

Planning Analysis & Property Information

Applicant / Owner:	Edward Jennings LLC		
Request:	Rezone from Highway Commercial (C-H)(county) to Highway Commercial (C-H)(city)		
Property General Information			
Size & Location:	One parcel comprising 3.96 acres located along the east side of Madison Highway, between Horace Avenue and Ward Avenue. This is directly across from the Valdosta Regional Airport.		
Street Address:	1869 Madison Highway		
Tax Parcel ID:	Map # 0126B Parcel: 038	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H (county)	Vacant single-family residence, vacant field
	Proposed:	C-H	Commercial business park
Adjacent Property:	North:	C-H (county) CON(county)	Vacant commercial
	South:	C-G (county) R-10(county)	Vacant commercial lot, Rural residential
	East:	R-10(county)	Single-Family Residential
	West:	M-2	Valdosta Regional Airport
Zoning & Land Use History	The subject property has been zoned C-H (in the County) since 2009 --- for commercial speculation. Before 2009, it has been zoned R-10 (in the County) for more than 25 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Cleared.	
	Wetlands:	There are no jurisdictional wetlands on or near the subject property	
	Flood Hazards	Located about 200' south of the FEMA designated 100-year floodplain (along Mud Creek).	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property\	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Madison Highway.		
Transportation:	Madison Highway (Principal Arterial)		
Fire Protection:	Fire Station # 7 (Airport) = approximately 0.6 miles to the south		