

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, September 8, 2025

COMMISSIONERS PRESENT

Chairman Bill Slaughter  
Commissioner Scott Orenstein  
Commissioner Mark Wisenbaker  
Commissioner Michael Smith

Vice Chairperson Joyce Evans and Commissioner Demarcus Marshall were not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

**MINUTES**

The minutes were presented for the work session of August 25, 2025, and the regular session of August 26, 2025. No revisions to the minutes were requested.

**PUBLIC HEARING**

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

County Planner, J.D. Dillard, presented the item. This request represents a change in the existing boundaries of CON (Conservation) and C-H (Highway Commercial) zoning to the newly proposed boundaries of CON and C-H zoning. The main motivations in this case are to bring the current commercial use of the property into compliance and for speculative future commercial use. Mr. Dillard stated there was a complaint to Code Enforcement regarding this property, which led to a meeting with TRC in February. Mr. Dillard further stated staff analyzed the application and held it because they were waiting for additional information from the applicant and received no response. Staff then moved forward with the application in July. Mr. Dillard stated the property is on the corner of Madison Highway and Horace Avenue where there are vehicles that have been there for quite a while, which you can tell by the growth of vegetation on the property. Mr. Dillard stated staff has concerns about the viability due to the environment of the area. There is approximately a three to four foot elevation drop from Madison Highway down to the property. Mr. Dillard stated the building on the property is located in the city limits of Valdosta, and has been built to higher elevation standards. Mr. Dillard went on to say that one of the issues is the unpermitted building on the property being fed by unpermitted power, and unpermitted well and septic usage. No permits have ever been pulled for this structure. The conservation zoning line covers approximately two thirds of this property. The Commercial Highway is a little under three quarters of an acre. The Future Land Use Maps depicts this area as predominantly recreational. Mr. Dillard stated the Valdosta Regional Airport Overlay also impacts this property. The property is in the Conical Surface Zone, Horizontal Surface Zone, Runway Protection Zone, Transitional Surface Zone, Approach Zone, and Noise Contour Zone, which have supplemental standards limiting its overall uses. Mr.