

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-09

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: June 26, 2023

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

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

ACTION REQUESTED ON: REZ-2023-09 – South GA Boat and RV Storage, ~22 acres,  
6153 Inner Perimeter, from I-S to C-H, Well & Septic

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HISTORY, FACTS AND ISSUES:

This case represents a request to rezone approximately 22 acres from its current I-S (Intensive Services) zoning district to C-H (Highway Commercial) for semi-speculative commercial purposes.

In 2009, the property was rezoned from E-A to I-S for a biomass fuel plant, with four (4) conditions, with Condition 2 specifying the only use of the subject property be “[for] a forty (40) megawatt biomass electric generating plant.”

The subject property is accessed off Inner Perimeter Road, a State Arterial Road and part of the Inner Perimeter Road Corridor Overlay, situated within the Urban Service Area as well as the Transportation/Utilities character area. The property will be served by individual well and septic system for any offices constructed.

Per the applicant’s letter, “if approved, the site will be used to construct an RV and boat storage facility initially on only five acres of the property,” and “all phases of development intend to follow the ULDC regulations.”

The TRC reviewed the request 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

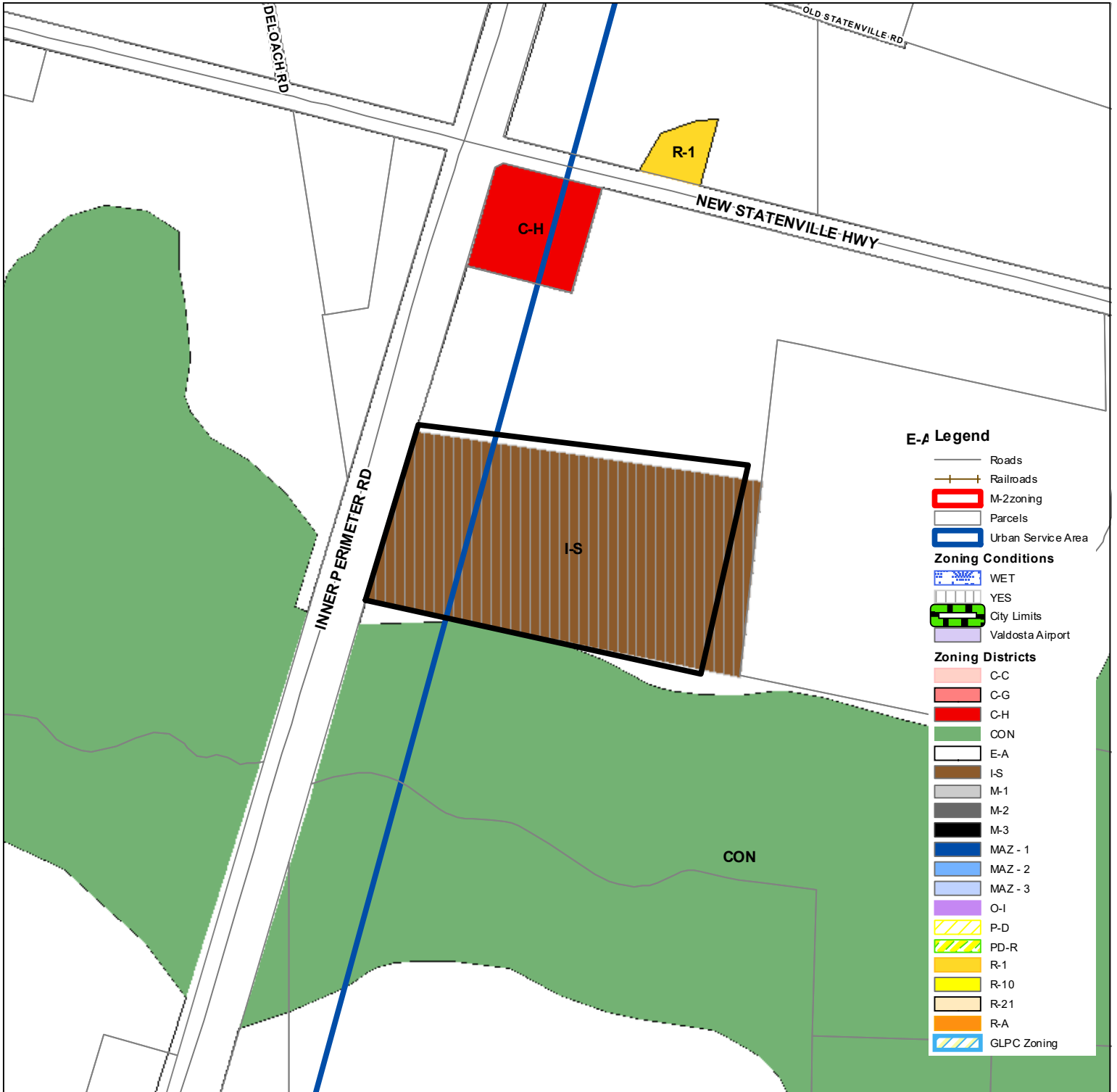
Recommendation by the Commission: \_\_\_\_\_

