

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2026-14

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: June 29, 2026

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2026-14 Ray Colding, Lake Park
6808 Wisenbaker Rd., ~8.5 ac,
M-1 and R-A to M-2, County Water & Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from M-1 (Light Manufacturing) and R-A (Residential Agricultural) zoning to M-2 (Heavy Manufacturing) in order to unify the zoning to allow for a saw mill operation and related services. The subject property possesses road frontage on Lake Park Bellville/S Main St., a Major Collector, and Wisenbaker Road, a local County maintained road. The property is within the Urban Service and Rural Residential Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North, South, East and West are currently zoned M-1, while R-1 (Low Density Residential) parcels begin toward the Northeast along Wisenbaker Road.

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, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of the request for M-2 zoning with the following conditions:

1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main Street. The 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 Wisenbaker Road from the development's easternmost entrance to South Main Street.
2. No Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards shall be allowed

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____

To whom it may concern:

I wish to rezone my property located at the corner of Belleville Road and Wisenbaker Road in Lowndes County, Georgia. The property is shown on the Lowndes County Tax Assessor's maps as parcel 0225/017. The property consists of 8.63 acres and is currently split zoned between M-1 zoning and R-A zoning; the split zoning of the property came about because of a property swap with the property owner to the south. Recent hurricanes have caused the operations of the business to shift more outdoors out of necessity. Once I became aware of the zoning issue, we intentionally moved the outdoor operations to try to stay on the M-1 zoning and away from the R-A zoning. The property has been in continual operation as a sawmill and mulch producing facility for over 30 years. It is my desire to have the entirety of the property rezoned to an M-2 zoning to better conform the current and historical use of the property to the current zoning regulations.

As required by ULDC Section 10.02.05(c) this proposed rezoning will not change the current use of the property that has been in operation for over 30 years and in that time there have been no known problems with noise, odor, water quality, smoke and particulate matter, noxious and/or hazardous fumes, vibrations, hazardous materials, radiation, lighting and glare, fire hazards, water usage, impact on local traffic and/or streets, adverse environmental impacts, and vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.

Ray Colding

- A. An application for rezoning to an I-S, M-2, or M-3 zoning district shall provide the following Additional information:
1. A written description of the proposal designed to inform the County, in detail, about all aspects of the proposed operation and its anticipated impact on the community. The description must include copies of any reports required by the US Environmental Protection Agency or State Environmental Protection Division (EPD). The description must also include information regarding minerals, processes (including steps to minimize adverse community impact), products, by-products, wastes and any Additional information necessary for the county to fully understand the proposal. The description shall also include a listing of all federal, state and local approvals and **permits**, if any, that will be required by the proposed use and the status of all requests for such approvals or **permits**. Further, this report must address the immediate and anticipated future impacts, if any, of the proposed use on each of the following specific concerns:
 - a. Noise;
 - b. Odor;
 - c. Water quality (surface and sewer);
 - d. Smoke and particulate matter, noxious and/or hazardous fumes;
 - e. Vibrations;
 - f. Hazardous materials (ignitable, corrosive, explosive, toxic)
 - g. Radiation;
 - h. Lighting and glare;
 - i. Fire hazards;
 - j. Water usage;
 - k. Impact on local traffic and/or **streets**;
 - l. Adequate provision to reduce any adverse environmental impacts of the proposed use to an acceptable level;
 - m. Vehicular traffic and pedestrian movement on adjacent **streets** will not be substantially hindered or endangered; and
 - n. Any other concerns identified by the County or applicant as pertinent to the proposed use.

