

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on approximately 4.0 acres at 2426 Joanna Dr. from C-C (Crossroads Commercial) with conditions to R-1 (Low Density Residential) zoning, in order for the property to be developed in a similar pattern to the surrounding neighborhood. Mr. Dillard then read a letter from the applicant. In 1984, the property was rezoned from A-U to N-C (Neighborhood Commercial) with the condition that it only be used for a Club.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Smith Street and Joanna Drive, both County maintained Local Roads. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being none, Chairman Hightower opened the Public Hearing portion of the case.

No one spoke in favor of, nor in opposition to the request.

Chairman Hightower called for a motion. Commissioner Rountree made a motion to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #4

REZ-2023-12 GT's Wrecker Service, 1350 & 1326 Old Clyattville Rd.,
0123B 001 & 0123B 001B, ~3.2 acres,
Current Zoning: C-H (Highway Commercial)
Proposed Zoning: M-2 (Heavy Manufacturing)

Mr. Dillard presented the case in which the applicant is requesting 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