

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	BoValdosta LLC (Mr. Hetal Patel)		
<b>Request:</b>	Special Exception for a gasoline station with more than 8 pumps, to be located within the Gateway Corridor Overlay District		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 2.64 acres of land located along the north side of GA Highway 122 West, about 400 feet east of the Union Road intersection.		
<b>Street Address:</b>	940 GA Highway 122 West		
<b>Tax Parcel ID:</b>	Map 0026 Parcel 033	<b>City Council District:</b>	1 <i>Councilwoman White</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H	Vacant, partially cleared (recently)
	Proposed:	C-H	Bojangles restaurant & convenience store & gas station combination
<b>Adjacent Property:</b>	North:	C-H	Vacant, uncleared
	South:	C-H	Wendy's, Huddle House, Food Lion
	East:	C-H	Vacant land, veterinary clinic
	West:	C-H	Robinson Family Dental clinic
<b>Zoning &amp; Land Use History:</b>	This property and the surrounding area has been zoned C-H for more than 30 years.		
<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:	Urban forest nearby	
	Wetlands:	There are existing jurisdictional wetlands immediately east of the subject property.	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	There are no significant groundwater recharge areas on or near the subject property.	
	Endangered Species:	There are no known endangered species on or near the subject property, although there might be such species within the wetlands areas.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Hahira water & sewer services along GA Highway 122 West		
<b>Transportation:</b>	GA Highway 122 West (State route)		
<b>Fire Protection:</b>	Fire Station -- downtown (0.50 miles to the east) The nearest fire hydrant is along GA Highway 122 West		