

Planning Analysis & Property Information

Applicant / Owner:	Freeman Investments LLC		
Request:	Rezone from R-10 to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 1.89 acres, which is an undeveloped landlocked parcel (vacant field) located diagonally behind the applicant's place of business at 3886 Bemiss Road. This property is also immediately to the west of the single-residences fronting the west side of the Edinburg Circle cul-de-sac in The Highlands subdivision.		
Street Address:	3880 Bemiss Road (unofficial street address – for general reference only)		
Tax Parcel ID:	Map # 0146C Parcel 298	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Vacant lot
	Proposed:	C-N	Commercial development
Adjacent Property:	North:	C-C	Commercial complex, mostly vacant land
	South:	R-6	Vacant land
	East:	R-P	The Highlands residential subdivision
	West:	R-A	Rural residential
Zoning & Land Use History	This property was annexed and rezoned to R-P in 2001 as part of a larger tract that was planned for multi-family apartments – in association with Moody AFB. However, those plans were later abandoned and The Highlands subdivision was developed a couple years later. The subject property was a remnant portion that was excluded from the new neighborhood development.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Cleared, grass.	
	Wetlands:	No existing wetlands on or near the 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 Bemiss Road and Macey Drive to the NW, and along Edinburg Circle to the east		
Transportation:	< no direct access >		
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 0.8 miles to the south The nearest fire hydrant is along Edinburg Circle to the east..		