

## Planning Analysis & Property Information

<b>Applicant:</b>	T.W. Paine Properties LLLP & River Hill LLC		
<b>Owner:</b>	T.W. Paine Properties LLLP (Travers W. Paine, III) River Hill LLC (Stoker Utilities ?)		
<b>Request:</b>	Rezone from PMD to a combination of R-6 (58.73 acres) and C-N (8.14 acres)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One tract of land comprising 66.87 acres located along the west side of James Road, both north and south of its intersection with Riverside Road.		
<b>Street Address:</b>	< no street address assigned >		
<b>Tax Parcel ID:</b>	Map # 0083A Parcel 001	<b>City Council District:</b>	6 <i>Councilman Andy Gibbs</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	PMD	Vacant
	Proposed:	R-6 & C-N	Single-family subdivision & speculative commercial
<b>Adjacent Property:</b>	North:	PMD	Vacant
	South:	R-1	Rural residential
	East:	PMD & R-1	Vacant, rural residential
	West:	PMD & R-1	Vacant
<b>Zoning &amp; Land Use History</b>	This property has been zoned PMD ever since it was annexed into the City in 2007 (file # VA-2007-46) It has never been developed and has always been used for agriculture/forest purposes.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Pine forest	
	Wetlands:	There is a small area of wetlands in the SE quadrant of 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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along James Circle to the north.		
<b>Transportation:</b>	James Road (local street), Riverside Road (local street – unpaved)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 2.80 miles to the SE. The nearest City fire hydrant is along James Circle		