

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Southern Gateway LLC		
<b>Request:</b>	Rezone from C-H(county), P-D(county), & E-A(county), to M-2(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Three (3) parcels totaling 41.12 acres located along the west side of Madison Highway, located along the west side of Madison Highway, south of the intersection with Race Track Road.		
<b>Street Address:</b>	< not assigned> but near the 3400 block of Madison Highway		
<b>Tax Parcel ID:</b>	Map # 0132D, Parcels 002, 006 and 007	<b>City Council District:</b>	3 <i>Councilman Thomas McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H/P-D/E-A	Vacant, uncleared
	Proposed:	M-2	Industrial development (speculative)
<b>Adjacent Property:</b>	North:	M-2	Vacant (applicant's property)
	South:	C-H	Truck stops
	East:	C-H, E-A	Commercial, rural residential
	West:	M-2	Vacant (applicant's property)
<b>Zoning &amp; Land Use History</b>	This property was previously developed as rural residential homesites, including a small mobile home park many years ago. The C-H portion was rezoned as such more than 30 years ago, but the commercial development never materialized. The northern boundary of the subject property is the former Race Track Road (unpaved) right-of-way which was abandoned and closed by Lowndes County earlier this year.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Forest	
	Wetlands:	There are no designated wetlands on or near the subject property.	
	Flood Hazards	The property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Madison Highway, well to the north of the subject property. COV water plant # 2 is soon to be under construction on the parcel about 900' north of the subject property		
<b>Transportation:</b>	Madison Highway (Major Arterial)		
<b>Fire Protection:</b>	Fire Station # 7 (Airport) = approximately 1.7 miles to the north The nearest fire hydrants are along Madison Hwy to the north of the subject property.		