# REZ-2023-09

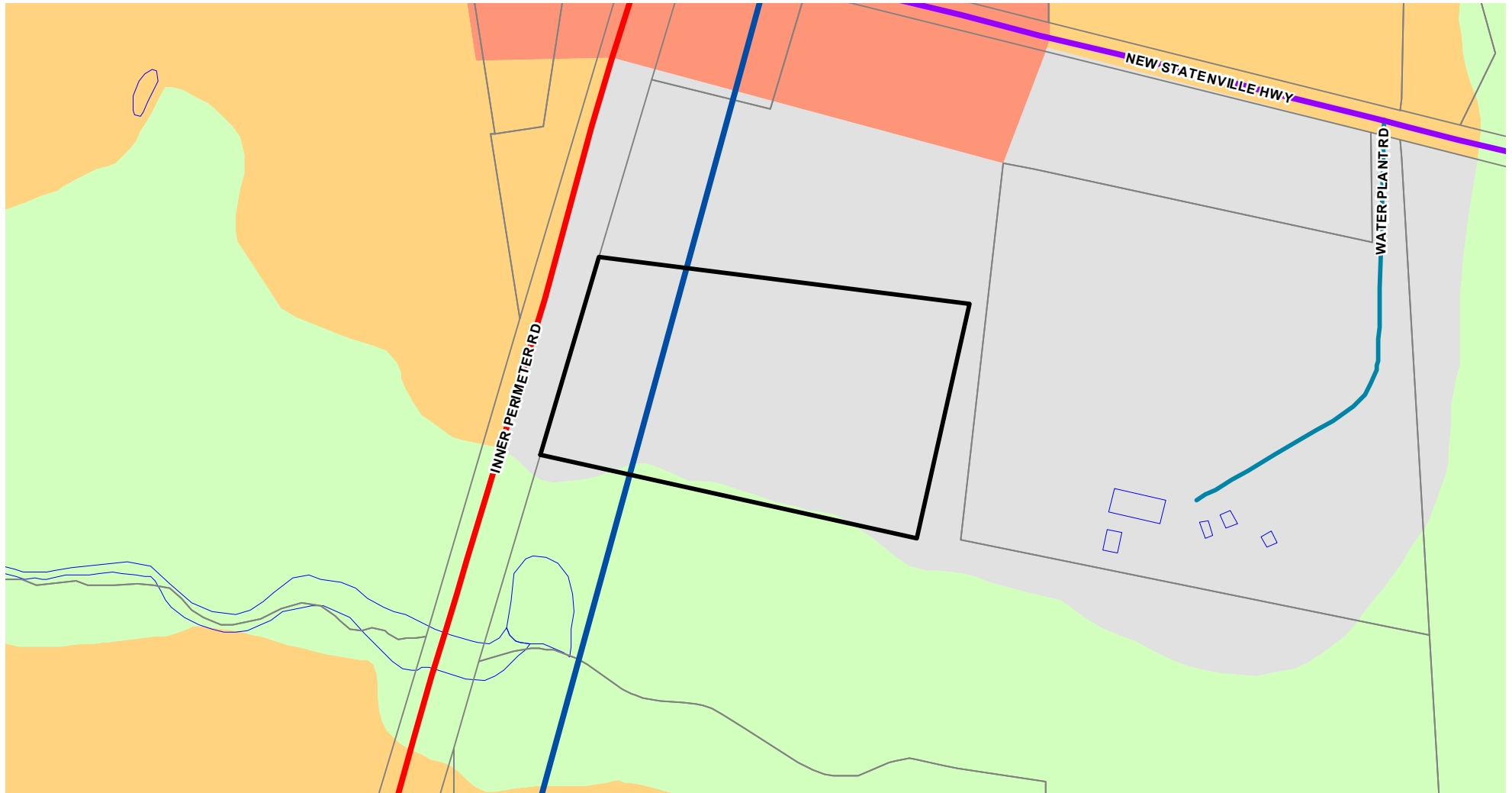
# Zoning Location Map

South GA Boat & RV Storage  
Rezoning Request

**CURRENT ZONING: I-S**  
**PROPOSED ZONING: C-H**



## South Ga Boat & RV Storage Rezoning Request



### Roads

#### Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



# REZ-2023-09

# WRPDO Site Map

## Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

## South Ga Boat & RV Storage Rezoning Request

