

Planning Analysis & Property Information

Applicant / Owner:	Crown Real Estate Development LLC		
Request:	Conditional Use Permit (CUP) for a full-service “Car Wash” in C-C zoning and the Baytree-University Corridor Overlay District		
Property General Information			
Size & Location:	One tract of land comprising 0.72 acres located at the NW corner of Baytree Road and Miramar Street.		
Street Address:	806 Baytree Road		
Tax Parcel ID:	Tax Parcel 0115C - 275	City Council District:	6 <i>Councilwoman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-C	Vacant commercial lot
	Proposed:	C-C	Full-service car wash
Adjacent Property:	North:	R-10	Single-family residences. apartment building
	South:	C-C	Car wash
	East:	R-10	Single-family residences
	West:	C-C	Apartments
Zoning & Land Use History:	This property was originally developed with a single-family residence and was zoned R-10 for many years. In 2013, the residence was demolished and the property was rezoned to C-C in early 2014 for the purposes of developing it with a small multi-tenant commercial center (8,000-sf). (file # VA-2014-02) The proposed development never materialized and the property has been vacant ever since.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Grassed vacant lot.	
	Wetlands:	No known wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Baytree Road.		
Transportation:	Baytree Road (Minor Arterial), Miramar Street (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.10 miles to the North. The nearest City fire hydrant is along Miramar Street in front of the property.		