

## Planning Analysis & Property Information

<b>Applicant:</b>	Danielle Chappell		
<b>Owner:</b>	Budd Jr. & III, LLC		
<b>Request:</b>	Conditional Use Permit for a commercial Daycare Center (more than 18 children) in C-N zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel consisting of 1.03 acres located along the west side of Bemiss Road, about half way between the intersections of Habersham Road and Randolph Street.		
<b>Street Address:</b>	2408 Bemiss Road		
<b>Tax Parcel ID:</b>	Map 0112C Parcel 174	<b>City Council District:</b>	4 <i>Councilman Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-N(c)	Group Daycare Center (7-18 children)
	Proposed:	C-N(c)	Commercial Daycare Center (19+ children)
<b>Adjacent Property:</b>	North:	R-P	Professional offices
	South:	R-P	Professional offices
	East:	R-P	Professional offices
	West:	R-6	Residential neighborhood
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned "conditional" C-C(c) since 2005 (file # VA-2005-01) and was zoned R-P for the previous 20+ years before that. The zoning condition on the property states that "all non-residential lighting be directed downward and away from surrounding residential properties". This zoning condition will remain with the property – regardless of which non-residential use may be developed thereon.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the immediate area.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Bemiss Road		
<b>Transportation:</b>	Bemiss Road (GA Hwy 125) – (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 2 (E Park Avenue) = approximately 1.2 miles to the south The nearest fire hydrant is directly across Bemiss Road from the subject property		