



## GLPC AGENDA ITEM # 7

MAY 19, 2025

### Conditional Use Request by Walter Fletcher File #: CU-2025-05

Mr. Walter Fletcher is requesting a Conditional Use Permit (CUP) for a reinstated machine and welding shop in a Highway Commercial (C-H) zoning district. The subject property consists of 1.45 acres located at 1313 South Troup Street, which is along the east side of the road immediately north of the intersection with South Patterson Street. The property contains an existing small 2-story office building in the front with an attached 8,400-sf warehouse building behind. This building housed a previous machine and welding shop business for several decades. It became a grandfathered-in nonconforming use in 2006 when this property was annexed into the City as part of the "islands annexation". The business later lost its grandfathering status soon after it closed a few years ago. The property has recently sold to the applicant, who is a descendant (grandson) of the business founder, and is now wanting to resurrect the old family business. The applicant has already begun an extensive cleanup and renovation of the site, but is not proposing any major changes to the site at this time. See attached letter of intent for more details.

The subject property is located within an **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The applicant's letter of intent describes this original business history, as well as currently proposed scope of operations. The subject property has a long history of being a machine and welding shop for many years without any known complaints, and this request is simply to re-establish the previous use of the property. The surrounding land use pattern is dominated by fairly intensive commercial uses. There is also a very large (grandfathered) junkyard on the property immediately to the north. The applicant's proposed use will simply maintain the status quo of the subject property, which is considered perfectly acceptable for the foreseeable future.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following condition:

- (1) Approval shall be granted in the name of the applicant only, for a machine and welding shop facility
- (2) Conditional Use approval shall expire one (1) year from the date of approval if no Business License for the proposed use has been issued by that date.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Walter Fletcher		
<b>Request:</b>	Conditional Use Permit for a machine and welding shop in C-H zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel of land comprising 1.45 acres located along the east side of South Troup Street, immediately north of the intersection with South Patterson Street.		
<b>Street Address:</b>	1313 South Troup Street		
<b>Tax Parcel ID:</b>	Map 0161A Parcel 168	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H	Vacant building <i>(former/machine/welding shop)</i>
	Proposed:	C-H	Reestablished machine and welding shop
<b>Adjacent Property:</b>	North:	C-H	Large junk yard
	South:	C-H	Gas station with convenience store
	East:	R-6	Residential neighborhood
	West:	C-H	Heavy commercial, salvage operation
<b>Zoning &amp; Land Use History:</b>	This property has been zoned C-H since it was annexed into the City in 2006 as part of the “islands annexation” (island # 85). The property was previously zoned C-H in Lowndes County.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Very little	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along South Troup Street		
<b>Transportation:</b>	South Troup Street (Local Street)		
<b>Fire Protection:</b>	Fire Station # 3 (Ulmer Avenue) = approximately 0.8 miles to the east The nearest fire hydrants are along South Lee Street.		

## **Comprehensive Plan Issues**

**Character Area:**     Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

### **Goals and Policies:**

**GOAL 2: ECONOMIC DEVELOPMENT** – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

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

**POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

## **Conditional Use Review Criteria**

*The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b>(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?</b>
Applicant:    Yes.
Staff:            Yes
<b>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</b>
Applicant:    Yes.
Staff:            Yes.
<b>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?</b>
Applicant:    Yes to both.
Staff:            Yes,
<b>(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?</b>

<b>Applicant:</b>	The property will continue to undergo cleanup and restoration after being unused for many years. There will be no negative impact. Yes, the facilities and services are adequate to support the proposed use..
<b>Staff:</b>	Public facilities are adequate to support the proposed use.as well as other commercial uses in the area.
<b>(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No significant adverse impacts.
<b>(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No adverse impacts.
<b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>	
<b>Applicant:</b>	No..
<b>Staff:</b>	No change from existing.

### **Supplemental Standards of the LDR Applicable to the Proposed Use**

< none >

### **Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

**Building Inspections:** No comments for this CUP

**Utilities:** < No comments received >

**Fire:** No comments at this time.

**Landscape:** Any site modifications will trigger compliance with LDR Chapter 328

**Police:** < No comments received >

**Engineering:** No comments

**Public Works:** No comments

### **Attachments:**

Zoning Location Map  
 Future Development Map  
 Aerial Location Map  
 Letter of Intent (3 pages)  
 Site photo

# CU-2025-05    Zoning Location Map

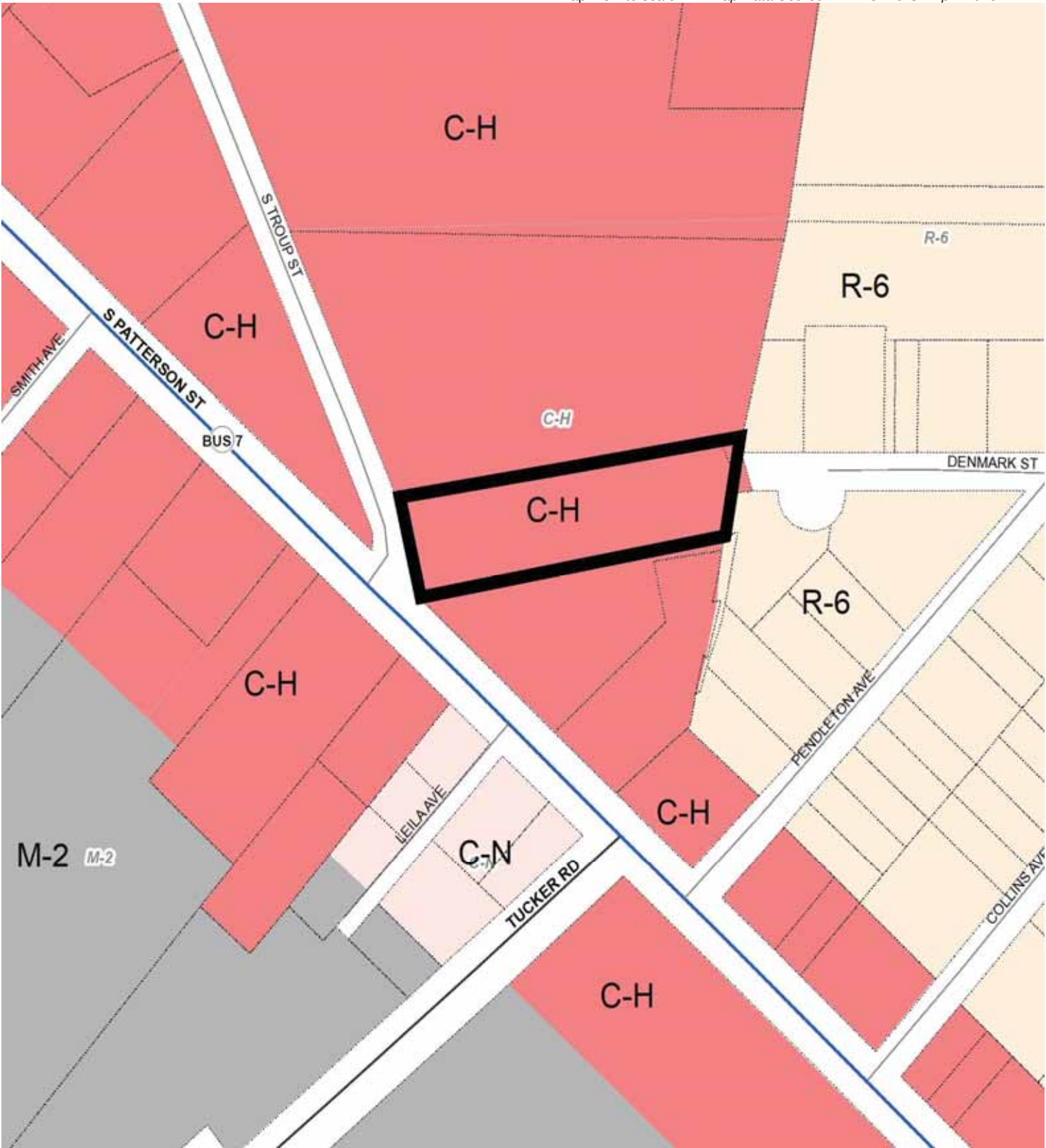


Walter Fletcher  
CUP Request

1313 South Troup Street  
Tax Map # 0161A    Parcel # 168

Current Zoning = C-H

\*\* Map NOT to scale    Map Data Source: VALOR GIS    April 2025





# CU-2025-05 Future Development Map

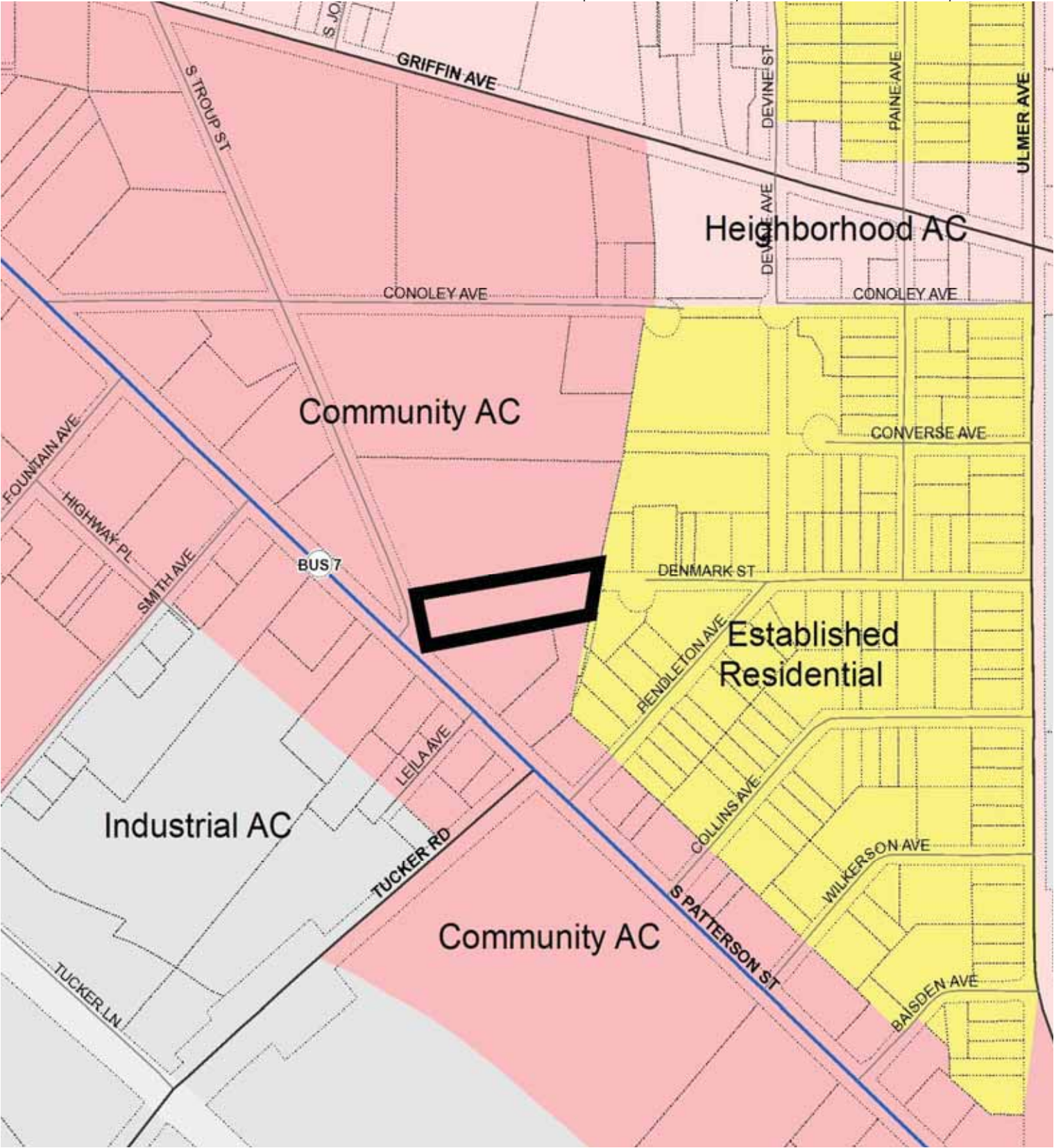


Walter Fletcher  
CUP Request

1313 South Troup Street  
Tax Map # 0161A Parcel # 168

Character Area = CAC

\*\* Map NOT to scale      Map Data Source: VALOR GIS April 2025





# CU-2025-05    Aerial Location Map

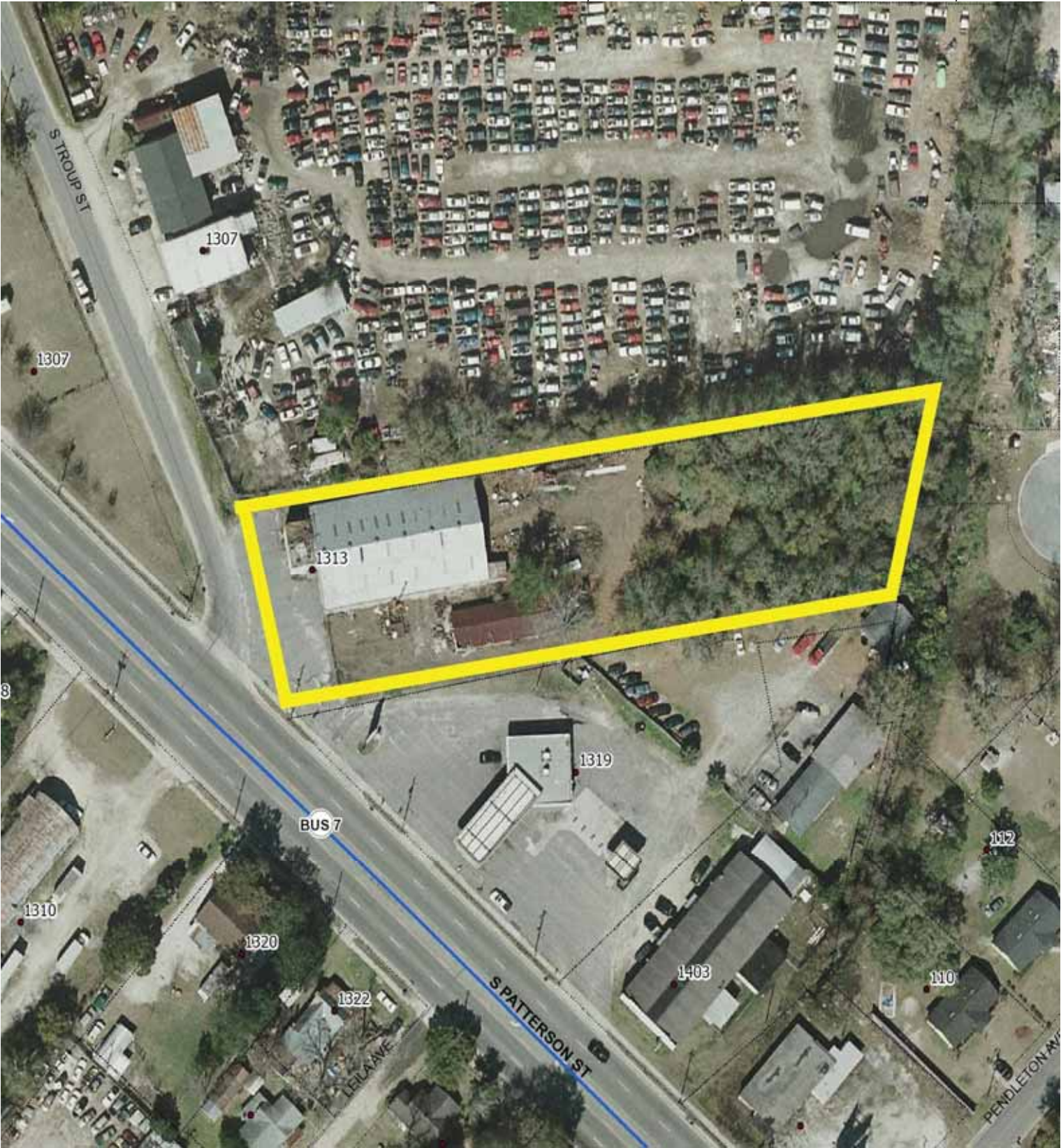


Walter Fletcher  
CUP Request

1313 South Troup Street  
Tax Map # 0161A    Parcel # 168

2007 Aerial Imagery

\*\* Map NOT to scale    Map Data Source: VALOR GIS April 2025



Walter Fletcher  
1313 S. Troup St.  
Valdosta, GA 31601  
walt\_fletcher@outlook.com  
229-877-8642

April 11, 2025

To Whom It May Concern,

I am writing to explain my intent to utilize the property located at 1313 S. Troup St., Valdosta, GA 31601 for the establishment and operation of a machine and welding shop. The proposed business, Fletcher Machine & Welding will specialize in custom metal fabrication, precision machining, welding, and general repair services for industrial, agricultural, and commercial equipment.

