

Planning Analysis & Property Information

Applicant / Owner:	Burke Batten		
Request:	CUP for sales and storage of commercial trailers in a C-H zoning district, as well as a CUP for Self-storage facilities and Outdoor sales & display of merchandise in the Inner Perimeter Road Corridor Overlay District (IPR COD).		
Property General Information			
Size & Location:	One (1) parcel consisting of 9.22 acres located along the east side of Inner Perimeter Road, about 1,000 feet north of US Highway 84.		
Street Address:	4955 Inner Perimeter Road		
Tax Parcel ID:	Map 0156B Parcel 008	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant uncleared
	Proposed:	C-H	Commercial trailer & moving/storage business
Adjacent Property:	North:	R-P	Vacant uncleared
	South:	C-H	Vacant uncleared
	East:	C-H	Vacant (Ga Power easement)
	West:	R-P, C-H	Vacant uncleared
Zoning & Land Use History:	The subject property was originally part of the "Brayland" tract and it was originally zoned a combination of R-P and C-H when the Brayland property was annexed into the City in 1989. The R-P portion of this property was rezoned to C-H last fall (file # VA-2021-17).		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area.		
Natural Resources:	Vegetation:	Natural forest	
	Wetlands:	There are existing wetlands on the south portion of the property	
	Flood Hazards:	The property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property – except possibly in the wetlands areas	
Public Facilities			
Water & Sewer:	Valdosta water service along Inner Perimeter Road		
Transportation:	Inner Perimeter Road (Principal Arterial)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 3.8 miles to the west. The nearest fire hydrants are located along the W side of Inner Perimeter Road.		