

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:

Development Feature	Standard
Screening Required Minimum Height	Solid wall or solid fence 8 feet
Buffering Required	Minimum buffer area of 30 feet along the northern property line in conjunction with the required screening
Outside Storage	Screened from view from adjacent properties and from the public right-of-way
Storage of salvaged or junk materials	Materials shall not exceed the height of the fence or wall. This shall not be construed to prohibit equipment and vehicles used in the salvage operation
Exterior Lighting	Directed and shielded to avoid illumination of adjacent properties
Maximum Number of Vehicles	There shall be no more than fifty (50) vehicles stored on the property in addition to employee's and customer(s) personal vehicles

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

RECOMMENDATION: Option 2

DIVISION: Planning

Staff: JD Dillard

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



### Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional **zoning districts** are established:

- A. OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings used** principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.
- B. C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.
- C. C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.
- D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

### Industrial and Intensive Zoning Districts

The following industrial **zoning districts** are established:

- A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special

---

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

considerations for high intensity industrial uses include screening of activities, noise mitigation, and protection from encroachment from incompatible development.

D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

**Table of Land Uses**

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
<b>Land Uses:</b>								
<b>Social Services</b>								
<b>Family Personal Care Homes</b> (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
<b>Group Personal Care Homes</b> (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
Hospital, Nursing Homes, and <b>Congregate Personal Care Homes</b> (For an “S” See Also Section 4.03.13)	S	S	S	P	P			
<b>Transitional Care Facility</b> (For an “S” See Also Section 4.03.27)				S	S	S		
<b>Correctional Facility</b> (For an “S” See Also Section 4.03.28)					S	S	S	
Agricultural and <b>Farm Operations</b> (For an “S” See Also Section 4.03.02)				P	P	P	P	P
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)		S		S	P	P	P	

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S	P	P	P	
Stables and Livestock(For an “S” See Also Section 4.03.02)					P	P	P	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	
Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				
<b>Building</b> Materials and Supply (For an “S” See Also Section 4.03.05)			S	S	S	P	P	
Bulk Storage <b>Yards</b>						P	P	P
Business Services such as Copying, Mailing, or Printing	P	P	P	P	P	P	P	
Cemeteries (For an “S” See Also Section 4.03.06)	S	S	S	S	S	S		
<b>Club, Lodge</b> , Meeting or Event Facility			P	P	P	P		

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Day Care Center (19+ children) (For an “S” See Also Section 4.03.08)		P	P	P				
Home Day Care (7-18 children) (For an “S” See Also Section 4.03.08)	S	P	P	P				
<b>Family</b> Day Care (6 or less children) (For an “S” See Also Section 4.03.08)	P	P	P	P				
Detail Shop / Car Wash		P	P	P	P	P	P	
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S	S	P		
Financial Institutions, Banks and Credit Unions	P	P	P	P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic <b>Buildings</b> , including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales <b>Lot</b> , Manufactured or Site Built Display				P	P	P		

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Hotels and Motels			P	P	P			
Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage <b>Yards</b> (For an “S” See Also Section 4.03.12)						S	S	S
<b>Landfill</b> , Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)							S	S
Laundry, Self-Service		P	P	P	P	P	P	
Lounge, Bar, and Nightclub				P				
Light Industry with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Light Industry with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Heavy Industry						P	P	
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)						S	S	S
Medical and Dental Clinics, Laboratories	P	P	P	P	P	P	P	
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S	S	S	S	
<b>Parking lots</b> and Parking Garages		P	P	P	P	P	P	P
<b>Personal Services</b> Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P	P

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).



LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

<p><b>Zoning Districts:</b></p> <p><b>P – Permissible</b>  <b>S – Permissible Subject to Supplemental Standards</b>  <b>Blank – Prohibited</b></p>	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S	S	S	S	S
Amusement Parks and Drive-In Theaters (For an “S” See Also Section 4.03.22)				S	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P	P			
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P	P	P	P	S
<b>Recreational Vehicle</b> Park and Campground (For an “S” See Also Section 4.03.14)		S		S				
Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S	S	S	S	S			
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE

ZONING DISTRICTS AND USES - CUT OF CHAPTER 2

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.						P	P	
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and <b>Recreational vehicles</b> ) (For an “S” See Also Section 4.03.04)		S	S	S	P	P	P	
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.					P	P	P	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	

\*An asterisk indicates that the use is prohibited within the MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04).

