

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2025-09

DATE OF MEETING: May 19, 2025

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

REZ-2025-09 All Metal Buildings
2515 Madison Hwy
C-G to C-H, Well and Septic, ~2acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-G (General Commercial) zoning to C-H (Highway Commercial) zoning. The general motivation in this case is for the applicant to unify the commercial zoning on the properties for their expanding business. The subject property possesses road frontage on Madison Highway, Cannon Avenue, Poole Street, and Douglas Avenue. Madison Hwy is classified as a state maintained minor collector, and shall be considered the primary front for access and setbacks. Douglas Avenue is an improved County Road, while Poole Street and Cannon Avenue remain unimproved County maintained roads.

The property is within the Urban Service Area, Community Activity Center Character Area, the Valdosta Airport Overlay, and a Drastic Groundwater Recharge area. C-H zoning is recommended for this area, and City of Valdosta Utilities are available across Madison Hwy, while Atlanta Gas and Light lines are along Douglas and Cannon Avenues.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the lack of availability of County Utilities, the viability of well and septic systems, the existing and proposed expanding business on the property, and therefore recommends approval of the request for C-H zoning with the following conditions:

1. Any vehicular ingress/egress off of Poole St. or the unimproved portion of Cannon Ave. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of those sections mentioned above.
2. The eastern property line along Poole St. shall be required to have a landscaped buffer that meets or exceeds ULDC Section 4.07.06.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____



Rezoning Request

On behalf of All Metal Buildings, I would like to request the rezoning of Parcel 0128B 006 & 008 from C-G to C-H. The reason for the rezoning would be for the ability to expand All Metals Buildings facility to the East, onto parcels currently owned by All Metals Buildings.

Thank you,

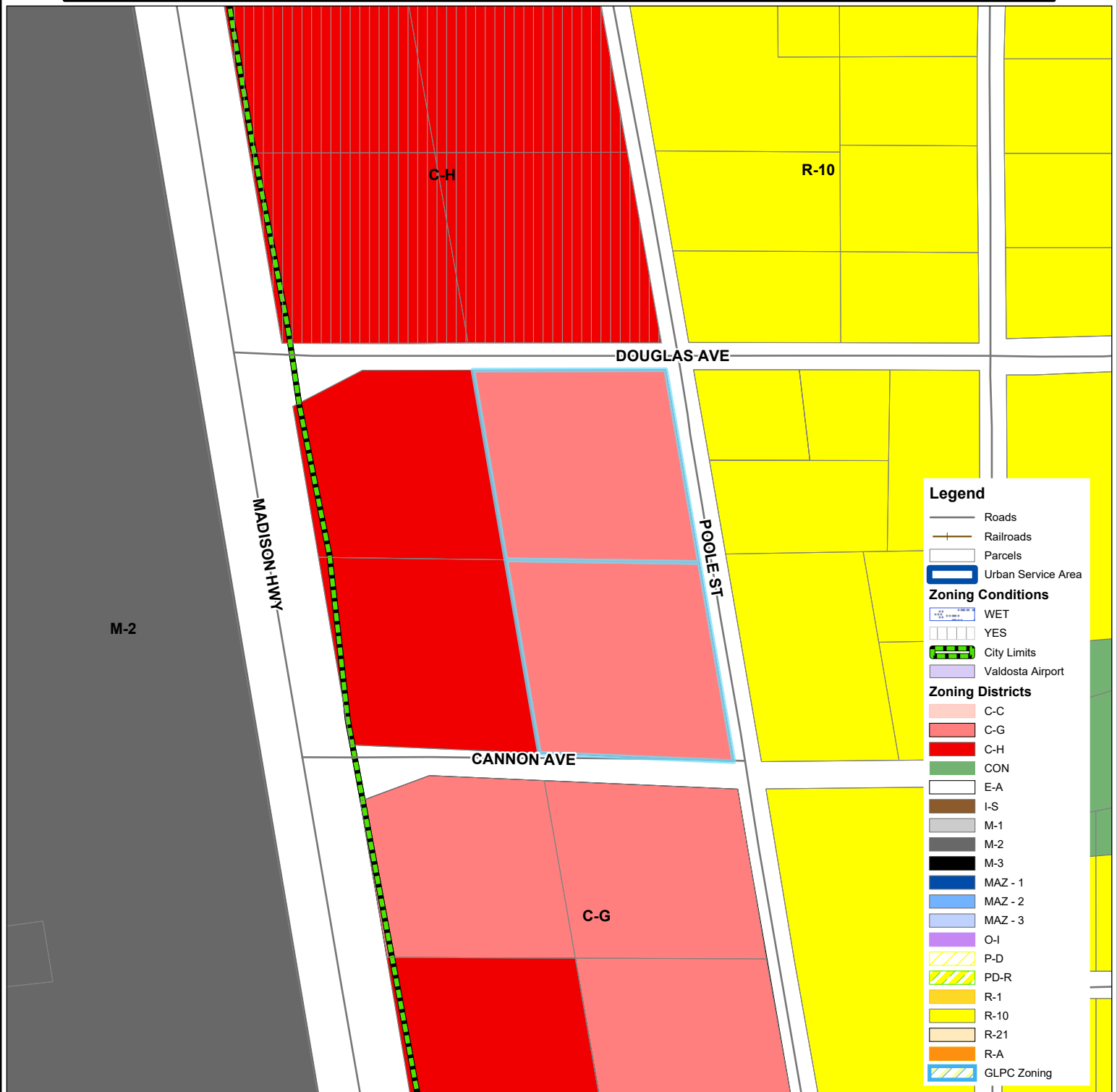
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REZ-2025-09

