

Planning Analysis & Property Information

Applicant:	H.M. Valdosta LLC		
Owners:	Nijem Investments LLC, Loanstar Valdosta LLC, Mike Sears, Wayne & Susan Hart, D'Osta Properties LLC, Kenneth & Marsha Newsome		
Request:	Rezone from R-6 to C-H		
Property General Information			
Size & Location:	11 parcels of land totaling 7.13 acres, located along both sides of Baytree Drive, east of Wainwright Drive.		
Street Address:	1215 Wainwright Drive	700 Baytree Drive	707 Baytree Drive
	1217 Wainwright Drive	701 Baytree Drive	713 Baytree Drive
	1219 Wainwright Drive	702 Baytree Drive	715 Baytree Drive
	1301 Wainwright Drive	704 Baytree Drive	
Tax Parcel ID:	Tax Map 0115C Parcels 121-124 & 162-168	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10 & R-6	Single-family residential
	Proposed:	R-M	Apartment complex
Adjacent Property:	North:	R-M, R-10	Apartments, Single-family residential
	South:	R-10	VSU campus
	East:	R-6, R-10	Mixed residential
	West:	R-10	Single-family residential
Zoning & Land Use History	This property has been zoned residential 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 Baytree Drive & Wainwright Drive		
Transportation:	Baytree Drive, Wainwright Drive (local streets)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.30 miles to the north The nearest fire hydrants are along Baytree Drive		