

## Planning Analysis & Property Information

<b>Applicant:</b>	Daniel Baymen				
<b>Owner:</b>	Valdosta Investment Partners LLLP				
<b>Request:</b>	Conditional Use Permit for multi-family residential in C-D zoning				
<b>Property General Information</b>					
<b>Size &amp; Location:</b>	1.25 acres located in downtown Valdosta along the south side of West Hill Avenue, east of South Toombs Street				
<b>Street Address:</b>	111 West Hill Avenue				
<b>Tax Parcel ID:</b>	Map 0120A Parcels 153-156	<b>City Council District:</b>	2 Councilwoman Tooley		
<b>Zoning &amp; Land Use Patterns</b>					
	<b>Zoning</b>	<b>Land Use</b>			
<b>Subject Property:</b>	Existing:	C-D	Vacant lot		
	Proposed:	C-D	4-story mixed-use development		
<b>Adjacent Property:</b>	North:	C-D	Mixed Commercial		
	South:	C-D	Vacant Lot		
	East:	C-D	Commercial		
	West:	C-D	Commercial / Office		
<b>Zoning &amp; Land Use History:</b>	The property has been zoned C-D for more than 40 years. This property has a long history of being developed as commercial uses. The last of the prior buildings were demolished about 5 years ago.				
<b>Neighborhood Characteristics</b>					
<b>Historic Resources:</b>	Subject property is located in the local Historic District. There are numerous historic resources adjacent to the property.				
<b>Natural Resources:</b>	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.			
<b>Public Facilities</b>					
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along all sides of the subject property; S Toombs, W Hill, W Savannah				
<b>Transportation:</b>	W Hill Avenue (US 84) (Major Arterial, 60' ROW), S. Toombs Street (local street) - 60' right-of-way)				
<b>Fire Protection:</b>	VFD Station # 1 (South Oak Street) = approximately 0.22 miles to the west. The nearest fire hydrant is located along W. Hill Avenue				