

Planning Analysis & Property Information

Applicant:	Sheldon Hill and Laine Chaney		
Owner:	Sheldon Hill and Laine Chaney		
Request:	Rezone from Rural Residential (R-R)(county), to Heavy Industrial (M-2) and Highway Commercial (C-H) in the City of Valdosta		
Property General Information			
Size & Location:	19.82 acres located at the NE northeast corner of Inner Perimeter Road and Howell Road		
Street Addresses:	1605 Howell Road (unofficial address – for discussion purposes only)		
Tax Parcel ID:	Map # 0187 Parcel: 087	City Council District:	1 Councilwoman Miller-Cody
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A (county)	Vacant; crop field
	Proposed:	M-2 (city) & C-H (city)	Industrial & commercial (speculative)
Adjacent Property:	North:	M-2	Industrial
	South:	E-A	New Life Ministries (church)
	East:	R-A	Farmland, Rural Residential
	West:	E-A	Forest
Zoning & Land Use History	The subject property has been zoned R-A in the county for the past 20 years, and was previously zoned A-U since the county adopted zoning in 1972. The property has always been used for agricultural purposes.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest and open fields	
	Wetlands:	There are depicted NWI wetlands located to the west of 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	
Public Facilities			
Water & Sewer:	Existing Valdosta water services and planned sewer services along Inner Perimeter Road		
Transportation:	Inner Perimeter Road (Principal Arterial)		
Fire Protection:	Fire Station # 3 (Ulmer Avenue) = approximately 2 miles to the west		