

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Valdosta Lowndes County Development Authority (VLCDA)		
<b>Request:</b>	Rezone from Low Density Residential (R-1)(county) to Heavy Industrial (M-2)(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel comprising 0.954 acres located along the north side of Old Statenville Road, about 2,300 feet east of Clay Road.		
<b>Street Address:</b>	1349 Old Statenville Road		
<b>Tax Parcel ID:</b>	Map # 0160C Parcel: 003	<b>City Council District:</b>	1 <i>Councilwoman Miller-Cody</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-1(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
<b>Adjacent Property:</b>	North:	M-2	Vacant - Industrial
	South:	R-1	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned R-1 (in the County) for more than 25 years. The previous existing home was demolished in 2021. .		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	None	
	Wetlands:	There are possible wetlands on the northern edge of the subject 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 on or near the property – outside of the potential wetlands	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Steeda Drive to the north.		
<b>Transportation:</b>	Old Statenville Road (unpaved COUNTY road) (local street)		
<b>Fire Protection:</b>	Fire Station # 3 (Ulmer Avenue) = approximately 1.1 miles to the West		