

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 classified as a Junk or Salvage Yard, subject to the supplemental standards of 4.03.12 (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, as a compromise, Staff recommends M-1 zoning with the following six (6) 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 seventy-five (75) vehicles stored on the property in addition to employee's and customer(s) personal vehicles