



ZONING VERIFICATION LETTER
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March 28, 2024

Octavia Brown

RE: 2505 South Main Street Moultrie, GA APN: M040 120

Ms. Octavia:

The above referenced property consisting of 16.27 acres is zoned C-2, General Business District. This property was annexed into the city January 5, 1973.

For permitted uses in the C-2 zoning district see attached:

Current adjacent zoning districts:

R-1A, North

C-3, South

R-1A, R-3, C-3, RPUD, C-1R, East

County, West

If you have any other questions, please contact my staff or me at (229) 668-7223.

Sincerely,

Stephen Godley
Director, Planning and Community Development

ARTICLE XII

C-2 GENERAL BUSINESS DISTRICT

Section 12.01. STATEMENT OF PURPOSE. The general Business District as established in this ARTICLE is intended to be that permitting a wider range of business and entertainment activities than that permitted in the Local Business District. The permitted uses would serve not only nearby residential areas, but also people further away for types of businesses and services usually found in major shopping centers and central business districts at the juncture of principal streets. These uses would generate larger volumes of vehicular traffic; would need more off-street parking and loading, and would require more planning to integrate such districts with adjacent residential areas.

Section 12.02. PERMITTED USES.

- a. Any retail business or service establishment or public utility use itemized under Section 11.01 for C-1 Districts.
- b. Automobiles, motorcycles, trailer, or boat showrooms.
- c. Motor vehicle wash establishments when completely enclosed in a building, subject to the requirements of ARTICLE VI.
- d. Automobile service stations subject to regulation of Section 4.20.
- e. Blueprinting.
- f. Bus passenger stations.
- g. Business schools, colleges, or private schools operated for profit.
- h. Carpet, rug, linoleum, or other floor covering stores.
- i. Catering establishments.
- j. Commercial Planned Unit Development in accordance with the provisions of ARTICLE XIV.
- k. Clothing or costume rental establishments.
- l. Department stores.
- m. Eating or drinking establishments.
- n. Electrical, glazing, heating, painting, paper hanging, plumbing, roofing, or ventilation contractors' establishments, excluding outside storage yards.
- o. Exterminators.
- p. Furniture stores.
- q. Hotels and motels.
- r. Interior decorating establishments.

- s. Medical or dental laboratories for research or testing, not involving any danger of fire or explosion, nor of offensive noise, vibration, smoke, odorous matter, heat, humidity, glare, or other objectionable effects.
- t. Monument sales establishments, with incidental processing to order, but not including the shaping of headstones.
- u. Mortuary establishments.
- v. Moving or storage offices.
- w. Musical instrument repair shops.
- x. Office or business machine stores, sales, or rental.
- y. Outdoor sales space for the sale of new and used automobiles, boats, or house trailers not exceeding twenty (20) feet in length.
- z. Photographic developing or printing establishments and studios
 - aa. Physical culture or health establishments, including gymnasiums, reducing salons, masseurs, or steam baths.
 - bb. Printing establishments.
 - cc. Private clubs.
 - dd. Public auction rooms.
 - ee. Publicly owned buildings, public utility buildings, and service yards, but not including storage yards.
 - ff. Radio and television studios.
 - gg. Sign painting shops.
 - hh. Studios for music, dancing theatrical instruction.
 - ii. Taxidermist shops.
 - jj. Television, radio, or household appliance repair shops.
 - kk. Theatre, dance halls, assembly halls, or similar places of assembly.
 - ll. Typewriter or other small business machine repair shops.
 - mm. Umbrella repair shops.
 - nn. Upholstering shops dealing directly with consumers.
 - oo. Venetian blind, window shade, awning shops, custom shops, including repairs.
 - pp. Wedding chapels or banquet halls.
 - qq. Any service establishment of an office-showroom nature, or workshop in the nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television, or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and of no more objectionable character than the aforementioned.
 - rr. Other uses similar to the above and subject to the following regulations:
 - (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided on the premises shall be sold at retail on the premises where sold.

(2) All business, servicing, or processing except for off-street parking, loading and those open air uses indicated as being permissible in sub-section below, shall be conducted within completely enclosed buildings.

ss. Governmental office or other governmental use; public utility offices, exchanges, transformer stations, pump stations, and service yards, but not including outdoor storage yards.

tt. Open air business uses, subject to the following:

(1) The minimum area of the site shall be ten thousand (10,000) square feet.

(2) The minimum storage frontage shall be one hundred (100) square feet.

(3) There shall be provided all around the sides of the site, except at entrances, exits, and along the sides of premises enclosed by buildings, a fence or wall five (5) feet in height in order to intercept windblown trash and other debris.

Where the sides abut any residentially zoned districts, the requirements for protective screening shall be as specified in Section 4.31.

(4) Lighting shall be installed in a manner which will not create a driving hazard on abutting streets, or which will not cause direct illumination on adjacent properties.

(5) Before approval is given for any use, a site plan shall be first submitted to the Planning Commission for review as to suitability of location of entrances and exits to the site, parking area, fencing, lighting, and other design features.

(6) All open-air business uses shall comply with all city and county health regarding sanitation and general health conditions.

uu. Bowling alley, when located at least one hundred and fifty (150) feet from any property zoned in a residential classification.

vv. Drive-in establishment or open front store, subject to the requirements of the City's Code of Ordinances, provided that the entrance or exit to or from any such use is located at least twenty-five (25) feet from the intersection of any two (2) streets; that all such uses shall have direct access to a major thoroughfare as defined in the City's Comprehensive Development Plan; that all lighting or illuminated display shall not reflect onto any adjacent residential zone; and that consideration is given to the proximity of existing places of congregation of children (e.g., schools) and their relationship to traffic safety and sanitations.

ww. Accessory structures and uses customarily incidental to the above permitted uses. Outdoor advertising signs and billboards subject to all ordinances established by the City of Moultrie, and is regulated by Section 4.33 of this Ordinance.

xx. Off-street parking and loading in accordance with ARTICLE VI of this Ordinance.

yy. Churches and other facilities normally incidental thereto, provided that there is adequate access to all required off-street parking areas and that there is no parking in the required front yard.

zz. Existing flea markets not in enclosed buildings subject to the following:

(1) The minimum area of the site shall be twenty thousand (20,000) square feet.

(2) The minimum street frontage shall be one hundred (100) square feet.

(3) There shall be provided around all sides of the display area, except at entrances, exits, and along all sides of premises enclosed by buildings, a fence or wall a minimum of 5 feet in height above grade

screen the view of the market from thoroughfares. Where the side abuts any residentially zoned districts, the requirements for protective screening shall be as specified in Section 4.31.

(4) Lighting shall be installed in a manner which will not create a driving hazard on abutting streets, or which will not cause direct illumination on adjacent properties.

(5) Before approval is given for any use, a site plan shall be first submitted to the Planning Commission.

(6) All flea markets shall comply with all city and county health regulations regarding sanitary facilities and general health conditions.

(7) Signs shall be installed in accordance with the provisions of Section 4.33.

(8) Off-street parking in accordance with provisions of ARTICLE VI.

(9) Flea markets will not be permitted on streets designated as major thoroughfares according to the City Street and Road Classification Plan.

(10) Flea markets shall not be granted special approval by the Planning Commission in areas where their location would contribute to the depreciation of the business district or disrupt the stability of the business district.

(11) Flea markets existing on the date of the adoption of this Ordinance shall have 6 months from said date to comply with fencing, screening, and sanitary requirements. All future flea markets, except for off-street parking or loading, shall be conducted in a completely enclosed building.