

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Edward Jennings LLC		
<b>Request:</b>	Annex property into the City of Valdosta (& rezone it to C-H in the city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	1869 Madison Highway		
<b>Tax Parcel ID:</b>	Map # 0126B Parcel: 038	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H (county)	Vacant single-family residence, vacant field
	Proposed:	C-H	Commercial business park
<b>Adjacent Property:</b>	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
<b>Zoning &amp; Land Use History</b>	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.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	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\	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Madison Highway.		
<b>Transportation:</b>	Madison Highway (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 7 (Airport) = approximately 0.6 miles to the south		