

Planning Analysis & Property Information

Applicant:	Hamilton Dickey (realtor)		
Owner:	Culbreth Family Limited Partnership		
Request:	Rezone from R-10 to C-H		
Property General Information			
Size & Location:	An existing parcel of land (1.44 acres) located along the east side of Ellis Drive, about half way between North St Augustine Road and Baytree Road..		
Street Address:	1705 Ellis Drive		
Tax Parcel ID:	Map # 0081D Parcel 029	City Council District:	6 Councilman Andy Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant, recently demolished/cleared
	Proposed:	C-H	Commercial development (speculative)
Adjacent Property:	North:	R-10	Single-family residence (rental)
	South:	C-H	Hilton Garden Inn
	East:	C-H	Vacant, recently demolished/cleared
	West:	R-M	Heather Glenn condominiums
Zoning & Land Use History	This property has been zoned R-10 for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Grass	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards	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 Ellis Drive		
Transportation:	Ellis Drive (local street)		
Fire Protection:	Fire Station # 5 (Gornto Road) = approximately 1.90 miles to the NE. The nearest fire hydrant are along Ellis Drive and to the south		