

Planning Analysis & Property Information

Applicant / Owner:	Harden Rental Network LLC		
Request:	Rezone from R-P to C-C		
Property General Information			
Size & Location:	All or part of (2) parcels totaling 4.33 acres located along the east side of Bemiss Road, about 600 feet north of Northside Drive. This is also diagonally across from the intersection of Bemiss Road and Connell Road.		
Street Address:	2607 Bemiss Road		
Tax Parcel ID:	Map # 0112B Parcels 033 & 034	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Forest
	Proposed:	C-C	Dog Kennel, other commercial
Adjacent Property:	North:	R-P	Ashton Meadow Apartments
	South:	R-P, C-C	Vacant / undeveloped
	East:	R-10	Single-family neighborhood
	West:	C-C, C-H	Veterinary clinic, commercial
Zoning & Land Use History	This property was part of the "Islands Annexation" in 2006 and has been zoned R-P since the time of annexation.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Forest.	
	Wetlands:	There are no wetlands on or near the subject property	
	Flood Hazards	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area.	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer service along Bemiss Road		
Transportation:	Bemiss Road (Principal Arterial)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.9 miles to the NW. The nearest fire hydrants are along Bemiss Road.		