	Industrial and Intensive Zoning Districts			
Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	M-1	(See Also Section 10.02.05(C)) M-2	(See Also Section 10.02.05(C)) M-3	(See Also Section 10.02.05(C)) I-S
Land Uses:				
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)				
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)				
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	P			
Transitional Care Facility (For an “S” See Also Section 4.03.27)	S	S		
Correctional Facility (For an “S” See Also Section 4.03.28)	S	S	S	
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	P	P	P	P
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)	P	P	P	
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)	P	P	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)	P	P	P	
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)	S	S	S	
Adult Entertainment (See Also Adult Entertainment Ordinance)				

Alcohol Package Store				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)	P	P	P	
Bait and Tackle	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)				
Building Materials and Supply (For an “S” See Also Section 4.03.05)	S	P	P	
Bulk Storage Yards		P	P	P
Business Services such as Copying, Mailing, or Printing	P	P	P	
Cemeteries (For an “S” See Also Section 4.03.06)	S	S		
Club, Lodge, Meeting or Event Facility	P	P		
Child Care Learning Center (For an “S” See Also Section 4.03.08)				
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)				
Detail Shop / Car Wash			P	
Essential Public Services, such as Transmission Lines and Lift Stations			P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)	S	P		
Financial Institutions, Banks and Credit Unions	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.	P	P	P	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.	P	P	P	
Funeral Home	P			
Gasoline Station, with or without a Convenience Store	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P
Grocery Store	P	P		

Home Sales Lot, Manufactured or Site Built Display	P	P		
Hotels and Motels	P			
Ice Vending Machine (For an "S" See Also Section 4.03.25)	S	S	S	
Junk and Salvage Yards (For an "S" See Also Section 4.03.12)		S	S	S
Landfill, Sanitary or Inert (For an "S" See Also Section 4.03.18 or 4.03.19)			S	S
Laundry, Self-Service	P	P	P	
Lounge, Bar, and Nightclub				
Light Industry with total cumulative building sqft. under 30,000 sqft.	P	P	P	
Light Industry with total cumulative building sqft. over 30,000 sqft.	P	P	P	
Heavy Industry		P	P	
Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an "S" See Also Section 4.03.20)		S	S	S
Medical and Dental Clinics, Laboratories	P	P	P	
Mini-Storage or Self-Storage Facility (For an "S" See Also Section 4.03.21)	S	S	S	
Parking lots and Parking Garages	P	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	
Professional Offices	P	P	P	P
Radio, TV and Telecommunication Towers (For an "S" See Also Section 5.05.00)	S	S	S	S
Amusement Parks and Drive-In Theaters (For an "S" See Also Section 4.03.22)	S			
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks	P			
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an "S" See Also Section 4.03.23)	P	P	P	S
Recreational Vehicle Park and Campground (For an "S" See Also Section 4.03.14)				

Religious Uses and Facilities (For an “S” See Also Section 4.03.15)	S			
Research and Experimental Laboratories	P	P	P	P
Restaurant	P	P		
Retail Stores	P	P		
Business, Commercial Schools	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P			
Trade, Industrial Schools	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P		
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.	P	P	P	
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.		P	P	
Theaters, Movie or Performing Arts (Indoor Only)	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	P	P	P	P
Truck Stops	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)	P	P	P	
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.	P	P	P	P
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.	P	P	P	P
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.	P	P	P	

Zoning District	Minimum Lot Area ¹ (sq. ft.)		Minimum Lot width ¹ (feet)		Maximum Impervious surface Ratio (Percent)
	With Individual Well Water	With Central Water System	With Individual Well Water	With Central Water System	
CON	43,560	43,560	N/A	N/A	15
C-H	43,560	10,000	120	100	85
M-1	43,560	30,000	120	100	85
M-2	43,560	43,560	150	150	85
M-3	43,560	43,560	150	150	85
IS	As established in the Environmental Permit.				

Zoning district	Minimum Setbacks from Centerline of Street ¹			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front ² (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
CON	100	80	65	20	40	35
C-H	100	80	N/A	20	20	60
M-1	100	80	N/A	20	12	60
M-2	150	120	N/A	40	50	100
M-3	150	120	N/A	40	50	100
IS	150	120	N/A	40	50	100

Proposed Land Use	Adjacent Zoning district	Minimum Buffer Area*
Intensive Service or Industrial	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	40 feet*
Multi-family , Commercial or Mixed-use areas	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	30 feet*
Office or Institutional	E-A, R-A, CON, R-1, R-21, R-10, MAZ Residential	20 feet*

* The installation of a 6' to 8' opaque fence enables the **buffer** area to be decreased by 50% and the **buffer** landscaping requirement to be decreased by 25%. For example, with the installation of an 8' fence a 30' **buffer** area with 4 shade trees and 25 shrubs per 100 linear feet can be reduced to 15 feet with 3 shade trees and 19 shrubs per 100 linear feet.

