

Planning Analysis & Property Information

Applicant / Owner:	La Catalina Properties of Georgia, LLC (Lincy Hurtado)		
Request:	Conditional Use Permit for a building contractor's office.		
Property General Information			
Size & Location:	1 acre located at 1711 Ellis Drive, which is positioned on the east side of the roadway, about 300 feet south of Baytree Road.		
Street Address:	1711 Ellis Drive		
Tax Parcel ID:	Map 0081D Parcel 031	City Council District:	3 Councilman McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	O-P	Former "Black Crow Media" building
	Proposed:	O-P	Building contractor's office
Adjacent Property:	North:	C-N	Veterinary clinic
	South:	R-10	Single-family residential
	East:	C-H	Car wash, automotive audio store
	West:	R-10	Single-family residential
Zoning & Land Use History:	The property has been zoned O-P for more than 25 years. Black Crow Media received Variances and Special Exception approval for a telecommunications tower in 2003 (file # VA-2003-68).		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban landscaping	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located outside of 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 Ellis Drive.		
Transportation:	Ellis Drive (Local Street)		
Fire Protection:	VFD Station # 4 (907 Gornto Road) = approximately 2.30 miles to the NE. The nearest fire hydrant is located near the subject property on the west side of Ellis Drive.		