

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-12

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: September 25, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2023-12, GT's Wrecker Service, ~3.2ac,
1350 & 1326 Old Clyattville Rd, C-H to M-2, Well/Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 3.2 acres at 1350 & 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a Wrecker/Tow Service. Adjacent properties have recently been developed with a wholesale landscaping business to the east, and a metal roofing company to the northwest.

The subject property is in the Urban Service and Community Activity Center character area, and Valdosta Airport Overlay, with access to and from the property off Old Clyattville Road and St. Augustine Road, a County maintained Local Road and a Minor Arterial Road respectively.

Per Comprehensive Plan guidance, M-2 zoning is not recommended within the Community Activity Center character area, though the property abuts Industrial Activity Center character areas across both roadways, which contain a mixture of M-1, M-2, and C-H zoning, along with some R-A and R-1 zonings.

Wrecker/Tow Services are not defined within the ULDC, and therefore the use is likely classified as either a Junk or Salvage Yard or a Motor Vehicle Repair Shop, subject to the supplemental standards of 4.03.12 or 4.03.11 (attached), including buffering, screening, and setbacks. The Minimum Buffer Area of 40' would be required along the northern property line, including a solid wall or fence a minimum of 8' high to encompass the entire area used for storage and service of the vehicles. While a variance to the supplemental standards may be sought, staff is not supportive of the request due to the intensity of the proposed use.

Interestingly, Wrecker/Tow Services are allowed in C-H zoning within the City of Valdosta, without supplemental standards.

The TRC considered the request and had no objectionable comments, noting that if approved, ingress and egress should be off Old Clyattville Road instead of St. Augustine. Staff finds the request consistent with the overall goals of the Comprehensive Plan, semi consistent with the surrounding land use and zoning pattern, though concerned that the proposed change may adversely influence existing conditions and be a deterrent to the value or improvements of adjacent or nearby properties. Therefore, in consideration of the proposed use and a compromise between both likely ULDC uses, Staff recommends M-1 zoning with the following conditions: