

## Planning Analysis & Property Information

<b>Applicant:</b>	Valdosta-Lowndes County Development Authority (VLCDA) <i>** on behalf of Utility Plastics LLC</i>		
<b>Owner:</b>	Valdosta Lowndes County Development Authority (VLCDA)		
<b>Request:</b>	Conditional Use Permit for a Heavy Manufacturing facility in M-1 zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel of land comprising 9.92 acres located along the north side of Bimbo QSR Blvd, about 950 feet west of South St Augustine Road.		
<b>Street Address:</b>	1804 Bimbo QSR Blvd		
<b>Tax Parcel ID:</b>	Map 0121C Parcel 001	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	M-1	Vacant land
	Proposed:	M-1	Plastics manufacturing
<b>Adjacent Property:</b>	North:	M-1	Vacant – stormwater pond
	South:	M-1	Proposed distribution center
	East:	M-1	Bimbo bakery
	West:	M-1	Proposed warehousing & distribution
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned M-1 since it was annexed into the City in 2007 (all of Westside Business Park).		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Cleared land – building site under construction	
	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 Bimbo QSR Blvd. (8" water, 8" sewer)		
<b>Transportation:</b>	Bimbo QSR Blvd (Local Street)		
<b>Fire Protection:</b>	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.		