

Planning Analysis & Property Information

Applicant / Owner:	Dineshkumar Patel		
Request:	Rezone from PMD to C-H		
Property General Information			
Size & Location:	One tract of land comprising 1.92 acres located along the west side of James Road, about 300 feet south of the intersection with North St Augustine Road.		
Street Address:	3095 James Road		
Tax Parcel ID:	Map # 0081C Parcel 004	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PMD	Vacant
	Proposed:	C-H	Multi-tenant Commercial Center
Adjacent Property:	North:	C-H	Raceway gas station & convenience store
	South:	PMD	Vacant, forested
	East:	C-H	Quik Trip truck stop
	West:	PMD	Vacant, forested
Zoning & Land Use History	This property has been zoned PMD ever since it was annexed into the City in 2007 (file # VA-2007-46) It has never been developed.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	No known wetlands on or near 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 in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services to the north along N St Augustine Rd.		
Transportation:	James Road (local street), Riverside Road		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 2.50 miles to the SE. The nearest City fire hydrant is along James Circle		