# GT's Wrecker Service & Truck Repair

---

P.O.Box 1495  
Valdosta, GA 31603  
(229) 560-5672  
ssutton\_gts@bellsouth.net

September 08, 2023

To Whom It May Concern,

GT's Wrecker Service & Truck Repair has been a part of the Lowndes County community for close to 30 years providing local jobs to local people. We strive to continue to serve our community and the people passing through it.

We are currently looking into buying 1326 & 1350 Old Clyattville Road from Blackwater Development LLC, James Warren, which is currently zone C-H. In the First Step Meeting we discussed what we as a business wanted to do on the property. After this meeting was advised the board was leaning more to us needing M-2 zoning. We feel that before we continue with the purchase we need to make sure M-2 zoning is obtainable which we were led to believe was obtainable. We feel that M-2 zoning is obtainable due to the zoning that already exists & the commercial and industrial business that surrounds this property.

On this property, we plan to build a 40x60 steel red iron building for light commercial truck repair, towing, and equipment hauling.

Sincerely,

**Thomas & Stefanie Sutton**

GT's Wrecker Service & Truck Center  
P.O. Box 1495  
Valdosta, GA 31603  
229-560-5672

**RE: Re-zoning of 3.4 acres - 1326/1350 Old Clyattville Road, Lowndes Tax Parcel 0123B 001B / 0123 001 for GT's Wrecker Service & Truck Repair**

Dear Commissioners,

On behalf of GT's Wrecker Service, Thomas & Stefanie Sutton, submits this letter of intent to rezone 3.4 acres of land to M-2 (**Heavy Manufacturing**)

GT's Wrecker's property is:

1. In "Industrial / Commercial Area", property currently zoned as C-H;
2. On Old Clyattville Road, in an established C-H, M-1, M-2 area;

**Greater Lowndes 2030 Comprehensive Plan**

**GOAL 7: LAND USE** – To ensure the community's anticipated growth occurs in a well-integrated and organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

- 7.7 Commercial development of varying sizes shall be encouraged at the intersection of major roadways

**POLICY 1.3** - Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving community goals such as providing an adequate workforce and maintaining high wage jobs

- Offer job employment at a higher wage pay due to us offering a speciality service

We feel that this property would give us the means to serve this community and provide jobs at a higher wage pay with M-2 zoning and would fit our business model of a wrecker service with M-2 zoning.

Sincerely,

Thomas & Stefanie Sutton

GT's Wrecker Service & Truck Center  
P.O. Box 1495  
Valdosta, GA 31603  
229-560-5672

**RE: Re-zoning of 3.4 acres - 1326/1350 Old Clyattville Road, Lowndes Tax Parcel 0123B 001B / 0123 001 for GT's Wrecker Service & Truck Repair**

Dear Commissioners,

On behalf of GT's Wrecker Service, Thomas & Stefanie Sutton, submits this letter of intent to rezone 3.4 acres of land to M-2 (**Heavy Manufacturing**)

GT's Wrecker's property is:

1. In "Industrial / Commercial Area", property currently zoned as C-H;
2. On Old Clyattville Road, in an established C-H, M-1, M-2 area;

**Greater Lowndes 2030 Comprehensive Plan**

**GOAL 7: LAND USE** – To ensure the community's anticipated growth occurs in a well-integrated and organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

- 7.7 Commercial development of varying sizes shall be encouraged at the intersection of major roadways

**POLICY 1.3** - Efforts shall be made to attract and retain young professionals to the Greater Lowndes community to assist in achieving community goals such as providing an adequate workforce and maintaining high wage jobs

- Offer job employment at a higher wage pay due to us offering a speciality service

We feel that this property would give us the means to serve this community and provide jobs at a higher wage pay with M-2 zoning and would fit our business model of a wrecker service with M-2 zoning.

