

Planning Analysis & Property Information

Applicant / Owner:	Walter Fletcher		
Request:	Conditional Use Permit for a machine and welding shop in C-H zoning		
Property General Information			
Size & Location:	One parcel of land comprising 1.45 acres located along the east side of South Troup Street, immediately north of the intersection with South Patterson Street.		
Street Address:	1313 South Troup Street		
Tax Parcel ID:	Map 0161A Parcel 168	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant building <i>(former/machine/welding shop)</i>
	Proposed:	C-H	Reestablished machine and welding shop
Adjacent Property:	North:	C-H	Large junk yard
	South:	C-H	Gas station with convenience store
	East:	R-6	Residential neighborhood
	West:	C-H	Heavy commercial, salvage operation
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:	Very little	
	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 Troup Street		
Transportation:	South Troup 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.		