

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-07

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: May 22, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON: REZ-2023-07 – Project Viking, Hunt Road (0158D 004) ~69 acres
CON & M-2 to CON & M-2, City Utilities

HISTORY, FACTS AND ISSUES:

This case represents a request to rezone approximately 4.73 acres from its current CON (Conservation) zoning district to M-2 (Heavy Manufacturing) zoning based upon current field data that delineates the actual wetland boundaries.

The subject property is accessed off W Hunt Road, a local County Road created as part of the Perimeter West Industrial Park concept, sitting within the Urban Service Area and Industrial Activity Center character area, and proposed to be served by the City of Valdosta Utilities.

Per the applicant’s letter, “the intent of the current zoning map is for the wetland area to be in the CON zoning designation. The zoning map was based off approximate NWI wetland maps. A wetland delineation has been performed by a professional geologist... [and we] request the CON zoning line to be moved to the delineated wetland line.”

The TRC reviewed the accompanying exhibit and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

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

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: _____