

Planning Analysis & Property Information

Applicant:	Terramore Development LLC		
Owners:	.(1) Thomas D. Akins, Jr. (2) Budd Commercial Real Estate LLC		
Request:	Rezone from R-6 and C-H, to all C-C		
Property General Information			
Size & Location:	Two (2) adjacent parcels totaling 2.34 acres located at the NE corner of the intersection of Griffin Avenue and South Patterson Street, with the smaller parcel having frontage on Youngs Lane..		
Street Address:	823 South Patterson Street		
Tax Parcel ID:	Map # 0120D Parcels: 054 & 056	City Council District:	2 <i>Councilwoman Tooley</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6 & C-H	Vacant
	Proposed:	C-C	Dollar General store
Adjacent Property:	North:	R-6	Residential neighborhood
	South:	C-H	Commercial
	East:	R-6, C-H	Residential, Church
	West:	C-H	Commercial
Zoning & Land Use History	This property has been split-zoned commercial/residential since 1966.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly cleared	
	Wetlands:	No designated wetlands on or near the property	
	Flood Hazards	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 Griffin Avenue & S Patterson Street		
Transportation:	South Patterson Street (Principal Arterial) Griffin Avenue (Minor Arterial)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.80 miles to the East. The nearest fire hydrant is along S Patterson Street in front of the subject property		