

Planning Analysis & Property Information

Applicant / Owner:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Rezone from Low Density Residential (R-1)(county) to Heavy Industrial (M-2)(city)		
Property General Information			
Size & Location:	One parcel comprising 0.954 acres located along the north side of Old Statenville Road, about 2,300 feet east of Clay Road.		
Street Address:	1349 Old Statenville Road		
Tax Parcel ID:	Map # 0160C Parcel: 003	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-1(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
Adjacent Property:	North:	M-2	Vacant - Industrial
	South:	R-1	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
Zoning & Land Use History	The subject property has been zoned R-1 (in the County) for more than 25 years. The previous existing home was demolished in 2021.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	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	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Steeda Drive to the north.		
Transportation:	Old Statenville Road (unpaved COUNTY road) (local street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 1.1 miles to the West		