

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	David Hiers (new owner)		
<b>Request:</b>	Conditional Use Permit for a Mini-Warehouse Self-Storage facility in the Inner Perimeter Road Corridor Overlay District		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 27.34 acres located along the east side of Inner Perimeter Road about 2,000 feet south of the intersection with US Hwy 84 East.		
<b>Street Address:</b>	5225 & 5273 Inner Perimeter Road		
<b>Tax Parcel ID:</b>	Tax Map 0186 Parcels 111D & 111E	<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:	M-1	Vacant
	Proposed:	M-1	Mini-Warehouse Self-Storage, other industrial bldgs
<b>Adjacent Property:</b>	North:	M-1	Rain Pro (contractors office & warehouse)
	South:	M-1	Vacant
	East:	R-A	Rural area GA Power transmission main
	West:	M-2	Vacant
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned M-1 for more than 25 years, but has never been developed.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Partially cleared pine forest	
	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>	There are currently no existing Valdosta water & sewer services along this portion of Inner Perimeter Road. The applicant is therefore proposing a private well and septic system, until such time as these services become available.		
<b>Transportation:</b>	Inner Perimeter Road (US 41) (Major arterial)		
<b>Fire Protection:</b>	Fire Station # 3 (Ulmer Avenue) = approximately 3.30 miles to the SW There are no fire hydrants in proximity to this property.		