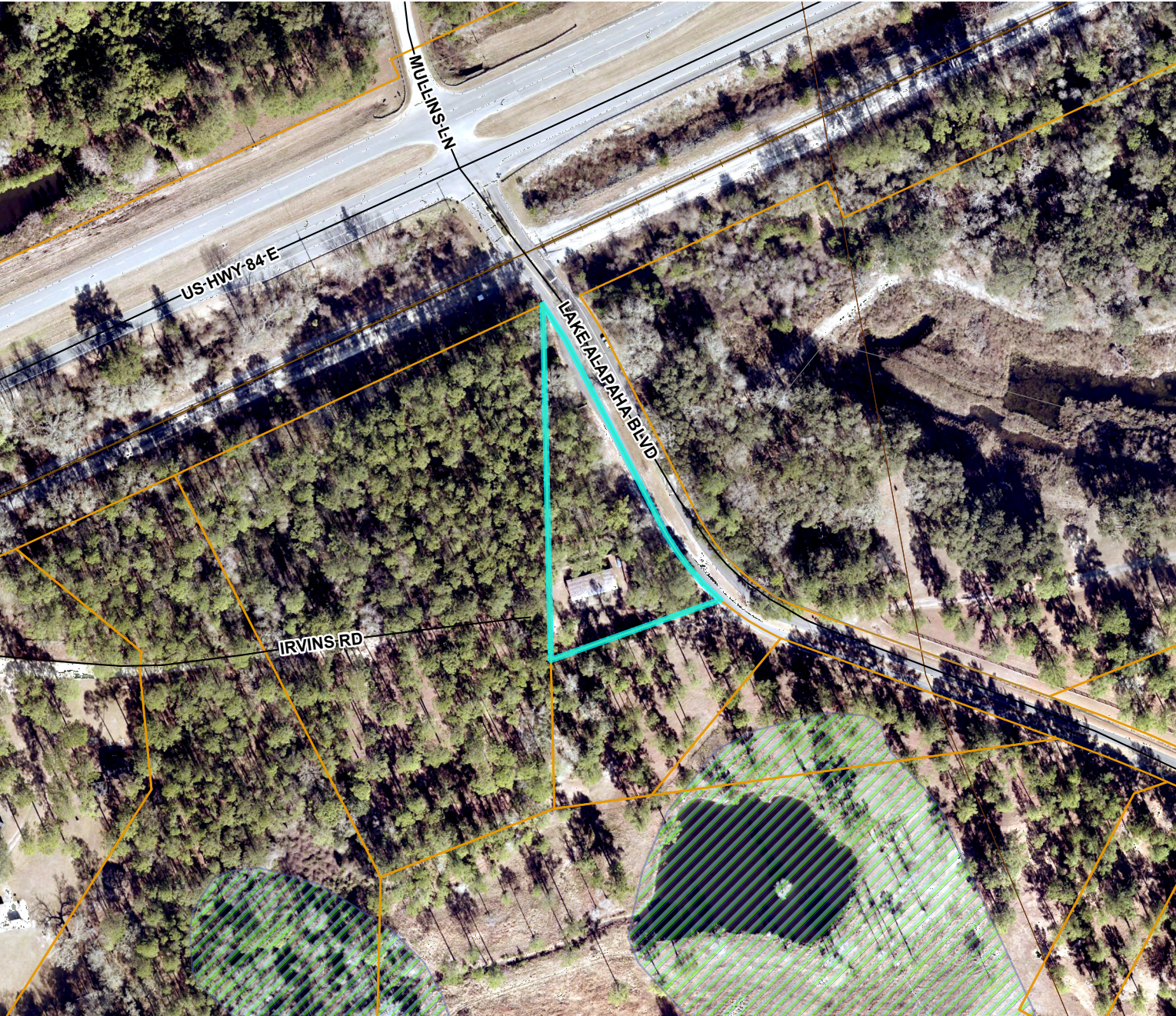
EagleViewImagery

RGB

Red: Band_1

Green: Band_2

Blue: Band_3



LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Pet Shop Ordinance

DATE OF MEETING: September 9, 2025

Work
Session/Regular
Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Pet Shop Ordinance

HISTORY, FACTS AND ISSUES: The overpopulation of pets in Lowndes County has led to euthanasia numbers being higher than acceptable for quite some time. Overpopulation is a direct result of the lack of spay/neuter occurring in Lowndes County.

