

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

DATE OF MEETING: October 10, 2023

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2023-12 GT'S Wrecker Service, 1350 & 1326 Old Clyattville Rd, ~3.2ac, C-H to M-2, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.2 acres at 1350 & 1326 Old Clyattville Road from C-H (Highway Commercial) to M-2 (Heavy Manufacturing) zoning, in order for the property to be utilized for a Wrecker/Tow Service. Adjacent properties have recently been developed with a wholesale landscaping business to the east and a metal roofing company to the northwest.

The subject property is in the Urban Service and Community Activity Center character area, and Valdosta Airport Overlay, with access to and from the property off Old Clyattville Road and St. Augustine Road, a County maintained Local Road and a Minor Arterial Road respectively.

Per Comprehensive Plan guidance, M-2 zoning is not recommended within the Community Activity Center character area, though the property abuts Industrial Activity Center character areas across both roadways, which contain a mixture of M-1, M-2, and C-H zonings, along with some R-A and R-1 zonings.

Wrecker/Tow Services are not defined within the ULDC, and therefore the use is likely classified as either a Junk or Salvage Yard or a Motor Vehicle Repair Shop, subject to the supplemental standards of 4.03.12 or 4.03.11 (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, in consideration of the proposed use and a compromise between both likely ULDC uses, staff recommends M-1 zoning with the following

conditions:

Development Feature	Standard
Screening Required	Solid wall or solid fence
Minimum Height	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 fifty (50) vehicles stored on the property in addition to employees' and customer(s) personal vehicles

The Planning Commission considered the request and heard testimony from the applicants, who were agreeable to the proposed conditions, and therefore Recommend Approval with the six (6) conditions as presented (8-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: