

Planning Analysis & Property Information

Applicant:	Courley LLC (John Courson & Tripp Talley)		
Owner:	RMP Properties of Valdosta LLC (Manovkumar Patel)		
Request:	Conditional Use Permit for a high-density Multi-Family residential		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.62 acres located along the north side of West Hill Avenue, about 150 feet east of North Oak Street		
Street Address:	2310 Bemiss Road		
Tax Parcel ID:	Map 0120A Parcel 110	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C	Motel (extended stay)
	Proposed:	C-C	Multi-family Residential
Adjacent Property:	North:	C-D	First Baptist Church FLC
	South:	C-C	Vacant commercial
	East:	C-C	Gas station
	West:	C-H, C-C	Muffler Shop, vacant Halfway House
Zoning & Land Use History:	This parcel has been zoned C-C for more than 30 years, and has been developed and used as a hotel for more than 50 years (in the 1960's this property was known as the "Imperial Motel")		
Neighborhood Characteristics			
Historic Resources:	The subject property is located within the local Historic District. There are a few contributing historic resources nearby along the west side of North Oak Street and the south side of West Hill Avenue. The existing motel itself is more than 50 years old and is potentially eligible for listing on the NRHP..		
Natural Resources:	Vegetation:	None	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located well-outside 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 West Hill Avenue & North Oak St.		
Transportation:	West Hill Avenue (Principal Arterial) North Oak Street (Minor Arterial)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 2 blocks to the south Nearest fire hydrants are along W Hill Avenue at the intersections with Oak Street and Toombs Street		