

Planning Analysis & Property Information

Applicant:	Robert Griner dba Griner Moving Services		
Owner:	Griner Real Estate Holdings LLC		
Request:	Conditional Use Permit for a Moving & Storage Services business in C-H zoning		
Property General Information			
Size & Location:	1.56 acres located along the north side of Connell Road about 300 feet west of Bemiss Road.		
Street Address:	434 Connell Road		
Tax Parcel ID:	Tax Parcel 0112A - 097	City Council District:	4 Councilman Eric Howard
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Commercial / Warehouse building
	Proposed:	C-H	Moving & storage business
Adjacent Property:	North:	PRD-6	Single-family subdivision
	South:	C-C	Morningside Baptist Church
	East:	C-H	Ray Norton Tire & Auto Center
	West:	R-P	Ross auto repair
Zoning & Land Use History:	This parcel has been zoned C-H and developed with the existing building for more than 25 years.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None except for grassed rear yard	
	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.	
Public Facilities			
Water & Sewer:	There are currently existing Valdosta water & sewer services along Connell Road.		
Transportation:	Connell Road (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.7 miles to the SE There are two (2) fire hydrants along the south side of Connell Road, across from the subject property.		