

Engineers. Commissioner Smith asked if staff has found any leakage from the vehicles, such as battery acid, hydraulic fluid, oil, or gas on the property, Mr. Dillard responded some of Code Enforcement's investigations did show leakage. Commissioner Mark Wisenbaker asked if for some reason this is approved and they continue to do business in a flood zone, and there is a catastrophe in that area, would the County be held liable for approving this request, Mr. Dillard responded he is not sure about the County's liability, but staff has multiple concerns. County Attorney Walter Elliott stated he is not prepared to answer that question, but he can consult with Attorney Jim Elliott who is more of the liability expert to get an answer. County Manager, Paige Dukes, asked Director of Engineering, Chad McLeod to weigh in, and Mr. McLeod stated, if the commission approves the item, there will be a long list of items they would have to complete, as well as get an approved set of plans to be able to help control some of the environmental concerns and to operate the business. Chairman Slaughter stated the applicant is in extreme violation right now. Commissioner Smith asked if the applicant is running a semi-truck repair shop without a business permit, and Chairman Slaughter responded that is his understanding. Commissioner Smith thanked Mr. Dillard for all his efforts in this case.

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

County Planner, J.D. Dillard presented the item. Mr. Dillard stated this is Mr. Dinkins' last C-C (Crossroads Commercial) property that has been in existence since the late 1980s. He is requesting the one remaining acre to be rezoned to R-21 (Medium Density Residential) zoning. Mr. Dillard stated the property has no current wetland or floodplain issues. He further stated R-21 is consistent with the surrounding land uses, County water is available, and there are no issues with the viability of the septic system from the Health Department's standpoint. TRC recommended approval. Mr. Dinkins spoke in favor of the request at the Planning Commission meeting; no one spoke in opposition and the Planning Commission recommended unanimous approval (7-0).

**FOR CONSIDERATION**

**Pet Shop Ordinance**

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated staff became aware of a pet store that is relocating outside of the unincorporated area of Lowndes County. Mrs. Dukes stated we have received quite a few calls from the rescue community and concerns from Animal Services staff. Lowndes County is still euthanizing close to 1000 animals per year at the Lowndes County Animal Shelter, which is tragic. Mrs. Dukes further stated it is a direct result of the lack of spayed and neutered animals. Mrs. Dukes went on to say that part of the frustration from our staff as well as others in the community, including volunteers, rescues, and the Humane Society, is that our fosters are full, and we are doing everything that we can to rehome the homeless pets so that euthanasia rates can be controlled more favorably. Pet stores sell animals that have not been altered. Mrs. Dukes stated that in Georgia, the Department of Agriculture requires any animal that is officially adopted to have paperwork that has to go to the Department of Agriculture, and it is required that those animals are documented. Mrs. Dukes further stated the ordinance has been drafted by the county attorneys based on the Commission's direction for the Commission to consider. Mrs. Dukes stated we can make changes to the ordinance and/or answer questions. We believe that this sends the message to citizens that there are fantastic pets available in our community, outside of pet stores. There are also reputable licensed breeders. Mrs. Dukes further stated this ordinance prohibits the retail sale of pets in the unincorporated area of Lowndes County. Commissioner Smith asked if this ordinance is only pertaining to cats and dogs, County Attorney Walter Elliott and Mrs. Dukes both responded yes, that is correct. Commissioner Wisenbaker referenced a section of the ordinance that mentions the adoption