

Planning Analysis & Property Information

Applicant:	Jack Langdale		
Owner:	The Credit Shelter Trust (via Estate of Dr. Jerry Purvis)		
Request:	Rezone from O-P to C-C		
Property General Information			
Size & Location:	One parcel of land comprising 0.81 acres located along the north side of West Northside Drive about half way between North Oak Street and North Patterson Street.		
Street Address:	106 West Northside Drive		
Tax Parcel ID:	Map # 0111D Parcel 148	City Council District:	5 <i>Councilman Tim Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Vacant professional office
	Proposed:	C-C	Veterinary clinic
Adjacent Property:	North:	C-C	Office park, Commercial center
	South:	R-P, C-C	Medical offices
	East:	C-C	Vacant commercial lot
	West:	C-C	Vacant commercial lot
Zoning & Land Use History	This property has been zoned O-P for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Limited urban trees	
	Wetlands:	No jurisdictional wetlands on the property	
	Flood Hazards	Located well outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along West Northside Drive.		
Transportation:	West Northside Drive (major Collector)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.30 miles to the north. The nearest City fire hydrant is along West Northside Drive		