

Planning Analysis & Property Information

Applicant:	Ashley Skipper		
Owner:	Pyramid Investment Properties LLC		
Request:	Rezone from R-P to O-P		
Property General Information			
Size & Location:	One parcel of land comprising 0.45 acres, located at the SE corner of Bemiss Road and Randolph Street. .		
Street Address:	2317 Bemiss Road		
Tax Parcel ID:	Map # 0112C Parcel 246	City Council District:	4 <i>Councilman Eric Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P	Professional office
	Proposed:	O-P	Personal Services Shop and/or other O-P uses
Adjacent Property:	North:	R-P	Single-family residence
	South:	R-P	Professional office
	East:	R-10	Single-family residence
	West:	R-P	Contractors office, residence
Zoning & Land Use History	This property has been zoned R-P for more than 30 years, and was used as an accountant's office (James Smith) for most of its history. It was reportedly last used as an insurance office, but has been vacant since about Fall 2019.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest, mostly cleared	
	Wetlands:	No existing wetlands on or near the property	
	Flood Hazards	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Bemiss Road and Randokph Street Drive (8" water, 8" sewer)		
Transportation:	Bemiss Road (Principal Arterial) (State route), Randolph Street (local street)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 1.2 miles to the south The nearest fire hydrant is directly across Bemiss Road from the subject property		