

Planning Analysis & Property Information

Applicant:	Stoker Development LLC		
Owner:	JN Bray Company		
Request:	Rezone from R-15 & R-P, to all R-M		
Property General Information			
Size & Location:	One proposed tract of land comprising 15.94 acres located along the south side of East Park Avenue, about 900 feet west of the intersection with Inner Perimeter Road. This is also about half way between Inner Perimeter Road and the rear entrance to the new Valdosta High School.		
Street Address:	2310 East Park Avenue		
Tax Parcel ID:	Map # 0154 Parcel 001	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15 & R-P	Vacant (undeveloped)
	Proposed:	R-M	Single-family subdivision
Adjacent Property:	North:	C-H	Vacant
	South:	R-15	Valdosta High School
	East:	R-P & C-H	Vacant (undeveloped)
	West:	C-H	Seventh Day Adventist Church, and vacant land
Zoning & Land Use History	This property has been zoned R-15 & R-P ever since the Brayland Property was annexed in 1989. This portion of the Brayland property has never been developed..		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Pine forest	
	Wetlands:	No known jurisdictional wetlands on the property	
	Flood Hazards	Located well outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No known significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services nearby which serve the adjacent Valdosta High School.		
Transportation:	East Park Avenue (minor arterial)		
Fire Protection:	Fire Station # 2 (E Park Avenue) = approximately 2.30 miles to the west. The nearest City fire hydrant is along East Park Avenue		