

Planning Analysis & Property Information

Applicant:	Yazmin Saucedo		
Owner:	Budd Commercial Real Estate		
Request:	Conditional Use Permit for an Event Center in C-H zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 0.88 acres located along the east side of Bemiss Road, south of Langdale Drive. More specifically, the subject is the smaller one (about 4,200 sf) of two tenant spaces located in the farthest east end of this commercial center.		
Street Address:	2161 Bemiss Road		
Tax Parcel ID:	Map 0114A Parcel 015	City Council District:	2 Councilwoman Tooley
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Commercial center
	Proposed:	C-H	Commercial center
Adjacent Property:	North:	R-P	Amelia Apartments
	South:	C-H	Castle Park shopping center
	East:	C-H, R-10	Commercial parking, residential neighborhood
	West:	C-H	Commercial
Zoning & Land Use History:	This parcel has been zoned C-H and developed as a commercial center for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the 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 Bemiss Road and Langdale Drive. (8" water, 8" /sewer)		
Transportation:	Bemiss Road (Major Arterial), Langdale Drive (Local Street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 0.9 miles to the east The nearest fire hydrant are along Bemiss Road and Langdale Drive.		