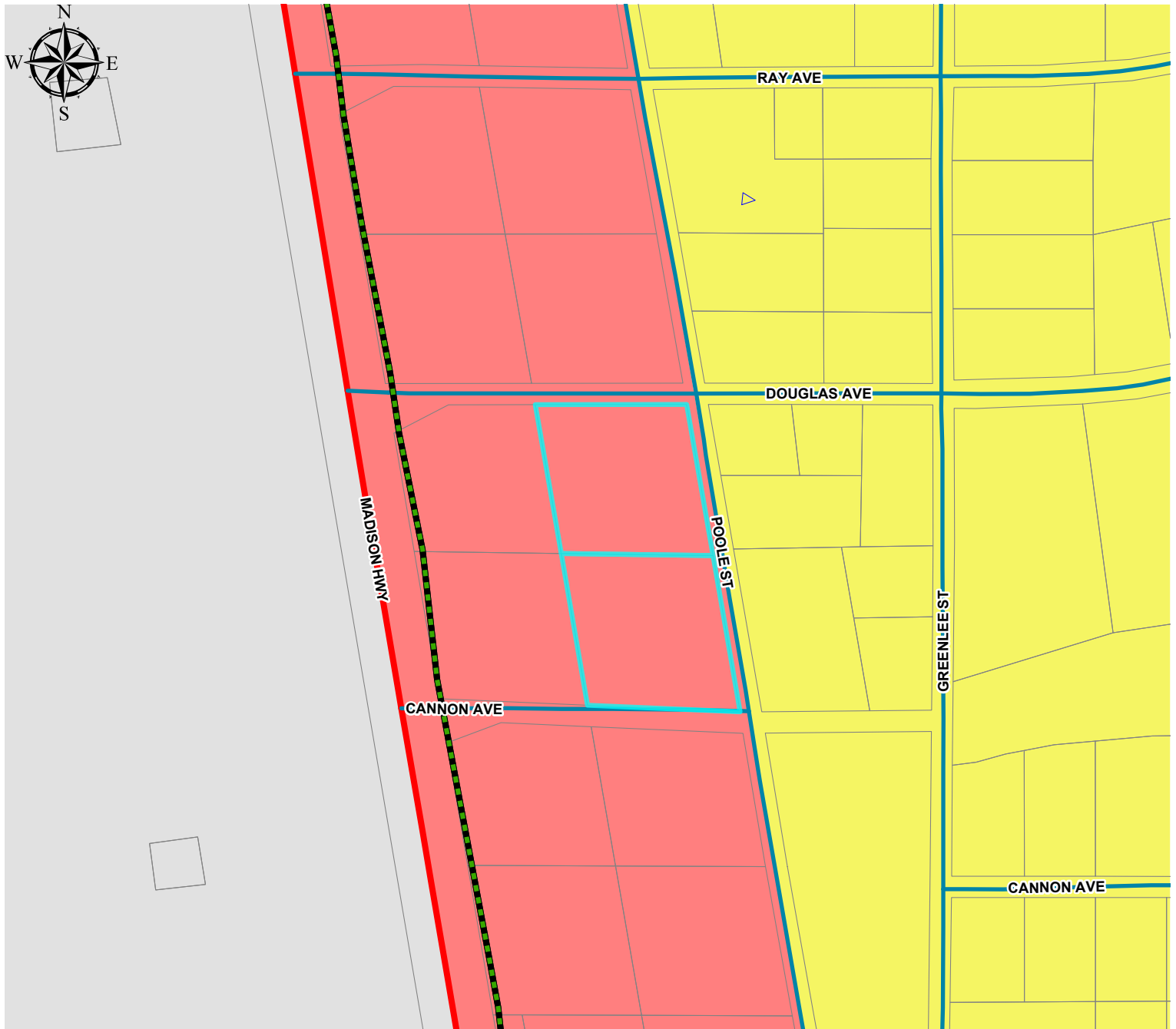
Zoning Location Map

All Metal Buildings
Rezoning Request

CURRENT ZONING: C - G
PROPOSED ZONING: C - H



All Metal Buildings Rezoning Request



0 100 200 400 Feet

Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



REZ-2025-09

WRPDO Site Map

All Metal Buildings Rezoning Request

Legend

- | | | |
|--------------------|------------------|---------|
| — Roads | Open Water | Parcels |
| — Railroads | Valdosta Airport | |
| Park | Wetlands | |
| City Limits | 100 Yr Flood | |
| Crashzone | Hydrology | |
| Crashzone West | Drastic | |
| Urban Service Area | Recharge Areas | |