Sincerely,

Thomas & Stefanie Sutton

**Filed & eRecorded**  
**DATE: 11/15/2021**  
**TIME: 2:58 PM**  
**PLAT BOOK: 000PCC**  
**PAGE: 01108**  
**RECORDING FEES: \$10.00**

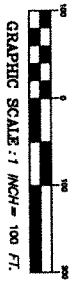
As required by subsection (c) of O.C.G.A. Section 13-6-57, the plat has been prepared by a duly qualified and licensed professional engineer, registered in the State of Georgia, and is hereby certified to be a true and correct copy of the original as shown to the engineer by the owner or the person in charge of the plat, and that the same is in accordance with the provisions of the Georgia Surveying Act of 1917, as amended, and the Georgia Surveying Act of 1963, and that the same is in accordance with the provisions of the Georgia Surveying Act of 1963, and that the same is in accordance with the provisions of the Georgia Surveying Act of 1963.

Approved by the Professional Engineer  
**11/15/2021**  
 Date  
**10-15-2021**  
 Date

Approved by the Professional Engineer  
**11/15/2021**  
 Date  
**11/15/2021**  
 Date

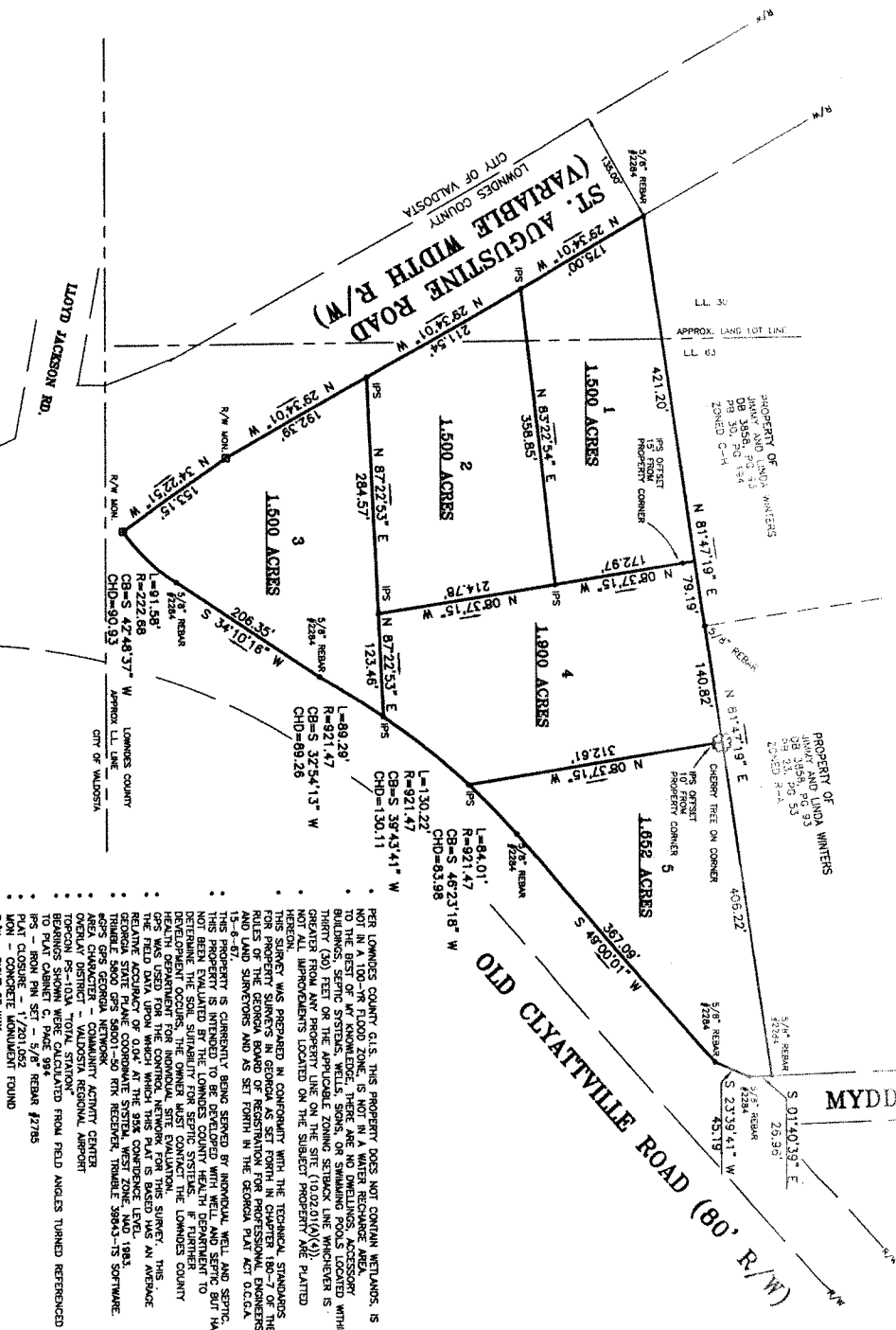
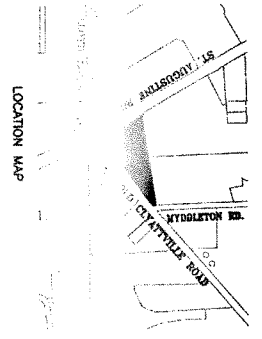


