

same depth as the existing institutional use (church) to the south – which is also likely to become commercially zoned some day. Although this inward expansion might be slightly ahead of the ideal transition timeline, it should be deemed OK and compatible in terms of the long-term redevelopment trends of the area.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Speaking in favor:

- Mr. Jason Parker, Applicant, 4900 Knights Ferry Rd.

Mr. Parker stated he was present to answer any questions.

Commissioner Bailey asked whether the carwash would be “Drive-through” or “Get out”. Mr. Parker stated both options will be available. Commissioner Bythwood asked about the largest size vehicle/RV/boat that could utilize the facility. Mr. Parker stated that tractor trailers will not be able to utilize the facility as they are too big.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Miller to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor, no one opposed (5-0). Motion carried.

#### **Agenda Item #8**

REZ-2023-07, Viking Project, Hunt Road, 0158D 004, ~67.4 acres

Current Zoning: M-2 (Heavy Manufacturing) and CON (Conservation)

Proposed Zoning: M-2 (Heavy Manufacturing) and CON (Conservation)

Mr. Dillard presented the case in which the applicant is requesting 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 request and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

No one spoke in favor of or against the request.