

(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	
Applicant:	The ingress and egress within the site, as well as public streets allowing access to the site, are adequate to safely handle traffic generated by the proposed use. A traffic study conducted in March 2024 found that the development would have a nominal effect on the ingress/egress as well as the public street access.
Staff:	Yes, existing ingress and egress to the site is adequate for the proposed use, and this is being managed through a Traffic Study analysis of the entire Westside Business Park which shares access via Bimbo QSR Blvd.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	All public facilities and services are adequate to support the proposed use. The entire Westside Business Park is serviced by City of Valdosta water and sewer. In 2023, the new Dukes Bay lift station, force main, and gravity sewer were constructed adjacent to the park.
Staff:	Public facilities are adequate to support the proposed use.as well as other industrial uses in the area.
(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?	
Applicant:	The proposed use will not create adverse impacts on adjacent or nearby properties..
Staff:	No significant adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	The proposed use will not adversely affect adjoining properties as the parcel is located within the Westside Business Park. All adjacent properties have a similar scope of business and all are managed by the Park covenants.
Staff:	No adverse impacts. All nearby industrial uses operate in a similar manner.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	The proposed use will not adversely impact environmentally sensitive or natural resources. No wetlands nor floodplains are located within the parcel..
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: Inspections has no comments on these cases

Fire: The Fire Dept has no comments

Engineering: No comments at this time

Landscape: Must comply with M-1 landscape requirements as outlined in LDR Chapter 328

Police: < No comments received >

Public Works: No comments from Public Works

Utilities: < No comments received >