**BLACKWATER DEVELOPMENT, LLC**  
 BEING THE LAND LOTS 30 AND 33 OF THE 11TH LAND DISTRICT, LOWNDES COUNTY, GEORGIA  
 SURVEY DATE: AUGUST 10, 2021  
 PLAT DATE: AUGUST 10, 2021



**Southeastern Surveying, Inc.**  
 601 N. St. Augustine Rd. Telephone: 229-259-8458  
 Vidalia, GA 31601 Fax: 229-259-8928  
 E-mail: [info@seasurveying.com](mailto:info@seasurveying.com)  
 Website: [www.seasurveying.com](http://www.seasurveying.com)

PC, C, PG



GEORGIA, LOWNDES COUNTY  
 UNIFIED LAND DEVELOPMENT CODE  
 APPROVED  
 This 15th day of November, 2021, 11:48 am  
 File Number: MSD-2021-11  
 Chairman, Technical Review Committee

FOR LOWNDES COUNTY, G.S. THIS PROPERTY DOES NOT CONTAIN WETLANDS, IS NOT A WETLAND, AND IS NOT A WATER RESOURCE AREA. THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SPONGS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING setback LINE WHICHEVER IS GREATER. APPROVED FOR THE SUBJECT PROPERTY AND PLATTED HEREON.

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS AND RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-57. PROPERTY IS CURRENTLY BEING SERVED BY INDIVIDUAL WELL AND SEPTIC. THIS PROPERTY IS INTENDED TO BE DEVELOPED WITH WELL AND SEPTIC. NOT BEING EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. THE LOWNDES COUNTY HEALTH DEPARTMENT FOR INDIVIDUAL SITE EVALUATION. GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY. THIS SURVEY IS BASED ON THE 1983 ADJUSTED MEAN SEA LEVEL DATUM. THE RELATIVE ACCURACY OF 0.04" AT THE 93% CONFIDENCE LEVEL. THE SURVEY WAS CONDUCTED ON 08/10/2021. THE SURVEY WAS CONDUCTED BY SEASURVEYING, INC. UNDER THE SUPERVISION OF THE PROFESSIONAL ENGINEER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA SURVEYING ACT OF 1963, AS AMENDED.

TRIMBLE S800 GPS SURVEYING SYSTEM, TRIMBLE 5983A-15 SOFTWARE.

OVERLAY DISTRICT - WALDSTON REGIONAL CENTER AREA CHARACTER - COMMUNITY AGENCY CENTER

OPENLY DEDICATED TO THE CITY OF WALDSTON

TOPSURV PS-102A TOTAL STATION

PLAT CLOSEURE - 1/281,052

PLAT - IRON PIN SET - 5/8" REBAR #27BS

PLAT - CONCRETE CONCRETE ROUND

PLAT - IRON PIN SET - 5/8" REBAR #27BS

PLAT - CONCRETE CONCRETE ROUND

TAX MAP 1238, PARCEL 1

ZONED - C-1

REAR - 20'

