

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Bemiss Development Partners LLC (Trey Taylor etal)		
<b>Request:</b>	Conditional Use Permit for a Self-Storage facility in C-C zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel consisting of 5.57 acres located along the east side of Bemiss Road, directly across from the intersection with Cat Creek Road.		
<b>Street Address:</b>	4036 Bemiss Road		
<b>Tax Parcel ID:</b>	Map 0146A Parcel 097	<b>City Council District:</b>	4 <i>Councilman Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-C	Vacant commercial
	Proposed:	C-C	Self-storage facility indoor/outdoor
<b>Adjacent Property:</b>	North:	C-C	Bank
	South:	C-C	Vacant commercial
	East:	R-10	Single-family subdivision (proposed)
	West:	C-C	Commercial
<b>Zoning &amp; Land Use History:</b>	This parcel has been zoned C-C for more than 20 years. It was developed as a shopping center with a large grocery store (Winn Dixie) in 2006, and it has been vacant the past several years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the immediate area.		
<b>Natural Resources:</b>	Vegetation:	None	
	Wetlands:	No existing wetlands on or near 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 in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Bemiss Road		
<b>Transportation:</b>	Bemiss Road (GA Hwy 125) – (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 5 (N Oak Street Ext) = approximately 3.0 miles to the southwest. Nearest fire hydrants are along Bemiss Road directly in front of the property		