4.03.20 Industrial Uses with Nuisance Features

Industrial **uses** associated with nuisance features, such as odor, noise, vibration, or the **use** or storage of hazardous materials are permissible subject to the standards of the **district** and the standards set forth in this section.

Industrial **uses** associated with nuisance features shall comply with the following standards:

Table 4.03.20(B). Standards for Industrial Uses with Nuisance Features.

Development Feature	Standard
Minimum land area	1 acre
Minimum setback on all sides for Buildings or Structures	100 feet
Buffer , M-2	2.0 times the buffer otherwise required in Section 4.07.06
Buffer , M-3	2.0 times the buffer otherwise required in Section 4.07.06. Additional buffers may be provided, including open space buffers on parcels adjoining the industrial use .
Vibration	Shall not be discernable on adjacent properties, measured at the property line
Electromagnetic interference	Shall not be discernable on adjacent properties, measured at the property line
Noise	A wall or fence shall be provided and shall include noise abatement design techniques. The wall or fence shall be designed by a licensed engineer specializing in noise abatement techniques
Compliance with State and Federal regulations	Testing results for stormwater runoff and groundwater shall be provided to the County NFPA placard placed on all buildings Demonstrated compliance with regulations regarding hazard materials handling, storage, use , transport, or disposal
Outdoor storage	Screened from view from adjacent properties and from the public right-of-way
Refuse and solid waste containers	Fully enclosed, except for an access gate. Screened from view from adjacent properties and the public right-of-way
Loading docks	Located on the side or rear of the property. Fully screened from view from adjacent properties and the public right-of-way

Industrial and Intensive Zoning Districts

The following industrial **zoning districts** are established:

- A. 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.
- B. 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**.
- C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

E-Filed By:
Lowndes County Clerks Office
Clerk of Courts Beth C Greene
02/20/2026 03:12 PM
Plat Book: 00PCD
Page: 0212
\$10.00 Recording fee

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Rodney Gene Tenery, Jr.
RODNEY GENE TENERY, JR., RLS/RF
12 / 02 / 2025
DATE



GRID NORTH (NAD 83 GA. WEST ZONE)

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.P. = IRON PIN PLACED (5/8" REBAR W/ CAP #3015)
- C.M.F. = CONCRETE MONUMENT FOUND
- C.M.P. = CONCRETE MONUMENT PLACED
- G.P.F. = GALVANIZED PIPE FOUND
- G.P.P. = GALVANIZED PIPE PLACED
- R.M.F. = RIGHT OF WAY MARKER FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- = BROKEN LINE NOT TO SCALE
- P/L = PROPERTY LINE
- C/L = CENTER LINE
- R/W = RIGHT OF WAY
- B.M. = BENCHMARK
- N.M. = NON MONUMENTED POINT
- R.R. = RAIL ROAD
- N/F = NOW OR FORMERLY
- = GROUND SLOPE

0' 100' 200' 300'
GRAPHIC SCALE
1" = 100'

SURVEY EQUIPMENT USED

- LEICA 1203 TOTAL STATION 3 SEC.
- GEOMAX ZOOM 90 TOTAL 2" STATION
- 3005W TOPCON TOTAL STATION 5 SEC.
- 200' STEEL MESH TAPE
- CST, AUTO LEVEL
- TDS RANGER DATA COLLECTOR W/ SURVEY PRO SOFTWARE
- CARLSON SURVEYOR II COLLECTOR W/ CARLSON CE 2 SOFTWARE
- CHAMPION PRO GNSS RECEIVER
- SCEPTER DATA COLLECTOR W/ CARLSON CE 2 SOFTWARE

