

Planning Analysis & Property Information

Applicant / Owner:	Mills Permanent Metal Decking (PMD) Company		
Request:	Conditional Use Permit for a machine and welding shop in C-H zoning		
Property General Information			
Size & Location:	Two parcels of land totaling 0.24 acres located at the NE corner of South Lee Street and Youles Street, and directly across the street from Ella's Top Corral Restaurant.		
Street Address:	821 & 823 South Lee Street		
Tax Parcel ID:	Map 0122B Parcels 068 - 069	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant buildings <i>(former/machine/welding shop)</i>
	Proposed:	C-H	Reestablished machine and welding shop
Adjacent Property:	North:	C-H	Wisenbaker Garage <i>(heavy auto repair)</i>
	South:	C-H	Dollar Store
	East:	C-H	Residence, All Star Garage Door
	West:	C-H	Ella's Top Corral Restaurant
Zoning & Land Use History:	This property has been zoned C-H since it was annexed into the City in 2006 as part of the "islands annexation" (island # 85). The property was previously zoned C-H in Lowndes County.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	None.	
	Wetlands:	No existing NWI 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 South Lee Street		
Transportation:	South Lee Street (Local Street)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 0.8 miles to the east The nearest fire hydrants are along South Lee Street.		