

Planning Analysis & Property Information

Applicant:	Stoker Utilities LLC		
Owners:	George H. Biles & James P. Biles		
Request:	Planned Development approval for a “single-family attached” residential development in an R-6 zoning district.		
Property General Information			
Size & Location:	A total of 6.34 located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive		
Street Address:	< not yet assigned >		
Tax Parcel ID:	Map # 0146C Parcel 305	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6(c)	Vacant land, cleared
	Proposed:	R-6(c)	Single-family attached (townhouses)
Adjacent Property:	North:	R-6(c)	Vacant land, cleared
	South:	R-A	Rural residential
	East:	R-6(c)	Vacant land, cleared
	West:	R-A	Undeveloped (natural forest)
Zoning & Land Use History	This property was annexed into the City and rezoned to R-6(c) in 2007 as part of a much larger single-family subdivision. The zoning “condition of approval” pertains to a maximum number of allowed lots that are less than 8,000-sf lot area.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the property.		
Natural Resources:	Vegetation:	Fallow farm field	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the 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 Branch Point Drive and Green Hill Drive to the east of the subject property		
Transportation:	North Forrest Street Extension (Minor Arterial) Knights Academy Road (Minor Collector) Branch Point Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 2.4 miles to the west Nearest fire hydrants are along Branch Point Drive and Green Hill Drive		