

	Flood Hazards	The extreme northern tip of the subject property along Roosevelt Drive is located within the current FEMA designated 100-year floodplain
	Groundwater Recharge:	No significant recharge areas in the vicinity
	Endangered Species:	No known endangered species in the area.
Public Facilities		
Water & Sewer:	Existing Valdosta water & sewer services along N Patterson Street and Roosevelt Drive (8" water, 8" sewer)	
Transportation:	North Patterson Street (Principal Arterial) (State route), Roosevelt Drive (collector)	
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.4 miles to the west The nearest fire hydrant is on the subject property, with others along N Patterson St	

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Development Strategy: Uses supporting the area's primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

Goals and Policies:

POLICY 2.3 – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes, the proposed zoning change is consistent with the surrounding land use pattern.
Staff:	Yes. The proposed use remains compatible with the use of the adjacent properties and the land use pattern along this portion of the North Patterson Street corridor.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	