The facility will include designated areas for the following:

- **Welding operations** including MIG, TIG, and stick welding for steel, aluminum, and other metals.
- **Machining services** such as turning, milling, drilling, and cutting using manual and CNC equipment.
- **Material storage** including raw stock, metal sheets, pipes, and related supplies inside the structure.
- **Equipment maintenance and repair** of machinery, tools, and other mechanical components.
- **Office space** for administrative work and record keeping.

All business operations will adhere to applicable city and county zoning ordinances, OSHA regulations, and fire safety standards. Appropriate ventilation, noise control, and waste disposal measures will be implemented to maintain compliance with environmental and health requirements.

The shop is intended to operate Monday through Friday, from 8:00 AM to 5:00 PM. Parking and access for customers and delivery vehicles will be managed to avoid disruptions to neighboring properties.

I am committed to ensuring that the business operates responsibly and contributes positively to the local economy. Should any further details be required, I am happy to provide them upon request.

Thank you for your time and consideration.

Sincerely,



Walter W. Fletcher



## **Proposal for Business License Variance**

**Submitted by:** Walter Fletcher

**Business Name:** Fletcher Machine and Welding

**Business Location:** 1313 South Troup St., Valdosta GA 31601

**Date:** April 10, 2025

**Subject:** Request for Conditional Use Permit to Reopen Fletcher Machine and Welding – A Third Generation Legacy Business of Valdosta, GA

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### **To Whom It May Concern,**

I, Walter Fletcher, respectfully submit this proposal to request a Conditional Use Permit to obtain a business license for the establishment of **Fletcher Machine and Welding**, a family-owned machine and welding shop with deep roots in the Valdosta community. This request aims to honor a long-standing legacy of craftsmanship, service, and community contribution that spans over three generations in Lowndes County.

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### **Historical Background**

The business traces its beginnings to the post-World War II era, when my grandfather, **Oscar O. Fletcher**, was discharged after serving as a machinist stationed at Moody AFB. Prior to his military service, Oscar worked for the **Civilian Conservation Corps (CCC)**, where he developed skills that would serve him and the Valdosta community for decades. Inspired by his wartime experience and passion for precision work, he opened the original shop under the name **Valdosta Machine and Supply**.

The business passed to his son, my father, **Otis Fletcher**, who operated it under the name **Valdosta Machine Shop**. Under Otis's leadership, the shop became a staple of the local manufacturing and agricultural communities, known for reliable machine repair, custom fabrication, and welding services. Through the years, our shop supported countless small businesses, farmers, and tradespeople across South Georgia.

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### **Current Intent and Justification for Variance**

I seek to reopen the shop under its new yet familiar name, **Fletcher Machine and Welding**, and carry forward the legacy of excellence, integrity, and service to the community. Due to zoning regulations and land-use codes, a Conditional Use Permit is necessary to operate this type of business at the proposed location.

The reopening will:

- **Preserve a piece of Valdosta's industrial heritage**
- **Provide valuable services to local agricultural and commercial sectors**
- **Create skilled labor opportunities for the community**
- **Reinforce a family tradition of hard, honest work**

The shop will remain consistent in purpose and scale with the historical operations and will conform to modern safety and environmental standards.

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## **Community Impact**

The re-establishment of Fletcher Machine and Welding is not only a continuation of a family tradition—it is also a response to community needs. Machine and welding shops have become increasingly scarce in our region, despite continued demand. This shop will provide:

- On-demand custom metalwork and repairs for farms and small businesses
  - Apprenticeship opportunities for young tradespeople
  - A small, locally-owned operation aligned with Valdosta's values
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## **Conclusion**

Granting this Conditional Use Permit would allow for the revival of a time-honored local business and restore an important trade to the community. With deep respect for our city's past and a strong vision for its future, I am committed to operating Fletcher Machine and Welding with professionalism, respect for zoning requirements, and dedication to community service.

Thank you for your time and consideration.

Respectfully,

**Walter Fletcher**

Owner/Operator, Fletcher Machine and Welding

229-877-8642

walt\_fletcher@outlook.com

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