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO GEORGIA STATE PLANE GRID NORTH - WEST ZONE

RODNEY GENE TENERY, JR.
GA. L.S. NO. 3015
EROSION & SEDIMENT CONTROL
LEVEL II CERTIFIED DESIGN PROFESSIONAL
RODNEY GENE TENERY, JR. CERTIFICATION # 5256

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECT SUPERVISION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A CLOSURE OF ONE FOOT IN 372,949.3 FEET. MONUMENTS AND PINS ARE AS SHOWN IN THE LEGEND OR ON THE PLAT FACE. GA CERTIFICATE OF AUTHORIZATION NO. LSF 926 GA BUSINESS LICENSE NO. 2534

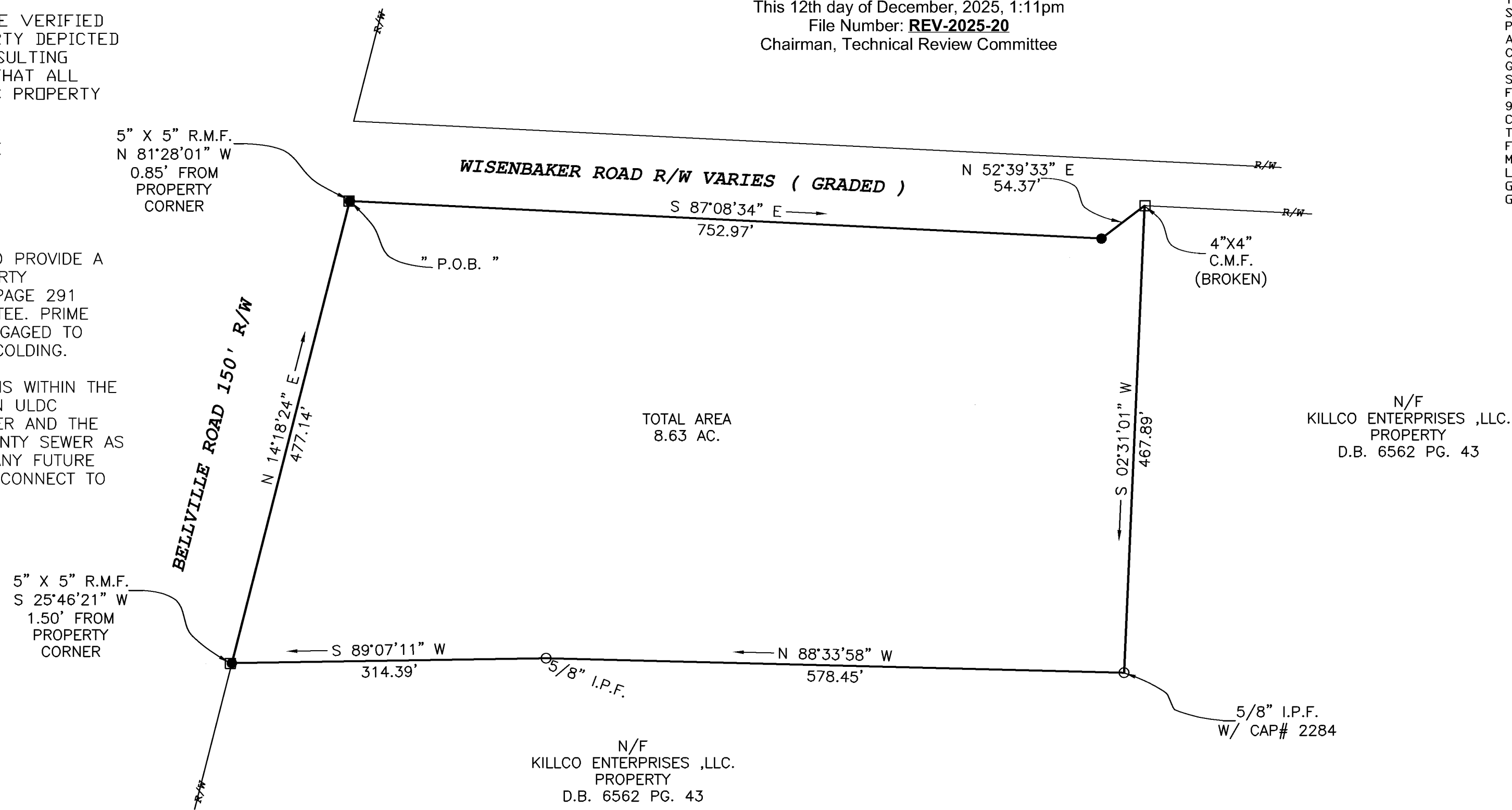
RESERVED FOR THE CLERK OF SUPERIOR COURT

THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
REVISION
This 12th day of December, 2025, 1:11pm
File Number: **REV-2025-20**
Chairman, Technical Review Committee

GENERAL NOTES:

- 1: NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY DEPICTED ON THIS SURVEY PLAT. PRIME CONSULTING SOLUTIONS DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN ON THIS PLAT.
- 2: ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13185C0350E, DATED: SEPTEMBER 26, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE " X ".
- 3: THE PURPOSE OF THIS PLAT IS TO PROVIDE A RETRACEMENT SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 1605 AT PAGE 291 SHOWING RAY COLDING AS THE GRANTEE. PRIME CONSULTING SOLUTIONS, INC. WAS ENGAGED TO PERFORM THIS SURVEY BY MR. RAY COLDING.
- 4: AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER -6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER -6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.



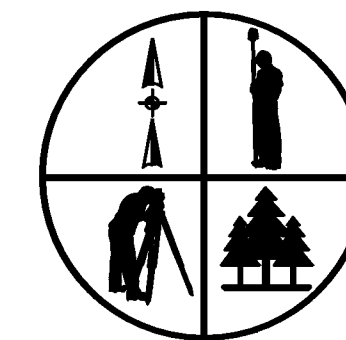
GPS NOTES:

- 1: GPS WAS USED FOR THE CONTROL NETWORK FOR THIS SURVEY.
- 2: THE TYPE OF GPS EQUIPMENT USED: CHAMPION TKO RECEIVER DUAL FREQUENCY, RECEIVING CORRECTIONS FROM THE eGPS VRS NETWORK.
- 3: THE TYPE OF GPS SURVEY PERFORMED WAS A RTK SURVEY USING THE eGPS VRS NETWORK FOR THE GPS CONTROL.
- 4: THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.01 FEET HORIZONTAL AND 0.02 FEET VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

[Signature] 12/09/2025
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE
CHAIRMAN, TECHNICAL REVIEW COMMITTEE
[Signature] 12/09/2025
LOWNDES COUNTY
DIRECTOR OF ENGINEERING

DATE OF FIELD SURVEY:
10 / 08 - 10 / 2025
DATE OF PLAT:
12 / 02 / 2025



Prime Consulting Solutions
Land Surveying, Land Planning,
Mapping & Consulting Forestry Solutions
2621 U.S. HIGHWAY 84 EAST
VALDOSTA, GA 31606
PH. 229-244-9735
FAX 229-244-9781
E.MAIL harri613@bellsouth.net

