

Planning Analysis & Property Information

Applicant / Owners:	Chaz & Kari Anne Bowden		
Request:	Rezone from R-15 to R-P		
Property General Information			
Size & Location:	One parcel totaling 0.32 acres located along the north side of Wayne Avenue, about 150 feet west of North Toombs Street.		
Street Address:	202 Wayne Avenue		
Tax Parcel ID:	Map # 0113D Parcel 256	City Council District:	6 Councilman Andy Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Single-family residence
	Proposed:	R-P	Law office
Adjacent Property:	North:	R-15	Single-family residential
	South:	R-P	Residential subdivision (Fairfield Place)
	East:	R-15	Single-family residential
	West:	R-15	Single-family residential
Zoning & Land Use History	This property has been zoned R-15 for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	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 Wayne Avenue		
Transportation:	Wayne Avenue (local street)		
Fire Protection:	Fire Station # 5 (Gornto Road) = approximately 1.10 miles to the West. The nearest fire hydrant is along Wayne Avenue near the intersection w N Toombs		