

Neighborhood Characteristics		
Historic Resources:	There are no designated historic resources in the area	
Natural Resources:	Vegetation:	Mostly cleared land
	Wetlands:	There are denoted NWI wetlands within the subject property
	Flood Hazards	The western portion of the property is within the current FEMA designated 100-year floodplain
	Groundwater Recharge:	No significant recharge areas in the vicinity
	Endangered Species:	No known endangered species on or near the property, however, there may be some such species within the wetlands areas.
Public Facilities		
Water & Sewer:	Existing Valdosta water and sewer services along Savannah Road	
Transportation:	Savannah Road (Local street)	
Fire Protection:	Fire Station # 1 (South Oak Street) = approximately 2.4 miles to the west. The nearest fire hydrants are located along Savannah Road.	

Comprehensive Plan Issues

Character Area: Industrial Activity Center

Description: Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Development Strategy: Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, stormwater, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

Objective 2.3.2 – Encourage quality growth of economic engines without unnecessary impact on surrounding natural and built environments.

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.