Local rescues, individuals willing to foster pets, the Valdosta-Lowndes County Humane Society, regional partners and other volunteers work closely with Animal Services staff to find homes for a never-ending flow of homeless pets taken in at the Lowndes County Animal Shelter. The allowance of the retail sale of unaltered pets by pet stores will further contribute to an ongoing issue that has both a financial and emotional cost to Lowndes County citizens.

OPTIONS: 1. Adopt
2. Board's Pleasure

RECOMMENDED ACTION: Adopt

DEPARTMENT: County Manager

DEPARTMENT HEAD: Paige Dukes

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY PET SHOP ORDINANCE

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF LOWNDES COUNTY FOR THE PURPOSE OF PROVIDING FOR THE CARE AND CONTROL OF ANIMALS WITHIN LOWNDES COUNTY, REGULATING PET SHOPS, PROMOTING THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE CITIZENS OF LOWNDES COUNTY, PROVIDING PENALTIES, AND FOR OTHER PURPOSES.

I. TITLE

This Ordinance shall be known as the “Lowndes County Pet Shop Ordinance.”

II. PURPOSE AND INTENT

Together with the purposes set forth in the Preamble, the purpose of this Ordinance is to provide for the humane treatment of Animals by regulating the care and control of Animals within the unincorporated areas of Lowndes County, by regulating Pet Shops, and other matters set forth herein, and to promote the public health, safety, and general welfare of the citizens of Lowndes County.

III. DEFINITIONS

When used in this Ordinance, the following words, terms, and phrases, and their derivations, shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

- (a) *Animal* means any live creature, both domestic and wild, except humans. Animal also includes birds, fish, and reptiles.
- (b) *Animal Care Facility* means a facility, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole or in significant part, the rescue and placement of Animals in permanent homes or with Animal Rescue Organizations.
- (c) *Animal Rescue Organization* means any not-for-profit organization which has tax exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes.
- (d) *Animal Services* means the Animal Services Department of Lowndes County.
- (e) *Animal Services Officer* means an employee of Animal Services designated to administer and enforce the provisions and requirements contained within this Ordinance.
- (f) *Animal Shelter* means the Lowndes County Animal Shelter where Animals impounded.
- (g) *Board* means Board of Commissioners of Lowndes County, Georgia.

- (h) *Cat* means any member of the Animal species *felis catus* or *felis domesticus*.
- (i) *County* means Lowndes County, Georgia.
- (j) *Dog* means any member of the Animal species *canis familiaris*.
- (k) *Pet Animal* mean any domesticated Animal commonly kept at a residence primarily for pleasure and companionship and not for work or utility purposes. Pet Animals include Dogs, domestic Cats, domestic caged birds, canaries, parrots, rabbits, hamsters, guinea pigs and similar rodents, fish, and reptiles so long as such Animals are not kept to supplement food supplies or for any commercial purpose. Pet Animal does not include livestock or potbellied pigs.
- (l) *Pet Shop* means a retail establishment where Pet Animals are sold, exchanged, bartered, or offered for sale as Pet Animals to the general public at retail. Such definition shall not include an Animal Care Facility, Animal Rescue Organization, the Animal Shelter, or other facility owned by the County.

IV. RESTRICTIONS ON THE SALE OF ANIMALS

A Pet Shop may not sell, deliver, offer for sale, barter, auction, or otherwise dispose of Dogs or Cats but may host adoption events as provided herein.

V. ADOPTION EVENTS

- (a) A Pet Shop may host adoption events at which Dogs and/or Cats are offered for adoption by an Animal Care Facility, an Animal Rescue Organization, or Animal Services; provided however, such an event (i) may not be for more than three (3) consecutive days, (ii) may be held only once per calendar month, and (iii) may not offer for adoption any Dog or Cat which is younger than eight (8) weeks old.
- (b) A Pet Shop hosting any such adoption event shall post, in a conspicuous location on the enclosure of each such Dog or Cat, a sign listing the name organization by and from which the Dog or Cat is being offered for adoption.
- (c) A Pet Shop shall notify Animal Services at least forty-eight (48) hours prior to any such adoption event.

VI. ENFORCEMENT

Animal Services shall be responsible for the enforcement of this Ordinance and Animal Service Officers may issue citations pursuant to this Ordinance.

VII. SEVERABILITY

If any paragraph, subparagraph, sentence, clause, phrase, provision, part, or portion of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, or if any paragraph, subparagraph, sentence, clause, phrase, provision, part, or portion of this Ordinance

as applied to any particular situation or set of circumstances be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance or other circumstances not so held to be invalid. It is hereby declared to be the intent of the Board to provide for separable and devisable parts and the Board does hereby readopt any and all parts hereof as may not be held invalid for any reason.