THIS IS A SURVEY OF
LAND PARCEL 017
ON TAX MAP 0225

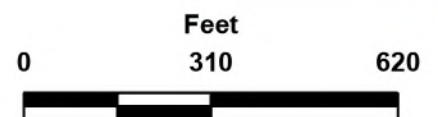
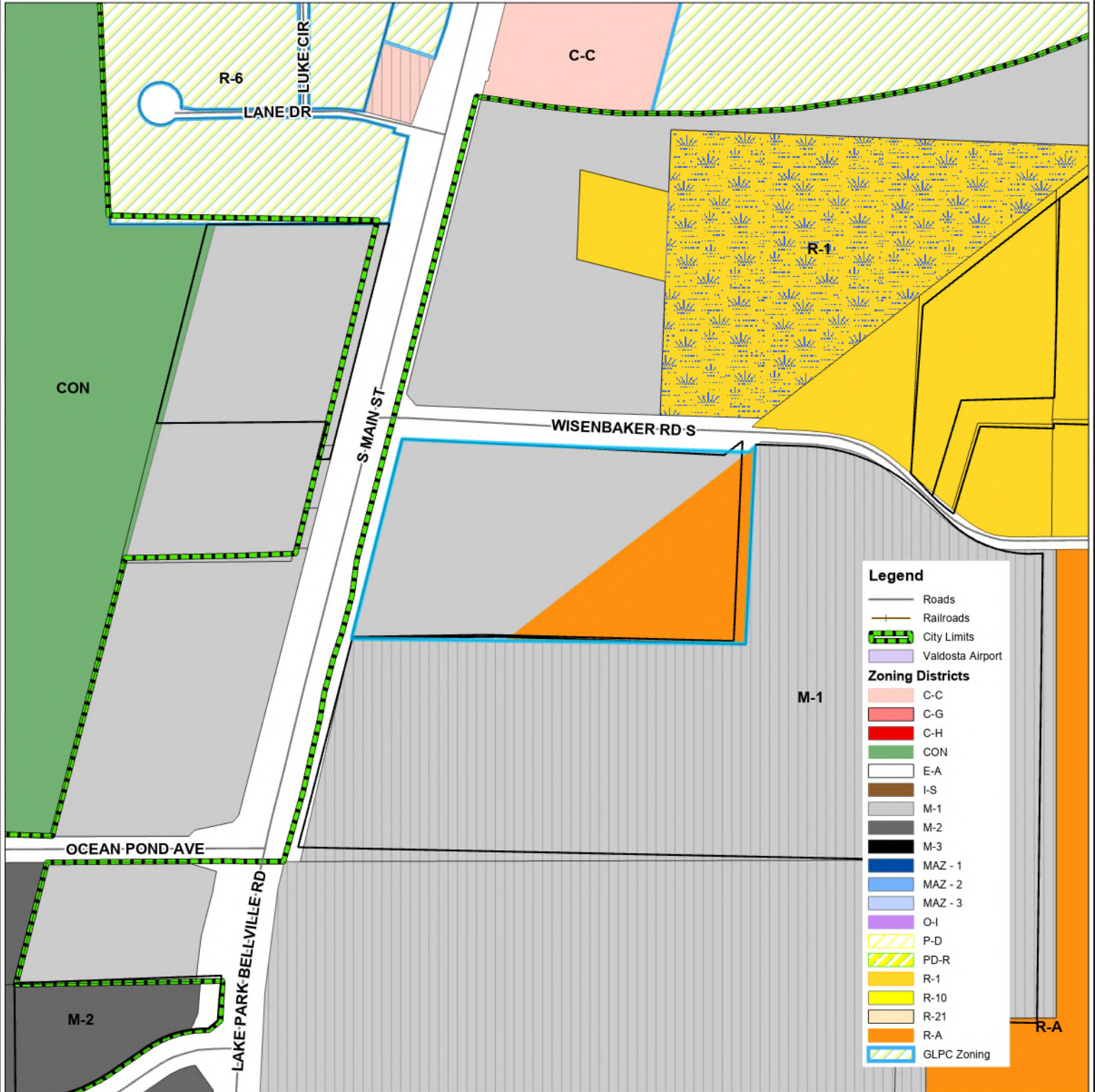
SURVEY FOR:
RAY COLDING
LOCATED IN LAND LOT 106
OF THE 16TH LAND DISTRICT
OF LOWNDES COUNTY, GEORGIA.

