

Planning Analysis & Property Information

Applicant:	George T. (Tommy) Biles		
Owners:	George T. Biles (5.94 acres), City of Valdosta (0.23 acres)		
Request:	Rezone from Residential Agricultural (R-A)(county) and Single-Family Residential (R-10)(county), to all Residential Professional (R-P)(city)		
Property General Information			
Size & Location:	Three (3) parcels comprising 6.17 acres located along the east side of Bemiss Road, about 800 feet north of the intersection with N. Forrest Street Extension..		
Street Addresses:	3832 - 3870 Bemiss Road		
Tax Parcel ID:	Map # 0146C Parcels: 607 - 609	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A(county) R-10(county)	Rural residential
	Proposed:	R-P	Multi-Family Residential (townhouse style)
Adjacent Property:	North:	C-C	Commercial, vacant lands
	South:	R-6, R-A	Single-Family residential, open lands
	East:	R-P	Vacant land
	West:	E-A, R-21	Rural residential, farmland
Zoning & Land Use History	The subject property has been zoned R-A and R-10 (in the County) for more than 15 years, and has long been a rural residential site .		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Scattered trees (rural homesite)	
	Wetlands:	There are no NWI wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Bemiss Road.		
Transportation:	Bemiss Road / GA-125 (Major Arterial)		
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 0.6 miles to the south		