VIII. VIOLATIONS AND PENALTIES

(a) It shall be a violation of this Ordinance:

1. to fail to comply with any provision of this Ordinance; or
2. to fail to comply with any lawful order of an Animal Services Officer unless such order is lawfully stayed or reversed.

(a) Each sale, exchange, barter, offer for sale, auction, delivery, adoption, or other transfer of a Dog or Cat in violation of this Ordinance shall constitute a separate offense.

(b) Each day's, or part thereof, violation of any provision of this Ordinance shall be a separate offense of this Ordinance.

IX. FEES

Any person who violates any provision of this Ordinance or who fails to do anything required by this Ordinance as the same exists or as it may hereafter be amended shall be amenable to the process of the Magistrate Court of Lowndes County. The maximum punishment for a violation of this Ordinance shall be a fine of \$1,000 or imprisonment for 60 days, or both.

X. REPEALER

The provisions of any prior Ordinance pertaining to Animal Services, or the other matters herein, which conflict herewith are hereby repealed.

SO ADOPTED this 9th day of September 2025, to be effective immediately, the public health, safety, and general welfare demanding.

Board of Commissioners of Lowndes County

By: _____
Bill Slaughter, Chairman

ATTEST:

Belinda Lovern, Clerk

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Moody Water Storage Tank Rehab

DATE OF MEETING: September 9, 2025

Work
Session/Regular
Session

BUDGET IMPACT: \$149,370.00

FUNDING SOURCE:

- () Annual
- () Capital
- (X) Reimbursement
- () SPLOST
- () TSPLOST

COUNTY ACTION REQUESTED ON: Moody Water Storage Tank Rehab

HISTORY, FACTS AND ISSUES: Moody Air Force Base (AFB) has a 500,000-gallon water storage tank that is in need of rehab. Moody has secured funds for this project to be performed under the water & wastewater contract with Lowndes County. Staff advertised the project and two bids were received. Razor Back, LLC submitted a bid for \$149,370.00, and Southeastern Tank & Tower submitted a bid of \$319,000.00. Both staff and Moody personnel checked multiple references and past jobs performed by Razor Back, LLC. Additionally, we discussed the low bid with Razor Back, LLC, and they were satisfied with the bid. Staff recommends approval and to authorize the Chairman to sign the agreement.

OPTIONS: 1. Approve
2. Board's Pleasure

RECOMMENDED ACTION: Approve

DEPARTMENT: Utilities

DEPARTMENT HEAD: Steve Stalvey

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

LOWNDES COUNTY BOARD OF COMMISSIONERS CONTRACT AGREEMENT

This agreement made and entered into this 9th day of September, 2025 and between the Lowndes County Board of Commissioners, party of the first part (hereinafter called the County), and Razor Back, LLC, party of the second part (hereinafter called the Contractor), who have been duly authorized to execute this agreement.

WITNESSETH: Whereas, the County and the Contractor, desire the improvement and repairs of a certain project and the Contractor desires and agrees to furnish and deliver all the material and to do and perform all the work and labor for said purpose. The project being more particularly described as follows:

MOODY WATER STORAGE TANK REHAB

Failure to perform the above-listed tasks, frequency of tasks, or general instructions will be considered cause for termination of this contract with ten (10) days notice to the Contractor.

NOW, THEREFORE, in consideration hereinafter fully set out, the parties agree as follows:

1. The work and materials shall be in strict and entire conformity with the provisions of this contract and the plans and specifications prepared (or approved) by the County Manager or their authorized representative, the originals of which are on file in the office of the Lowndes County Board of Commissioners and which said specifications are hereby made a part of this agreement as fully as to the same effect as if the same had been set forth at length in the body of this Agreement.
2. This Agreement is on a unit basis. It is understood that the quantities are approximate only and are subject either to increase or decrease and any increases or decreases are to be paid for at the contract price.
3. The County hereby agrees to pay to the Contractor for the faithful performance of this Agreement, subject to additions and deductions as provided in the Specifications or Proposal, in lawful money of the United States, the sum of:

\$(written dollar amount) 149,370.00

4. The County and Contractor agree that the financing of this project shall be as follows: Payments will be made on a monthly basis.
5. The Contractor shall commence the work to be performed under this Agreement on a date specified in a written Notice to Proceed and shall substantially complete all work

hereunder, except as otherwise provided in these documents for extension of the time limit, within 180 calendar days. Substantial completion is the time at which the project can be fully utilized for its intended purpose. Upon written notification to the County that the project is substantially complete, a final site visit will be made, and a punch list of deficient items will be generated. The Contractor will receive a written copy of the punch list and must achieve final completion by correcting all punch list items within 30 days of receipt. Time is of the essence on this contract, and the Contractor shall pay to the County, not as a penalty, but as liquidated damages, the sum of \$500.00 each calendar day that they shall be in default of completing the work, both substantial completion and final completion, within the time named herein. Because of the difficulty of fixing damages suffered by Lowndes County on account of such default, damages are herein agreed upon as stated.

6. The work shall be done in accordance with the laws of the State of Georgia under the direct supervision and to the entire satisfaction of the County. The decision of the Utilities Director upon any question connected with the execution or fulfillment of this agreement and interpretation of the specifications or upon any failure or delay in the prosecution of the work by the Contractor shall be final and conclusive.
7. It is mutually agreed upon that the Contractor shall warranty all work done as a part of this contract agreement for a period of one year from the date of final acceptance by the County.
8. Lowndes County reserves the right to terminate this Agreement for non-compliance by issuing ten (10) days written notice to the Contractor.
9. Employees, aides, staff helpers, or any person who receives any form of consideration for services or who performs any services towards the execution of this Agreement are deemed to be the sole responsibility of the Contractor for the purposes of all Workers' Compensation and insurance claims. Lowndes County reserves the right to superintend the performance of this Agreement only to the extent that the desired results are obtained. No recommendation or requirement in this Agreement and list of specifications should be deemed to obligate the County under the Workers' Compensation Act to Contractor's employees, aides, staff, helpers or any person who receives any form of consideration for services or who performs any services towards the execution of the Agreement.
10. Nothing contained in the Agreement shall create a contractual relationship with or cause of action of a third party against Lowndes County.
11. Contractor agrees to indemnify, save and hold harmless, and defend the County, its officers, boards, and employees, from and against any liability for damages and for any

liability or claims resulting from property damage or bodily injuries (including accidental death) which arise out of the Contractor's operation and provision of services, including but not limited to, reasonable attorneys' fees and costs if such fees and costs are deemed necessary by Lowndes County.

12. This Agreement may not be assigned by either party hereto without written agreement signed by both parties. This Agreement and the rights of the parties hereunder shall be binding upon and insure to the benefit of the parties hereto and their respective successors and, if applicable, assigns.
13. Any notice or communications required or permitted hereunder shall be sufficiently given if sent Registered or Certified Mail, Return Receipt Requested, postage pre-paid, addressed as follows:

As to Contractor:

Contractor *Razor Back LLC*
address line 1 *177 Anclothe Rd.*
address line 2 *Tarpon Springs, Fl. 34689*

As to the Lowndes County:

ATTN: Steve Stalvey, Utilities Director
Lowndes County Board of Commissioners
327 N. Ashley Street
Valdosta, Georgia 31601

Or such address as shall be furnished by such notice to the other parties.

14. No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as to be construed as a waiver of any future default, whether like or different in character.
15. This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.
16. If any provisions of this Agreement, or application thereof to any person or circumstance, shall to any extent be invalid, then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date below written, be it deemed an original contract.

Executed on behalf of
LOWNDES COUNTY

Executed on behalf of
CONTRACTOR

The ____ day of _____, 2025

The ____ day of _____, 2025

By: _____
Chairman of
Board of Commissioners

By: _____
Contractor

Recommended: _____
County Manager

Date: _____

Witness for Lowndes County:

Witness for Contractor:

County Clerk

NOTICE OF AWARD

To: Contractor Razor Back, LLC.
Address line 1 177 Anclothe Rd.
Address line 2 Tarpon Springs, Fl. 34689

PROJECT DESCRIPTION:
MOODY WATER STORAGE TANK REHAB

The OWNER has considered the BID submitted by you for the above-described work in response to its advertisement for BIDS.

You are hereby notified that your BID and subsequent value engineering proposal has been accepted for items in the amount of: \$ 149,370.00

You are hereby required to execute the Agreement and furnish the required Contractor's CERTIFICATION OF INSURANCE with a 30-day notice of cancellation and PERFORMANCE AND PAYMENT BONDS (for 100% of the contract amount) within fourteen (14) calendar days from the date of this NOTICE to you.

If you fail to execute said AGREEMENT and to furnish said BOND and CERTIFICATIONS within fourteen (14) days from the date of this NOTICE, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of the NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2025

Lowndes County Board of Commissioners

BY: _____

TITLE: _____

CONTRACTOR: _____

DATE: _____