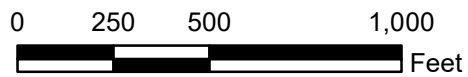
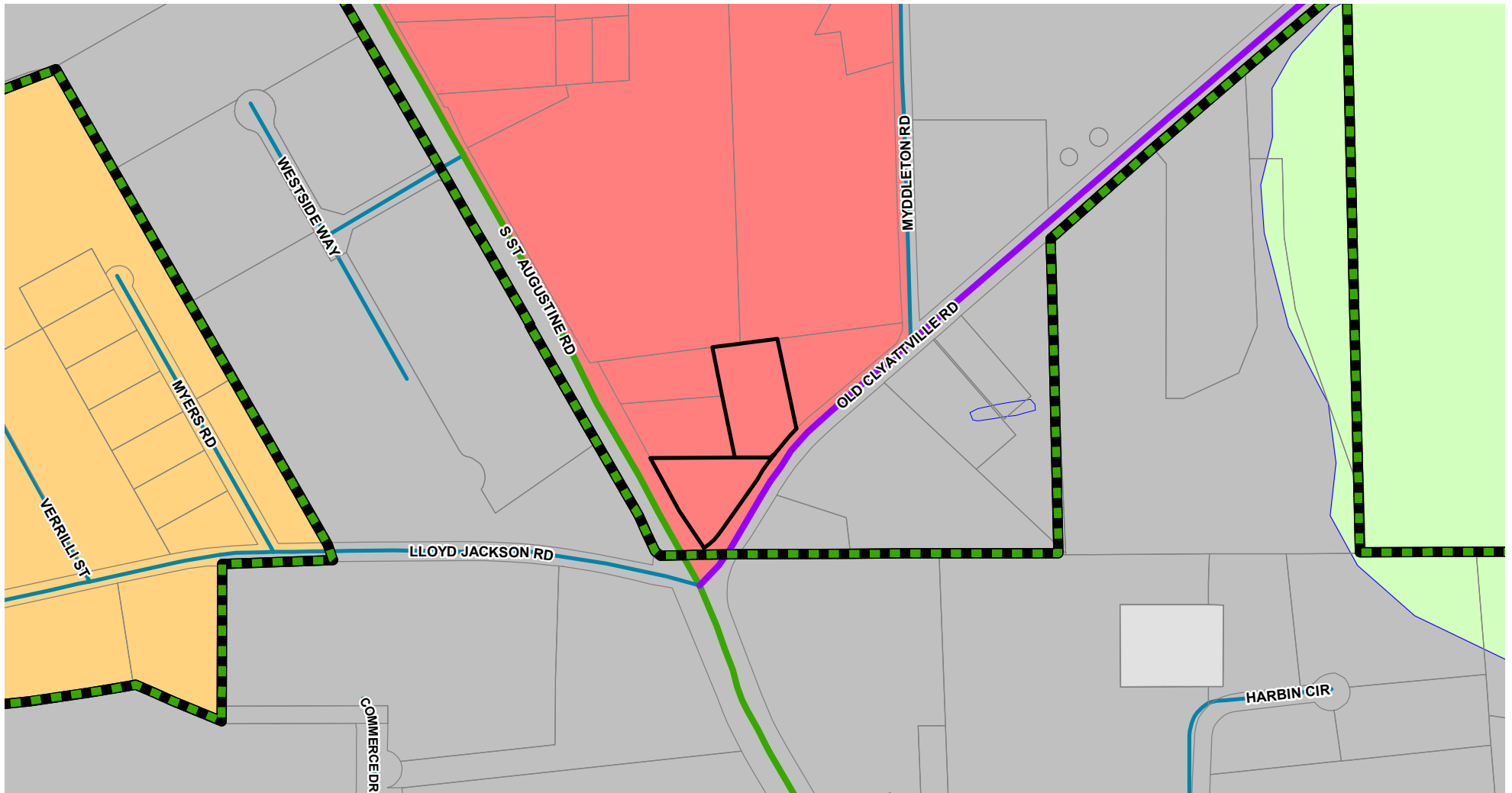
FRONT - ST. AUGUSTINE RD - 100' FROM CENTERLINE PLUS 1/2 EXCEEDING 100' R/W

FRONT - OLD CLYATTVILLE RD - 80' FROM CENTERLINE PLUS 1/2 EXCEEDING 80' R/W

REAR - 20'

