

Planning Analysis & Property Information

Applicant:	T.W. Paine (T.W. Paine Properties LLLP & River Hill LLC)		
Owner:	T.W. Paine Properties LLLP (Travers W. Paine, III)		
Request:	Rezone from PMD to R-6		
Property General Information			
Size & Location:	One tract of land comprising 48.16 acres located approximately 1,000 feet west of Riverside Road, south of the James Road intersection. This is in addition to, and immediately west of, the property that was rezoned for the applicant back in June (58.73 acres rezoned to R-6 and 8.14 acres rezoned to C-N) (file # VA 2022 09).		
Street Address:	< no street address assigned >		
Tax Parcel ID:	Map # 0083A Parcel 001	City Council District:	6 <i>Councilman Andy Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PMD	Vacant
	Proposed:	R-6	Single-family subdivision
Adjacent Property:	North:	PMD	Vacant
	South:	R-1	Rural residential (undeveloped)
	East:	R-6	Vacant (undeveloped)
	West:	PMD & CON	Vacant (undeveloped / river floodplain)
Zoning & Land Use History	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.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	Potential jurisdictional wetlands along the western portion of the property – as part of the river floodplain.	
	Flood Hazards	Located adjacent to the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	Potential significant recharge areas adjacent to the river floodplain	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along James Circle to the east.		
Transportation:	Riverside Road (local street – unpaved)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 2.80 miles to the SE. The nearest City fire hydrant is along James Circle		