

Planning Analysis & Property Information

Applicant:	Jason Parker		
Owner:	St Augustine Road Church of Christ Inc.		
Request:	Rezone from R-10 to C-H		
Property General Information			
Size & Location:	One (1) parcel totaling 0.97 acres located along the south side of Harmon Drive, about 300 feet east of North St Augustine Road.		
Street Address:	1511 Harmon Drive		
Tax Parcel ID:	Map # 0084A Parcel 014	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant undeveloped
	Proposed:	C-H	Commercial car wash (full-service)
Adjacent Property:	North:	R-10	Residential
	South:	R-10	Church
	East:	R-10	Residential
	West:	C-H	Commercial lot, truck rental
Zoning & Land Use History	This property has been zoned R-10 for more than 30 years		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Open lot	
	Wetlands:	No 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 along Harmon Drive		
Transportation:	Harmon Drive (local street)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.30 miles to the south. The nearest City fire hydrant is along Harmon Drive		