CORNER - 50% OF FRONT SETBACK

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

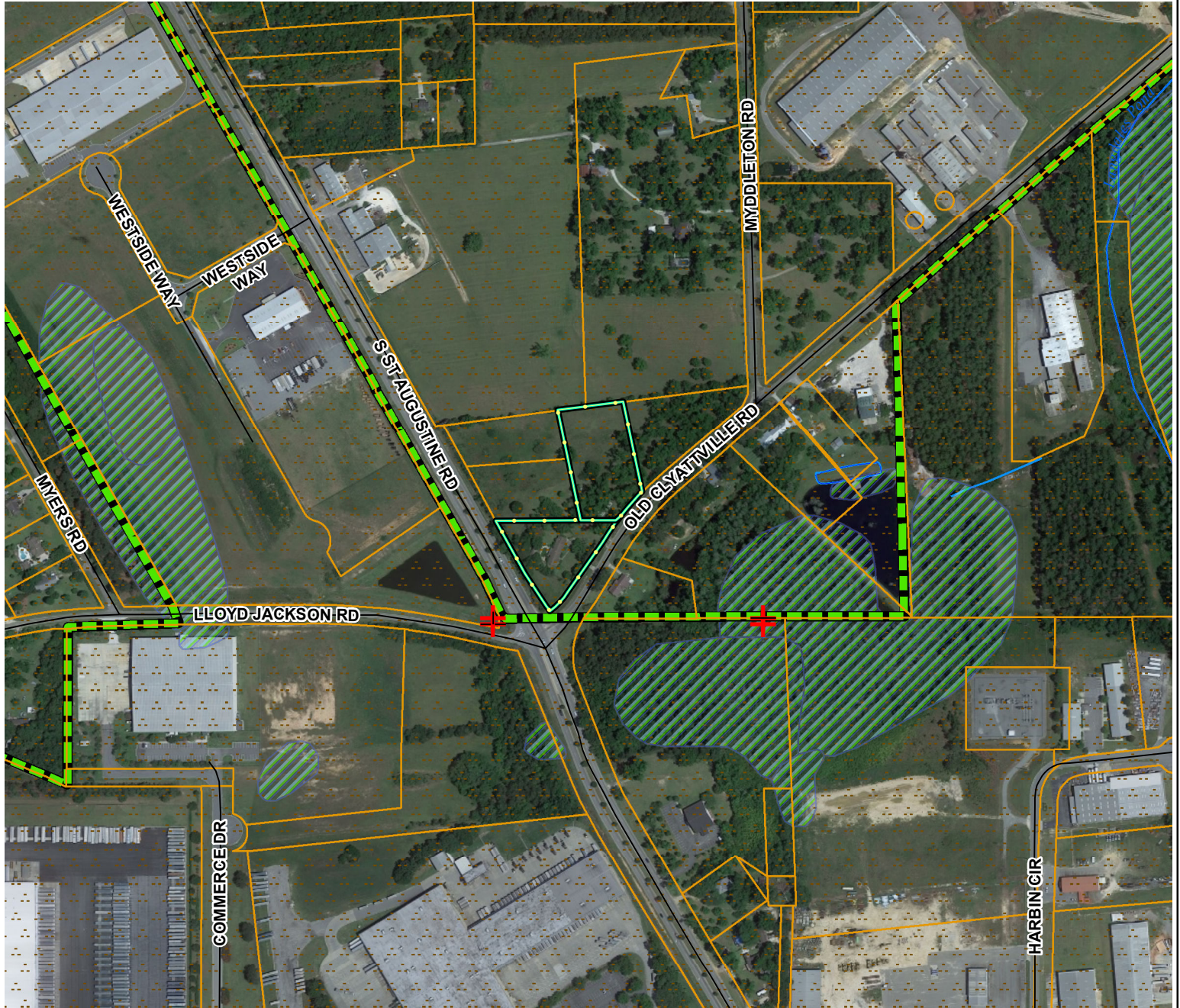
# REZ-2023-12

# 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

## GT's Wrecker Service Rezoning Request





# REZ-2023-12

# Zoning Location Map

GT's Wrecker Service  
Rezoning Request

**CURRENT ZONING: C-H**  
**PROPOSED ZONING: M-2**

