

## Planning Analysis & Property Information

<b>Applicant:</b>	True North Companies		
<b>Owners:</b>	HG Pinnacle Properties LLC		
<b>Request:</b>	Planned Development approval for a mixed use development in R-P, R-P(c), and C-C(c) zoning districts.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Three (3) contiguous parcels of land totaling 6.67 acres located directly across the street from the South Georgia Medical Center (SGMC) at the SW corner of the intersection of North Patterson Street and Roosevelt Drive.		
<b>Street Address:</b>	2320 North Patterson Street		
<b>Tax Parcel ID:</b>	Map # 0113B Parcel 096 Map # 0113B Parcel 096A	<b>City Council District:</b>	6 Councilman Gibbs
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-Pm R-P(c), C-C(c)	Vacant land, vacant professional office
	Proposed:	< same >	Mixed-use Planned Development
<b>Adjacent Property:</b>	North:	E-R	McKey Park
	South:	R-15	Single-family residence
	East:	R-P, R-15	SGMC, VSU North Campus
	West:	O-P, R-10	VLCDA office, single-family neighborhood
<b>Zoning &amp; Land Use History</b>	This property was first zoned for non-residential development in 2007, and has had several minor zoning changes to portions of the property in recent years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the property.		
<b>Natural Resources:</b>	Vegetation:	Urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located to the south of the current FEMA designated 100-year floodplain (McKey Park area)	
	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 services along Roosevelt Drive & North Patterson Street		
<b>Transportation:</b>	North Patterson Street (Minor Arterial)    Roosevelt Drive (local street) North Toombs Street (local street)		
<b>Fire Protection:</b>	Fire Station # 4 (Gornto Road) = approximately 1.2 miles to the west Nearest fire hydrants are along North Forrest Street and Roosevelt Drive		