REZ-2026-14

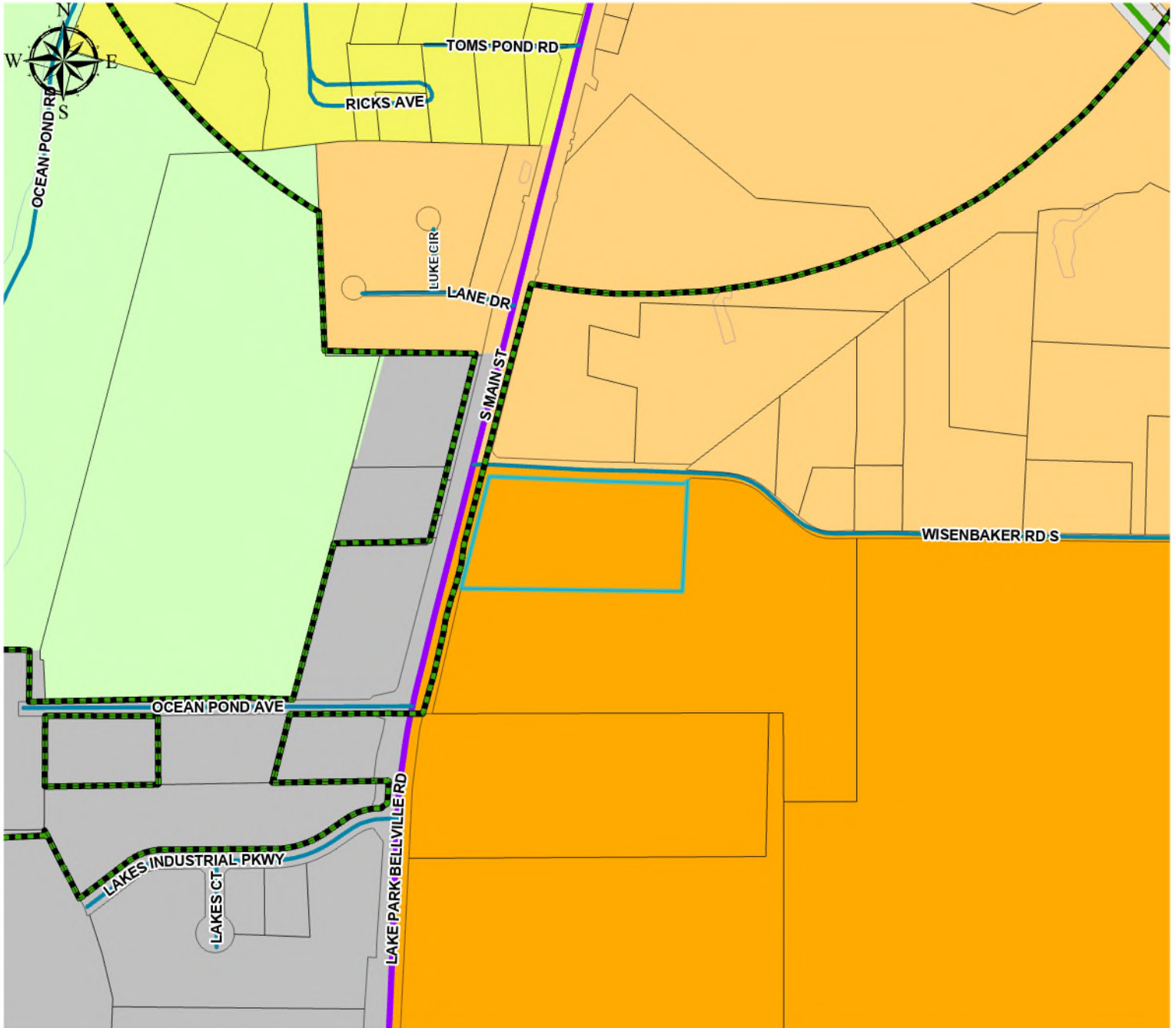
Zoning Location Map

Ray Colding
Rezoning Request

CURRENT ZONING: M-1 & R-A
PROPOSED ZONING: M - 2



Ray Colding Rezoning Request



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
- DynamicTextLayer

REZ-2026-14

WRPDO Site Map

Ray Colding Rezoning Request

Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- High Drastic Rating
- Recharge Areas
- Tax Parcels

