

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-05

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2024-05 Dasher, 1776 Old Clyattville Rd. (0125D 001)
~115acres, E-A & CON to M-2 & CON, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) and CON (Conservation) zoning to M-2 (Heavy Manufacturing) and CON zoning. The subject property possesses road frontage on Old Clyattville Road, a Major Collector, and lies within the Urban Service Area, the Valdosta Airport and Old Clyattville Road Overlays, and is split between the Regional Activity and Conservation Character Areas. Additionally, portions of the property are within the VLD Approach and Horizontal Surface Zones, though primarily in the areas depicted as CON zoning.

Of the 115 acres total, ~16.45 are being requested to change from E-A to M-2, with ~18 acres requested to change from E-A to CON zoning; increasing the total Conservation zoning to ~98 acres.

While M-2 is not recommended within the Character area, the predominant zoning patterns and land uses to the north and east are M-2 within the Valdosta City limits, transitioning to larger tracts zoned for the operation of commercial and industrial activities¹ towards the interstate, mixing M-1, M-2, and C-H.

- **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.
- **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.
- **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.

The TRC had no technical objections, and Staff finds the request consistent with the land use patterns and goals of the Comprehensive Plan, and therefore recommends Approval with Conditions that Section 10.02.05(C) must be completed and submitted to the County Manager, or their designee, by any and all future prospects for review prior to any development approval from the local issuing authorities; and Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards are not allowed.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

¹ Martin's Famous Pastry Shop consists of 40 acres zoned M-1
Second Harvest Headquarters consist of 20 acres zoned M-2