

Planning Analysis & Property Information

Applicant / Owner:	Crossroads Baptist Church		
Request:	Conditional Use Permit for an expanded Church facility and its related accessory uses		
Property General Information			
Size & Location:	Two (2) parcels of land totaling 12.19 acres located along the east side of Country Club Drive, between Eager Road and Green Meadow Drive.		
Street Address:	3001 Country Club Drive		
Tax Parcel ID:	Map 0078B Parcel 161 Map 0111C Parcel 297	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Church with accessory school facilities
	Proposed:	R-15	Church with accessory school facilities
Adjacent Property:	North:	R-15	Single-family residential
	South:	R-15	Single-family residential
	East:	R-15	Single-family residential
	West:	R-15	Single-family residential
Zoning & Land Use History:	This property has been zoned R-15 for more than 40 years and has been used as a church facility for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Largely cleared with some planted landscaping	
	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 Country Club Drive, Eager Road, and Green Meadow Drive		
Transportation:	Country Club Drive (Minor Arterial) Eager Road (Minor Arterial) Green Meadow Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.0 mile to the NE The nearest fire hydrants are along all 3 abutting streets.		