

Planning Analysis & Property Information

Applicant:	Jack Langdale		
Owner:	Longleaf Property Management of Valdosta, Inc. (f.k.a. Langdale Tire Co.) Val D'Aosta Company		
Request:	Rezone from C-H to C-C		
Property General Information			
Size & Location:	Three (3) contiguous parcels totaling 34.91 acres located at the SW corner of Exit 16 along I-75.		
Street Address:	2101 West Hill Avenue		
Tax Parcel ID:	Map # 0088A Parcels # 012, 013 & 015	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Restaurant, Vacant commercial site
	Proposed:	C-C	Commercial, possible mixed-use
Adjacent Property:	North:	C-H, M-2	Truck stop, vacant commercial, trucking terminal, motel
	South:	R-A, C-H	Railroad, undeveloped land
	East:	C-H	I-75 Exit 16, commercial
	West:	C-H	Commercial
Zoning & Land Use History	This property has been zoned C-H and developed commercial for than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Mostly open commercial field	
	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 Hill Avenue		
Transportation:	West Hill Avenue (US 84) (Principal Arterial)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.10 miles to the NE. The nearest City fire hydrant is along West Hill Avenue		