



LOWNDES COUNTY
TECHNICAL REVIEW COMMITTEE KEY POINTS SHEET
<http://www.lowndescounty.com/>

Date 5/27/2025 Case # PRE-2025-31 ASA for LCA

Commenting Member	Key Points
Engineering (229) 671-2424 Mike Fletcher	Please remember to submit tree survey and land disturbance permit form before beginning any site work. mfletcher@lowndescounty.com http://www.lowndescounty.com/141/Engineering
Utilities (229) 671-2500 Steve Stalvey	Based on the proposed use Capacity Fees will be required. 12" water and 21" sewer are available sstalvey@lowndescounty.com http://www.lowndescounty.com/168/Utilities
Board of Health (229) 245-2314 Kyle Coppage	N/A. kyle.coppage@dph.ga.gov http://www.southhealthdistrict.com/default.asp
Zoning (229) 671-2430 Trinni Amiot Jason Davenport	A site plan will be key for the layout, setbacks, parking, etc. Further information regarding landscaping and buffering will be relayed during the plan review process. Existing vegetation can count toward landscaping requirements. New signs require a sign application/approval through the Zoning Office. tamiot@lowndescounty.com jason.davenport@lowndescounty.com http://www.lowndescounty.com/174/Zoning
Planning (229) 671-2430 JD Dillard	Any plat recording activities will be handled through the Planning Office. For reference, properties containing water resources, properties located in the corridor overlays, and properties within the Moody Activity Zone require additional regulations. Rezoning Steps: • Completed Application • Copy of the most recently recorded deed • List of adjacent property owners consistent with 10.02.05(A)(5) • Fees \$600 plus \$9.64 for each adjacent property owner • Survey consistent with 10.02.01(A)(4) • Letter of Intent consistent with 10.02.05(A)(3) • 1st of each month is the deadline for submission jdillard@lowndescounty.com http://www.lowndescounty.com/156/Planning
Fire Rescue (229) 671-2735 Mark Maskule	Inspection and plan review of the project for compliance with state fire codes and ordinances, life safety codes and local ordinances is in place. mmaskule@lowndescounty.com

Lloyd Green	lgreen@lowndescounty.com http://www.lowndescounty.com/153/Lowndes-County-Fire-Rescue
Inspections (229) 671-3240 Diane Carter	Electronic plan review is in place. Lowndes County website for the link to submit plans and fees. Diane.carter@lowndescounty.com www.mgoconnect.org
Finance (229) 671-2534	Obtain an Occupational Tax Registration. occupationlicense@lowndescounty.com http://www.lowndescounty.com/137/Finance
Recommended Next Steps:	• Rezoning Process a. C-C, R-1, and CON to M-1 and CON b. Consideration of wetland delineation and buffering Pending an Approved Rezoning: • Submit/Obtain Approved Plat to/from Planning • Submit Civil/Site Plan to Engineering • Turn in Plans to Inspections • Contact the Zoning Office about Signage • Obtain Building Permits • Call for and Pass Inspections • Obtain Fire/Rescue Certificate of Occupancy (CO) • Obtain Inspections CO • Obtain Occupational Tax Registration (Business Registration)

Disclaimer: These comments are primarily provided as a courtesy to the applicant(s) and should be considered as a guide and not as a documentation of all necessary requirements for final approval. Final approval will be contingent on applicable policy, rules, and regulations regarding official submissions of plats, plans, permits, or licenses.