

Planning Analysis & Property Information

Applicant:	JB2 Partners LLC (Jason Bennett)		
Owner:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Conditional Use Permit for a Distribution Center in M-1 zoning		
Property General Information			
Size & Location:	One (1) parcel of land comprising 15.99 acres located at the SW corner of Bimbo QSR Blvd and South St Augustine Road. This is directly across the street from the Bimbo commercial bakery, and is part of the Phase 2 area of Westside Business Park.		
Street Address:	1805 Bimbo QSR Blvd		
Tax Parcel ID:	Map 0121C Parcel 001	City Council District:	3 <i>Councilman McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	M-1	Vacant land
	Proposed:	M-1	Distribution Center
Adjacent Property:	North:	M-1	Bimbo bakery
	South:	M-1	ACE Electric (manufacturing)
	East:	R-1, R-21	Rural residential
	West:	M-1	Westside Business Park (light industrial)
Zoning & Land Use History:	This parcel has been zoned M-1 since it was annexed into the City in 2007 (all of Westside Business Park).		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Grassland	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along South St Augustine Road and Bimbo QSR Blvd. (8" water, 8" /sewer)		
Transportation:	Bimbo QSR Blvd (Local Street) South St Augustine Road (Major Arterial),		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.8 miles to the NE Fire Station # 6 (Enterprise Drive) = approximately 2.0 miles to the NW The nearest fire hydrants are along Bimbo QSR Blvd.		